

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

THURSDAY, DECEMBER 3, 2020, 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 public meeting (see notes about public participation below) on **Thursday, December 3, 2020, at 6:00 p.m.**, at the **Dewey-Humboldt Town Hall Council Chambers, 2735 S. Highway 69, Suite 10, Humboldt, Arizona 86329**. Members of the Planning & Zoning Advisory Commission will attend by audio/video conference call.

THIS MEETING WILL BE HELD BY REMOTE PARTICIPATION ONLY

Due to the federal government's declaration of a COVID-19 pandemic and the resulting Executive Orders from Arizona Governor Ducey to limit events of people in personal contact and Mayor Nolan's declaration of an emergency based on the COVID-19 pandemic, the following accommodations are provided for public participation at the Council Meeting:

- Viewing live streaming audio only on the Town's website, at:
<http://az-deweyhumboldt.civicplus.com/2164/Town-Meeting-Documents-and-Videos>
- Viewing and potentially participating in the meeting via Join Zoom Meeting:
 - Computer: <https://zoom.us/j/88042313842>
 - Telephone: (301) 715-8592
 - Meeting ID: 880 4231 3842
- Submitting comments via email to the Interim Town Clerk at BethEvans@dhaz.gov. Comments should be submitted no later than 3:30 p.m. on the day of the meeting. Please identify the agenda item and your first and last name.

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. Roll Call Commissioners Sue Jakubec, Mario Manzo, Ken Murphy, Lon Ullmann, Darrell Wyatt, Vice Chair Jeff Siereveld and Chair Victor Hambrick.

3. Pledge of Allegiance

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. Planner'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.

9. New Business

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

10. Public Hearing Agenda

Discussion and Possible Action may be taken.

- Page 5 A. Conduct Public Hearing and consider a proposal ZTC-20-001 to amend the text of the Town of Dewey-Humboldt Zoning Ordinance to amend the uses permitted in Section § 153.043, C2 (Commercial, General Sales and Services) District to add "Recreational Vehicle Parks" to the list.**
- 1. Staff Report**
 - 2. Open Public Hearing and Receive Public Comments**
 - 3. Close Public Hearing**
 - 4. Council Discussion and Possible Legal Action**
- 9 B. Conduct Public Hearing and consider a proposal ZMC 20-001 to amend the zoning map of the Town of Dewey-Humboldt to change the zoning designation of Assessor's Parcel (APN) 402-08-059H located at 12864 E. Kloss Avenue, from R1-10 (Residential; Single-Family) to C2 (Commercial, General Sales and Services).**
- 1. Staff Report**
 - 2. Open Public Hearing and Receive Public Comments**
 - 3. Close Public Hearing**
 - 4. Council Discussion and Possible Legal Action**

11. Adjourn

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 _____, 2020, 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.

For Your Information:

Next Town Council Work Session: Tuesday, December 8, 2020 at 6:30 p.m.

Next Town Council Meeting: Tuesday, December 15, 2020 at 6:30 p.m.

Next Planning & Zoning Meeting: Thursday, January 7, 2021 at 6:00 p.m.

If you would like to receive Town Council agendas via email, please sign up at AgendaList@dhaz.gov and type Subscribe in the subject line, or call 928-632-7362 and speak with Beth Evans, Interim Town Clerk.

[Page intentionally left blank]

Agenda Item 10.A.



TOWN OF DEWEY-HUMBOLDT
P.O. BOX 69
HUMBOLDT, AZ 86329
Phone 928-632-7362
Fax 928-632-7365
www.dhaz.gov

Staff Report
Planning and Zoning Advisory Commission Meeting
December 3, 2020

Date: November 19, 2020

To: Planning and Zoning Advisory Commission Members

From: Steven Brown, Planning Consultant

10. Public Hearing Agenda:

Discussion and Possible Action may be taken.

10.A. Conduct Public Hearing and consider a proposal ZTC-20-001 to amend the text of the Town of Dewey-Humboldt Zoning Ordinance to amend the uses permitted in Section § 153.043, C2 (Commercial, General Sales and Services) District to add “Recreational Vehicle Parks” to the list.

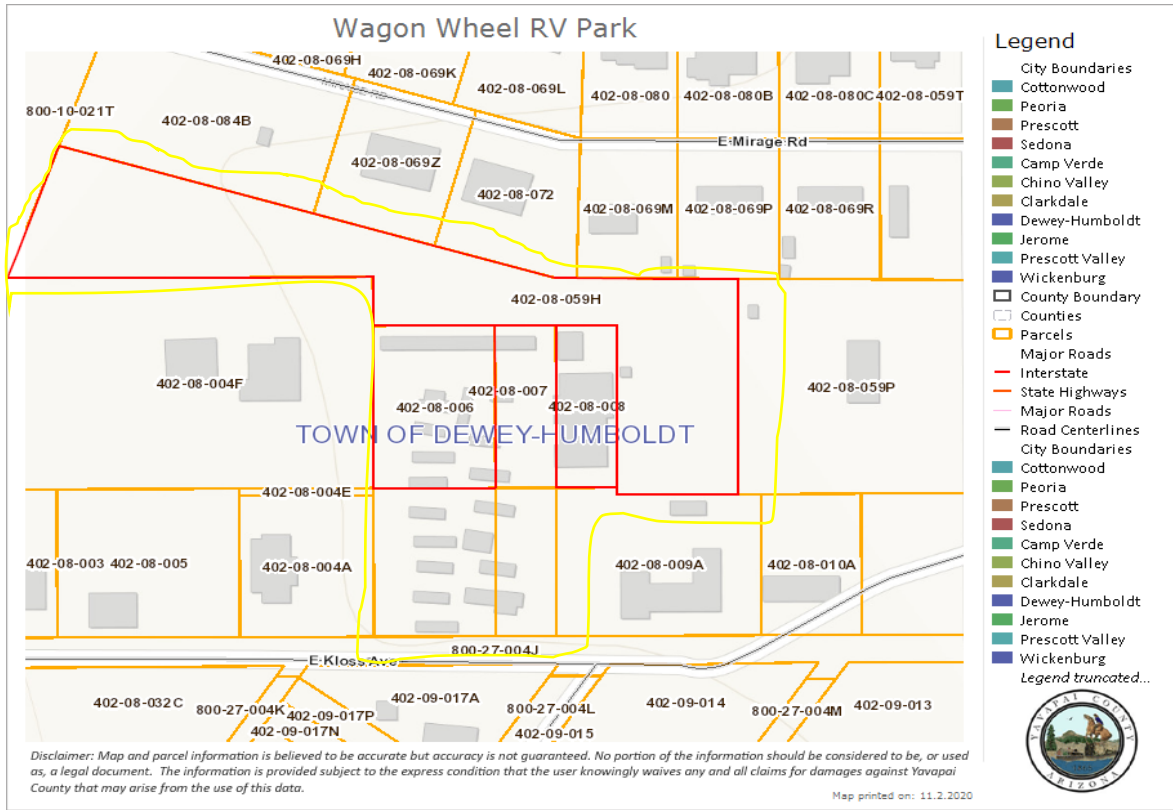
- 1. Staff Report**
- 2. Open Public Hearing and Receive Public Comments**
- 3. Close Public Hearing**
- 4. Council Discussion and Possible Legal Action**

I. BACKGROUND

Muffy Kutsick is the owner of Wagon Wheel RV Park located at 12850, 12960 and 12870 E. Kloss Ave. (APNs 402-08-006, 007 and 008) and desires to expand this pre-existing non-conforming use onto 12864 E. Kloss (APN 402-08-059H) that borders the existing park on the north.

There are currently no zoning districts in the Town of Dewey-Humboldt Zoning Code wherein RV Parks are permitted uses, and this park’s existence is considered by staff to represent a pre-existing nonconforming use as it appears it has been present on this property since at least 1992, based on historical aerial photos. County Assessor’s records of improvements on these parcels for mobile home park date back to 1975.

As an RV Park would be a commercial use, the applicant opted to request a change to the text of the zoning code 153.043, C2 (Commercial, General Sales and Services) District to add “Recreational Vehicle Parks” to the list, thus paving the way for a subsequent request to amend the zoning map for the above listed parcels from their current zoning designation of R1-10 to C2.



Parcels



Aerial Circa 1992

Financial Impact: No direct financial impact expected, but the prospect is for additional tax revenue.

Direction Requested:

Staff is seeking a recommendation from the Commission to either Approve, Approve with Conditions or Deny the requested change to the text of the Town of Dewey-Humboldt Zoning Code in Section § 153.043, C2 (Commercial, General Sales and Services) District, to add "Recreational Vehicle Parks" to the list.

Suggested Motions for 10.A.

Approving: Move to approve the requested change to the text of the Town of Dewey-Humboldt Zoning Code in Section § 153.043, C2 (Commercial, General Sales and Services) District, to add "Recreational Vehicle Parks" to the list.

Approve with Stipulated Conditions:

Move to approve with stipulated conditions, the requested change to the text of the Town of Dewey-Humboldt Zoning Code in Section § 153.043, C2 (Commercial, General Sales and Services) District, to add "Recreational Vehicle Parks" to the list.

Denying: Move to deny the requested change to the text of the Town of Dewey-Humboldt Zoning Code in Section § 153.043, C2 (Commercial, General Sales and Services) District, to add "Recreational Vehicle Parks" to the list.

[Page intentionally left blank]

Agenda Item 10.B.



TOWN OF DEWEY-HUMBOLDT
P.O. BOX 69
HUMBOLDT, AZ 86329
Phone 928-632-7362
Fax 928-632-7365
www.dhaz.gov

Staff Report
Planning and Zoning Advisory Commission Meeting
December 3, 2020

Date: November 19, 2020

To: Planning and Zoning Advisory Commission Members

From: Steven Brown, Planning Consultant

10. Public Hearing Agenda:

Discussion and Possible Action may be taken.

10.B. Conduct Public Hearing and consider a proposal ZMC 20-001 to amend the zoning map of the Town of Dewey-Humboldt to change the zoning designation of Assessor's Parcel (APN) 402-08-059H located at 12864 E. Kloss Avenue, from R1-10 (Residential; Single-Family) to C2 (Commercial, General Sales and Services).

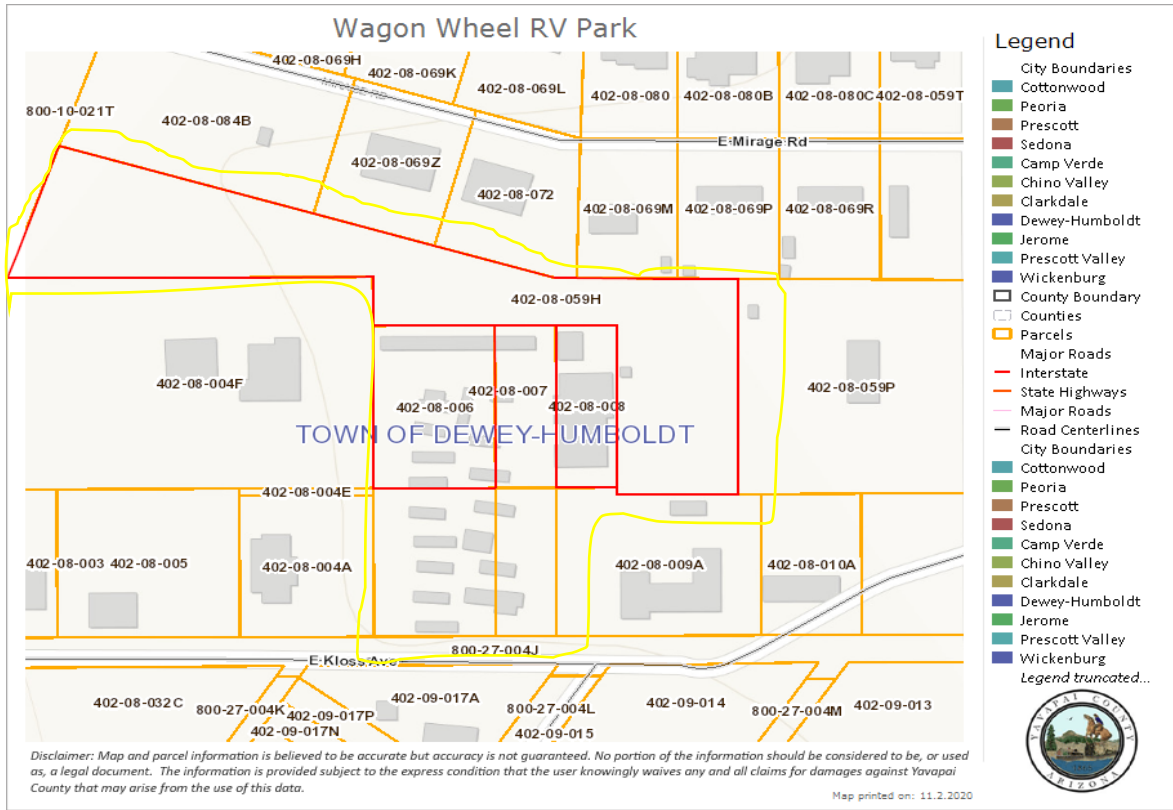
- 1. Staff Report**
- 2. Open Public Hearing and Receive Public Comments**
- 3. Close Public Hearing**
- 4. Council Discussion and Possible Legal Action**

I. BACKGROUND

Muffy Kutsick is the owner of Wagon Wheel RV Park located at 12850, 12960 and 12870 E. Kloss Ave. (APNs 402-08-006, 007 and 008) desires to expand this pre-existing non-conforming use onto 12864 E. Kloss (APN 402-08-059H) that borders the existing park on the north.

There are currently no zoning districts in the Town of Dewey-Humboldt Zoning Code wherein RV Parks are permitted uses, and this park's existence is considered by staff to represent a pre-existing nonconforming use as it appears it has been present on this property since at least 1992, based on historical aerial photos. County Assessor's records of improvements on these parcels for mobile home park date back to 1975.

As an RV Park would be a commercial use, the applicant opted to request a change to the zoning map for the above listed parcels from their current zoning designation of R1-10 to C2.



Parcels



Aerial Circa 1992

Financial Impact: No direct financial impact expected, but the prospect is for additional tax revenue.

Direction Requested:

Staff is seeking a recommendation from the Commission to either approve, approve with conditions or deny the requested amendment of the Town of Dewey-Humboldt Zoning Map to change the designation of Parcel 402-08-059H from R1-10 (Residential Single-Family to C2 (Commercial, General Sales and Services) District.

Suggested Motions for 10.B.

Approving: Move to approve the requested amendment of the Town of Dewey-Humboldt Zoning Map to change the designation of Parcel 402-08-059H from R1-10 (Residential Single-Family to C2 (Commercial, General Sales and Services) District.

Approve with Stipulated Conditions:

Move to approve with stipulated conditions, the requested amendment of the Town of Dewey-Humboldt Zoning Map to change the designation of Parcel 402-08-059H from R1-10 (Residential Single-Family to C2 (Commercial, General Sales and Services) District.

Denying: Move to deny the requested amendment of the Town of Dewey-Humboldt Zoning Map to change the designation of Parcel 402-08-059H from R1-10 (Residential Single-Family to C2 (Commercial, General Sales and Services) District.