

**PLANNING & ZONING ADVISORY COMMISSION OF DEWEY-HUMBOLDT  
REGULAR MEETING NOTICE**

**THURSDAY, OCTOBER 3, 2019, 6:00 P.M.**

**DEWEY-HUMBOLDT TOWN HALL  
COUNCIL CHAMBERS  
2735 S. HWY 69, SUITE 10  
HUMBOLDT, ARIZONA 86329**

**NOTICE OF MEETING OF THE DEWEY-HUMBOLDT  
PLANNING & ZONING ADVISORY COMMISSION**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Dewey-Humboldt Planning & Zoning Advisory Commission and to the general public that the Planning & Zoning Advisory Commission will hold a meeting open to the public on **Thursday, October 3, 2019, at 6:00 p.m., at the Dewey-Humboldt Town Hall Council Chambers, 2735 S. Highway 69, Suite 10, Humboldt, Arizona 86329.**

**DEWEY-HUMBOLDT PLANNING & ZONING ADVISORY COMMISSION AGENDA**

The issues that come before the Planning & Zoning Advisory Commission are often challenging and potentially divisive. In order to make sure we benefit from the diverse views to be presented, the Commission believes that the meeting be a safe place for people to speak. With this in mind, the Commission asks that everyone refrain from clapping, heckling and any other expressions of approval or disapproval. Agenda items may be taken out of order. Please turn off all cell phones. The Commission meeting may be broadcast via live streaming video on the internet in both audio and visual formats. A quorum of Council may be present. One or more members of the Commission may attend either in person or by telephone, video or internet conferencing. **NOTICE TO PARENTS:** Parents and legal guardians have the right to consent before the Town of Dewey-Humboldt makes a video or voice recording of a minor child. A.R.S. § 1-602.A.9. Dewey-Humboldt Council Meetings are recorded and may be viewed on the Dewey-Humboldt website. If you permit your child to participate in the Council Meeting, a recording will be made. You may exercise your right not to consent by not permitting your child to participate or by submitting your request to the Town Clerk that your child not be recorded.

**1. Call To Order**

**2. Opening Ceremonies**

**A. Pledge of Allegiance**

**3. Roll Call Commissioners Christina Corbisello, Mario Manzo, Ken Murphy, Lon Ullmann, Darrell Wyatt, Vice Chair Jeff Siereveld and Chair Victor Hambrick.**

**4. Informational Reports**

Individual members of the Commission and public may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the Commission and public of such events, actions or activities. The Commission will take no discussion, consideration, or action on any such item except that an individual member of the Commission may request an item be placed on a future agenda.

**5. Town Manager's Update on Current Events and Activities**

No discussion, deliberation or legal action can occur.

**6. Consent Agenda**

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. Any item may be removed from the Consent Agenda for separate consideration at a Commissioner's request. If a citizen desires separate consideration of an item, he or she should approach a Commissioner prior to the meeting and ask that the Commissioner request that the item be removed.

## 7. Public Comment on Non-agendized Items

The Commission wishes to hear from Citizens at each meeting. Those wishing to address the Commission need not request permission or give notice in advance. For the official record, individuals are asked to state their name. Public comments may appear on any video or audio record of this meeting. Please direct your comments to the Commission. Individuals may address the Commission on any issue within its jurisdiction. At the conclusion of Comments from the Public, Commissioners may respond to criticism made by those who have addressed the public body, may ask Town staff to review a matter, or may ask that a matter be put on a future agenda; however, Commissioners are forbidden by law from discussing or taking legal action on matters raised during the Comments from the Public unless the matters are properly noticed for discussion and legal action. The total time for Comments from the Public is **20** minutes. A 3-minute time limit may be imposed on individuals within this total. The audience is asked to please be courteous and silent while others are speaking.

## 8. Unfinished Business

Discussion and Possible Action on any issue which was not concluded, was postponed, or was tabled during a prior meeting.

### A. Continuation of discussion of 2009 General Plan.

### B. Update and continuation of discussion of P&Z Work List from Council.

## 9. New Business

Discussion and Possible Action on matters not previously presented to the Commission.

**A. Town Council referred to Planning & Zoning a discussion relating to updating Sections 153.221 and 153.222, Dewey-Humboldt Code of Ordinances, Design and Development Standards, to be less restrictive on commercial uses, including allowing steel/metal buildings on commercially-zoned property along highway frontage**

**5 B. Town Council referred to Planning & Zoning a discussion relating to repealing redundant codes, Sections 153.215 through 153.220 and excessive codes, Sections 153.223 through 153.228, Dewey-Humboldt Code of Ordinances, Design and Development Standards**

## 10. Public Hearing Agenda

None

## 11. Adjourn

### For Your Information:

Next Town Council Work Session: Tuesday, October 8, 2019 at 6:30 p.m.

Next Town Council Meeting: Tuesday, October 15, 2019 at 6:30 p.m.

Next Planning & Zoning Meeting: Thursday, November 7, 2019 at 6:00 p.m.

Persons with a disability may request reasonable accommodations by contacting the Town Hall at 632-7362 at least 24 hours in advance of the meeting.

### Certification of Posting

The undersigned hereby certifies that a copy of the attached notice was duly posted at the following locations: Dewey-Humboldt Town Hall, 2735 South Highway 69, Humboldt, Arizona, Chevron Station, 2735 South Highway 69, Humboldt, Arizona, Blue Ridge Market, Highway 69 and Kachina Drive, Dewey, Arizona, on the \_\_\_\_\_ of \_\_\_\_\_, 2019, at \_\_\_\_\_ a.m./p.m. in accordance with the statement filed by the Town of Dewey-Humboldt with the Town Clerk, Town of Dewey-Humboldt.

By: \_\_\_\_\_, Town Clerk's Office.

If you would like to receive Town Council agendas via email, please sign up at [AgendaList@dhaz.gov](mailto:AgendaList@dhaz.gov) and type Subscribe in the subject line, or call 928-632-7362 and speak with Tim Mattix, Town Clerk.

# PLANNING AND ZONING ADVISORY COMMISSION

Regular Commission Meeting Date: October 3, 2019  
Agenda Item: 9.A

**Submitted by:** Edward L. Hanks, Jr., Town Manager

**Subject:** The Council referred to Planning & Zoning a discussion relating to updating Section 153.221 and 153.222, Dewey Humboldt Code of Ordinances, Design and Development Standards, to be less restrictive on commercial uses, including allowing steel/metal buildings on commercially-zoned property along highway frontage.

**Background:** The following is extracted from the Dewey Humboldt Code of Ordinances and is the subject for discussion under this item.

## ***§ 153.221 BUILDING DESIGN AND ARCHITECTURAL STYLES, GENERALLY.***

*(A) New structures, additions, rehabilitation, and restoration of buildings shall be constructed to enhance the appearance of the rural, small town environment of the town. Emphasis is on building designs compatible with historic areas and with the building character described for the architectural styles that follow:*

- (1) Territorial Commercial and Early 20th Century Commercial Architectural Style;*
- (2) Mission Style;*
- (3) Craftsman/Bungalow Style;*
- (4) Contemporary Southwestern/Western Ranch Theme.*

*(B) Nothing in this subchapter is intended to require a replication of any historic architectural style. Creativity with compatibility is encouraged. This is accomplished by first, conceiving of each building or structure as an integral part of a grouping of existing or proposed buildings within a block, neighborhood or area; and secondly, buildings are analyzed for significant character elements which are categorized and explained in this subchapter.*

*(Ord. 08-46, passed 12-16-2008)*

## ***§ 153.222 BUILDING DESIGN COMPATIBILITY.***

*Proposed buildings and additions shall be similar and compatible to other buildings in the block, neighborhood or area in which they are situated, including adjacent buildings, fronting on and across the same street.*

*(Ord. 08-46, passed 12-16-2008)*

**Financial  
Impact:**

The financial impact will depend on the changes that are envisioned and recommended to the Council.

**Direction**

**Requested:**

Following discussion by the Commission, staff requests a recommendation be made to the Council for any changes felt necessary.

**Staff**

**Recommendation:** Beyond direction to attempt to make new buildings and uses creative and compatible with the existing area, there really is no restriction on building materials within these sections. **Staff recommends the sections not be modified.**

**Suggested Motion:**

**For:**

I move to recommend to Town Council to leave these sections as they are currently.

**Against:**

I move to recommend to Town Council to amend these sections as follows:

# PLANNING AND ZONING ADVISORY COMMISSION

Regular Commission Meeting Date: October 3, 2019  
Agenda Item: 9.B

**Submitted by:** Edward L. Hanks, Jr., Town Manager

**Subject:** The Council referred to Planning & Zoning a discussion relating to repealing redundant codes, Sections 153.215 through 153.220 and excessive codes, Sections 153.223 through 153.228, Dewey Humboldt Code of Ordinances, Design and Development Standards (see attached).

**Background:** These sections contain the only guidance available to commercial developers seeking to build in the Town of Dewey-Humboldt. For the past several years, staff has proposed and lobbied for a set of Site Plan Review Regulations that, if adopted, could represent a more comprehensive approach to providing the Town with the control over commercial development and a clear process for implementation, which is absent in the current sections.

With the repealing of the standards articulated in Sections 153.215 through 153.220 and Sections 153.223 through 153.228, without replacing them with other guidance such as the proposed Site Plan Review Regulations, the Town will flounder when major commercial development is proposed.

The development community is always grateful for clear, comprehensive guidance, rather than arbitrary decisions and coercion. As an example, when the developers of the proposed Giant Station presented their concept, they also asked staff for guidance on site plan development regulations and process direction. Staff provided them with the Site Plan Review Regulations as an un-adopted set of guidance that might be helpful.

**Financial  
Impact:**

There is significant potential for major financial impact to commercial development, and hence, the Town from an undocumented commercial development process and set of standards, as the Town and the developers muddle through the intricacies of development agreements without the assistance of these tools.

**Direction**

**Requested:**

Staff seeks direction from the Commission as to any changes they find warranted.

**Staff**

**Recommendation:** Staff recommends that the current sections remain unchanged, until such time, as the Site Plan Review Regulations can be presented to the Town Council for consideration. The sections could then be repealed at the same meeting as the adoption of the Site Plan Review Regulations.

**Suggested Motion:**

**For:** I move to recommend to Council that Sections 153.215 through 153.220 and Sections 153.223 through 153.228 Dewey-Humboldt Code of Ordinances remain as previously adopted with no changes and that the proposed Site Plan Review Regulations be brought forward to the Council in a Study Session.

**Against:** I move to recommend to Council to direct staff to begin the process to repeal Sections 153.215 through 153.220 and Sections 153.223 through 153.228 Dewey-Humboldt Code of Ordinances.

**Attachments:**

Copy of the text of Sections 153.215 through 153.220 and Sections 153.223 through 153.228 Dewey-Humboldt Code of Ordinances.