

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

THURSDAY, NOVEMBER 4, 2021, 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, November 4, 2021, 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. To make sure we benefit from the diverse views to be presented, the Commission believes public meetings to be a safe place for people to speak, and 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 meetings are broadcast via live streaming video on the internet in both audio and visual formats. 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 Commission Meetings are recorded and may be viewed on the Dewey-Humboldt website. If you permit your child to participate in the Commission Meeting, a recording will be made. You may exercise your right not to consent by not permitting your child to participate.

1. Call To Order

2. Roll Call Commissioners Mel Kuhnel, Nelle Carlsmith, Lance Dettmann, Judy Kerber, Sue Jakubec, Mario Manzo, Vice Chair Jeff Siereveld and Chair Victor Hambrick.

3. Pledge of Allegiance

4. Moment of Silence

5. 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.

6. Planner's Update on Current Events and Activities

Planner 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 may not discuss, consider or take action on any such item except that the Planner may request an item be placed on a future agenda.

7. 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.

Page 5 **A. Approval of Minutes of October 7, 2021 Regular Meeting**

8. 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. According to the Arizona Open Meeting Law, Commissioners may only (a) respond to criticism made by those who have addressed the public body, (b) ask Town staff to review a matter, or (c) ask that a matter be put on a future agenda. Commissioners are forbidden, by Arizona Open Meeting Law, from answering your questions, discussing issues raised or taking legal action on matters raised during Public Comment. A 3 minute per speaker limit shall be imposed. Everyone is asked to please be courteous and silent while others are speaking.

9. Public Hearing Agenda

Discussion and Possible Action may be taken.

Page 9 **A. Conduct Public Hearing on Request to amend the Town of Dewey-Humboldt, Arizona Code of Ordinances, Title XV Land Usage, Chapter 153 Zoning Regulations, Section 153.005 to add new definition for Agritourism to read as follows (additions in ALL CAPS; deletions in strikeout):**

“AGRITOURISM means any activity that allows members of the general public, for recreational or educational purposes, to view, enjoy or participate in rural activities, including farming, ranching, historical, cultural, u-pick, harvest-your-own produce or natural activities and attractions occurring on property defined as agricultural real property pursuant to section 42-12151 if the activity is conducted in connection with and directly related to business whose primary income is derived from producing livestock or agricultural commodities for commercial purposes.”

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

B. Conduct Public Hearing on Request to amend the Town of Dewey-Humboldt, Arizona Code of Ordinances, Title XV Land Usage, Chapter 153 Zoning Regulations, Section 153.015 (B) to add the words “OR AGRITOURISM” in the first sentence following the word “purposes”. (additions in ALL CAPS; deletions in strikeout):

“The use or occupation of land or improvements for railroad, mining, metallurgical, grazing, agricultural composting or general agricultural purposes, OR AGRITOURISM if the property concerned is not less than five contiguous commercial acres. An agricultural composting operation shall notify in writing the Zoning Administrator and the nearest fire department of the location of the composting operation. This exemption shall not be construed to include commercial feedlots and other allied commercial or industrial uses, nor shall this exemption apply to commercial retail attached to one of the above exempted uses (i.e., commercial roadside agriculture sales). Nothing in this chapter is intended or will be effective to regulate land uses where such land use regulation has been preempted by state or federal regulation.”

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

10. 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.

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, Shell Station, 2735 South Highway 69, Humboldt, Arizona, Blue Ridge Market, Highway 69 and Kachina Drive, Dewey, Arizona, on the _____ of _____, 2021, 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 Study Session: Tuesday, November 9, 2021 at 6:30 p.m.

Next Town Council Meeting: Tuesday, November 16, 2021 at 6:30 p.m.

General Plan Community Workshop: Thursday, November 18, 2021 at 6:30 p.m.

Next Board of Adjustment Meeting: November 23, 2021 at 9:00 a.m.

Next Planning & Zoning Meeting: Thursday, December 9, 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, Town Clerk.

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**TOWN OF DEWEY-HUMBOLDT
PLANNING & ZONING ADVISORY COMMISSION
REGULAR MEETING MINUTES
OCTOBER 7, 2021, 6:00 P.M.**

A REGULAR MEETING OF THE DEWEY-HUMBOLDT PLANNING & ZONING ADVISORY COMMISSION WAS HELD ON THURSDAY, OCTOBER 7, 2021, AT TOWN HALL AT 2735 S. STATE ROUTE 69, HUMBOLDT, ARIZONA. VICE CHAIR JEFF SIEREVELD PRESIDED.

1. Call To Order.

Vice Chair Siereveld called the meeting to order at 6:02 p.m.

2. Roll Call.

Commissioner Members (CM) Mel Kuhnel, Nelle Carlsmith, Judy Kerber, Mario Manzo, Lon Ullmann, and Vice Chair (VC) Jeff Siereveld were present. Commissioners Lance Dettmann, Sue Jakubec, and Chair (CH) Victor Hambrick were absent.

3. Pledge of Allegiance

CM Kuhnel led the Pledge of Allegiance.

4. Moment of Silence

5. Informational Reports

There were no reports.

6. Planner's Update on Current Events and Activities

Planning Consultant (PC) Steven Brown reported they were currently in the process of updating the 2009 General Plan. There had already been three meetings, with a community meeting planned for November 18, 2021. He encouraged everyone to join the meeting that would be held at Cherry Creek Ranch. There was also a community survey out that was meant to determine the communities' goals and objectives for the updated General Plan. The upcoming Phase II of the General Plan process would begin the actual update and implement any changes to the Plan.

Terry Nolan questioned how to get a copy of the survey. PC Brown explained it could be sent by email or a link could be found on their website. A hard copy could also be picked up from Town Hall. There would also be a postcard sent with the link information for the survey and an invitation to participate in the Town's Trunk or Treat event. Town Clerk Evans explained that information on the survey had been sent through the Newsletter, Constant Contact, and was available on the Town website.

7. Consent Agenda

A. Approval of Minutes of August 5, 2021 Regular Meeting

Commissioner Kerber moved to approve the Consent Agenda as presented, seconded by Commissioner Kuhnel. Motion passed by a unanimous voice vote 6-0.

8. Public Comment on Non-agendized Items

There was no public comment.

9. Public Hearing Agenda

A. A. Conduct Public Hearing on ZMC 21-001 to consider a request to amend the Town of Dewey-Humboldt, Arizona Zoning Map to change the zoning designation of Assessor's Parcel (APN) 402-02-027A and 402-02-027B located at 530 and 550 S. State Route 69, respectively, from R1-70 (Residential; Single-Family) to C3-1 (Commercial, and Minor Industrial) District.

1. Staff Report

PC Brown overviewed the staff report for the Commission.

The request was for a change of the Town's zoning map to change parcels APN 402-02-027A and 402-02-027B from R1-70 Single Family Residential to C3-1 Commercial and Minor Industrial. The applicant requested the zone change so that the property could be developed for self-storage of recreational vehicles. Self-storage was a permitted use in the C3 Zoning District because it was also a permitted use in the C2 zoning district. All uses allowed in the C2 zoning district, were allowed in the C3 as well as additional more intensive commercial uses.

The surrounding property zoning was reviewed and included C3-1, R1-70, R1-35, and Prescott Valley zoning district R1-L. The subject parcels were to the south of the existing commercial zone and there was an existing RV Park to the south of the parcels. The mapped area was reviewed for the Commission.

There was no direct financial impact expected beyond the Transaction Privilege Tax to the Town.

The requested zone change was consistent with the Town's 2009 General Plan, and the land use designation for the area along State Route (SR) 69, which included the subject parcels, was in the Commercial Land Use District.

The property was prime acreage on SR 69, and the applicant had been in discussions with ADOT about any requirements for the development of the parcels. ADOT's comments included:

- *Requirement for a Traffic Impact Analysis. They would want the traffic controlled in the area. There was a plan to construct a round-about at the intersection of SR69 and Hwy 169. The development of the subject property would need to be consistent with the planned traffic control.*
- *A concrete median*
- *An encroachment permit within the ADOT right-of-way was required*
- *All work within ADOT right-of-way was required to be to all ADOT specifications*
- *All construction permits were required to be drawn by a professional engineer*

CM Kerber questioned if the applicant would need to work directly with ADOT on the requirements. **PC Brown** explained that self-storage facilities were subject to the Town's development standards in Section 153.089 of the Town Zoning Code. It included driveway surfaces, width, spacing, etc. The applicant would need to submit their plans to the Town in accordance with the zoning code. The applicant would be working with both the Town and ADOT to satisfy all requirements.

Staff recommended approval of the requested zone change based on the consistency of the zoning and development of the area of SR69.

2. Open Public Hearing and Receive Public Comments

VC Siereveld opened the public hearing.

Terry Nolan thought it was a great thing for the community to get some of the property along the highway developed. His only concern was the lane width and space width inside the facility.

3. Close Public Hearing

VC Siereveld closed the public hearing.

4. Council Discussion and Possible Legal Action

CM Carlsmith questioned if there would be an RV dump station set up at the facility. The applicant, **Mr. Cox**, explained the property did not have a sewer line, so a dump station would not be an option. At the current time it would only be used for storage, but if in the future a sewer line became available, it was an option they may offer to their customer. It was not a requirement of the storage facility. **CM Carlsmith** asked what type of RV Park was adjacent to the subject property and the applicant explained that it seemed like a residential RV Park where people were living. Staff said that they also had RV storage.

CM Manzo questioned if it would be the same type of services that Prescott Valley was doing, which was currently under construction across the street from the subject property. The applicant thought it was self-storage units with lockers and storage. His lot would not have any facilities. In the future, they would have covered parking on the smaller acreage and have both options available. They had a Phase I and Phase II plan. The covered area would most likely have an area to plug in a trickle charger, but it would not have enough power for people to live in their RVs.

CM Kuhnel questioned if the lot would be paved. The applicant explained it would be crushed AB gravel that would provide a hard surface. CM Kuhnel was concerned about wash off of contaminants from the RV and how it would be handled. The applicant thought the engineer would have a retention pond as part of the plan and thought that the paperwork would include plans for any type of hazmat spill. The project was not in the engineering phase yet. Staff explained it would be part of the consideration for conformance. CM Kuhnel thought they needed to know the answer now because he had concerns with the pollutants in any parking lot because if it wasn't controlled, it ended up on someone else's property. Staff explained that the Town's development standards would ensure that it happened, but that the applicant was not there to seek approval of the development yet.

Mr. Cox was provided the opportunity to present his application information. He explained that most of the information had already been covered. He reviewed the ADOT requirements and explained that they would have very little traffic, with only two to three people per day at the most. He thought the ADOT requirements would be light because of the low traffic flow. Members discussed how people would access the property. VC Siereveld explained that the addition of the round-about would change how people accessed the property. ADOT would be continuing a median divider down the highway. Staff explained the round-about would slow traffic and stop serious accidents. Anyone exiting the applicant's property would turn south and use the round-about.

CM Kerber clarified that the only thing the Commission was considering was the zoning change. Once that was done, the Commission still had control of the development of the property and there were certain criteria that needed to be met, including Mr. Kuhnel's concerns. Staff explained that was correct and all issues would be addressed.

CM Kerber made a motion to recommend approval of the requested change to the Zoning Map of the Town of Dewey-Humboldt to change the zoning of Assessor's Parcels 402-02-027A and 402-02-027B from R1-70 (Residential; Single-Family) to C3-1 (Commercial, General Sales and Services). Motion passed by a unanimous voice vote 6-0.

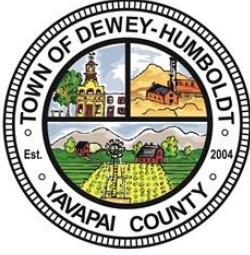
10. Adjourn

CM Kerber made a motion to adjourn at 6:32 p.m., seconded by CM Kuhnel. Motion passed by a unanimous voice vote 6-0.

Jeff Siereveld, Vice Chair

ATTEST: _____
Beth Evans, Town Clerk

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Staff Report

Planning and Zoning Advisory Commission Meeting

November 4, 2021

Date: October 28, 2021

To: Planning and Zoning Advisory Commission Members

From: Steven Brown, Planning Consultant

9.A. Public Hearing Agenda ZTC 21-001 Discussion and Possible Action may be taken.

Request to amend the Town of Dewey-Humboldt, Arizona Code of Ordinances, Title XV Land Usage, Chapter 153 Zoning Regulations, Section 153.005 to add new definition for Agritourism to read as follows (additions in ALL CAPS; deletions in strikeout):

“AGRITOURISM MEANS ANY ACTIVITY THAT ALLOWS MEMBERS OF THE GENERAL PUBLIC, FOR RECREATIONAL OR EDUCATIONAL PURPOSES, TO VIEW, ENJOY OR PARTICIPATE IN RURAL ACTIVITIES, INCLUDING FARMING, RANCHING, HISTORICAL, CULTURAL, U-PICK, HARVEST-YOUR-OWN PRODUCE OR NATURAL ACTIVITIES AND ATTRACTIONS OCCURRING ON PROPERTY DEFINED AS AGRICULTURAL REAL PROPERTY PURSUANT TO SECTION 42-12151 IF THE ACTIVITY IS CONDUCTED IN CONNECTION WITH AND DIRECTLY RELATED TO BUSINESS WHOSE PRIMARY INCOME IS DERIVED FROM PRODUCING LIVESTOCK OR AGRICULTURAL COMMODITIES FOR COMMERCIAL PURPOSES.”

I. BACKGROUND:

Arizona Revised Statutes Section 3-111 was amended to include “agritourism” as part of the definition of “Agricultural operations,”

and a new definition for “Agritourism” was adopted to read as follows:

[A.R.S. § 3-111. Definitions](#)

“In this chapter, unless the context otherwise requires:

- 1. "Agricultural operations" means all activities by the owner, lessee, agent, independent contractor and supplier conducted on any facility for the production of crops, livestock, poultry, livestock products or poultry products or for the purposes of agritourism.”*

2. "Agritourism" means any activity that allows members of the general public, for recreational or educational purposes, to view, enjoy or participate in rural activities, including farming, ranching, historical, cultural, u-pick, harvest-your-own produce or natural activities and attractions occurring on property defined as agricultural real property pursuant to Section 42-12151 if the activity is conducted in connection with and directly related to a business whose primary income is derived from producing livestock or agricultural commodities for commercial purposes."

On July 20, 2021, Town Council voted to direct staff to prepare and amendments to the Town of Dewey-Humboldt Zoning Ordinance to add a new definition in Zoning Ordinance Section 153.005 for Agritourism and to include "Agritourism" among the uses "Exempted Uses" in Zoning Ordinance Section 153.015. The state has already acknowledged the value of Agritourism to the Arizona economy, in that they amended A.R.S. § 3-111 to add a new definition for "Agritourism" and added Agritourism to the definition of "Agricultural operations."

II. FINANCIAL IMPACT: No direct financial impact expected.

III. CONSISTENCY WITH GENERAL PLAN:

Supporting Agritourism will go a long way to achieving the Town Vision 2028 Statement within the 2009 General Plan, which suggests that our community prefers to retain its spacious, uncongested land use pattern. The commitment is to "Preserving Smarter" rather than "Growing Smarter."

IV. DIRECTION REQUESTED:

Staff is seeking a recommendation from the Commission to either approve or deny the requested change to the text of the Town of Dewey-Humboldt Zoning Code in Section 153.005 Definitions to add "Agritourism" to the list of definitions.

V. STAFF RECOMMENDATION

Staff recommends that the P&Z recommend approval of ZTC 21-001

VI. SUGGESTED MOTIONS:

Approving: Move to approve the requested change to the text of the Town of Dewey-Humboldt Zoning Code in Section 153.005, Definitions, to add "Agritourism" to the list to read:

"AGRITOURISM MEANS ANY ACTIVITY THAT ALLOWS MEMBERS OF THE GENERAL PUBLIC, FOR RECREATIONAL OR EDUCATIONAL PURPOSES, TO VIEW, ENJOY OR PARTICIPATE IN RURAL ACTIVITIES, INCLUDING FARMING, RANCHING, HISTORICAL, CULTURAL, U-PICK, HARVEST-YOUR-OWN PRODUCE OR NATURAL ACTIVITIES AND ATTRACTIONS OCCURRING ON PROPERTY DEFINED AS AGRICULTURAL REAL PROPERTY PURSUANT TO SECTION 42-12151 IF THE ACTIVITY IS CONDUCTED IN CONNECTION WITH AND DIRECTLY RELATED TO BUSINESS WHOSE PRIMARY INCOME IS DERIVED FROM PRODUCING LIVESTOCK OR AGRICULTURAL COMMODITIES FOR COMMERCIAL PURPOSES."

Denying: Move to deny the requested change to the text of the Town of Dewey-Humboldt Zoning Code in Section 153.005, Definitions, to add "Agritourism" to the list.

9.B. Public Hearing Agenda ZTC 21-002 Discussion and Possible Action may be taken.

Request to amend the Town of Dewey-Humboldt, Arizona Code of Ordinances, Title XV Land Usage, Chapter 153 Zoning Regulations, Section 153.015 (B) Applicability and Exemptions, to add the words “OR AGRITOURISM” in the first sentence following the word “purposes.” (additions in ALL CAPS; deletions in strikeout):

The use or occupation of land or improvements for railroad, mining, metallurgical, grazing, agricultural composting or general agricultural purposes, OR AGRITOURISM if the property concerned is not less than five contiguous commercial acres. An agricultural composting operation shall notify in writing the Zoning Administrator and the nearest fire department of the location of the composting operation. This exemption shall not be construed to include commercial feedlots and other allied commercial or industrial uses, nor shall this exemption apply to commercial retail attached to one of the above exempted uses (i.e., commercial roadside agriculture sales). Nothing in this chapter is intended or will be effective to regulate land uses where such land use regulation has been preempted by state or federal regulation.”

I. BACKGROUND:

Arizona Revised Statutes Section 3-111 was amended to include “agritourism” as part of the definition of “Agricultural operations”,

and a new definition for “Agritourism was adopted to read as follows:

A.R.S. 3-111. Definitions

“In this chapter, unless the context otherwise requires:

- 1. "Agricultural operations" means all activities by the owner, lessee, agent, independent contractor and supplier conducted on any facility for the production of crops, livestock, poultry, livestock products or poultry products or for the purposes of agritourism.”*
- 2. "Agritourism" means any activity that allows members of the general public, for recreational or educational purposes, to view, enjoy or participate in rural activities, including farming, ranching, historical, cultural, u-pick, harvest-your-own produce or natural activities and attractions occurring on property defined as agricultural real property pursuant to section 42-12151 if the activity is conducted in connection with and directly related to a business whose primary income is derived from producing livestock or agricultural commodities for commercial purposes.”*

On July 20, 2021, Town Council voted to direct staff to prepare and amendments to the Town of Dewey-Humboldt Zoning Ordinance to add a new definition in Zoning Ordinance Section 153.005 for Agritourism and to include “Agritourism” among the uses “Exempted Uses” in Zoning Ordinance Section 153.015. The state has already acknowledged the value of Agritourism to the Arizona economy, in that they amended A.R.S. § 3-111 to add a new definition for “Agritourism” and added Agritourism to the definition of “Agricultural operations.”

II. FINANCIAL IMPACT: No direct financial impact expected.

III. CONSISTENCY WITH GENERAL PLAN:

Supporting Agritourism will go a long way to achieving The Town Vision 2028 statement within the 2009 General Plan, which suggests that our community prefers to retain its spacious, uncongested land use pattern. The commitment is to "Preserving Smarter" rather than "Growing Smarter."

IV. DIRECTION REQUESTED:

Staff is seeking a recommendation from the Commission to either Approve, or Deny the requested change to the text of the Town of Dewey-Humboldt Zoning Code in Section 153.015(B) Applicability and Exemptions to add "**Agritourism**" to the list of exempted uses.

§ 153.015 APPLICABILITY AND EXEMPTIONS.

All of the town shall be subject to the provisions of this chapter; provided, however, that there shall be exempt from these provisions the following:

- (A) Other publicly owned and operated facilities used for essential government purposes; and*
- (B) The use or occupation of land or improvements for railroad, mining, metallurgical, grazing, agricultural composting or general agricultural purposes **or Agritourism**, if the property concerned is not less than five contiguous commercial acres. An agricultural composting operation shall notify in writing the Zoning Administrator and the nearest fire department of the location of the composting operation. This exemption shall not be construed to include commercial feedlots and other allied commercial or industrial uses, nor shall this exemption apply to commercial retail attached to one of the above exempted uses (i.e., commercial roadside agriculture sales). Nothing in this chapter is intended or will be effective to regulate land uses where such land use regulation has been preempted by state or federal regulation.*

V. STAFF RECOMMENDATION:

Staff recommends approval of ZTC 21-002

VI. SUGGESTED MOTIONS:

Approving: Move to approve the requested change to the text of the Town of Dewey-Humboldt Zoning Code in Section 153.015(B), Applicability and Exemptions, to add "Agritourism" to the list of exempted uses to read:

*The use or occupation of land or improvements for railroad, mining, metallurgical, grazing, agricultural composting or general agricultural purposes **or Agritourism**, if the property concerned is not less than five contiguous commercial acres. An agricultural composting operation shall notify in writing the Zoning Administrator and the nearest fire department of the location of the composting operation. This exemption shall not be construed to include commercial feedlots and other allied commercial or industrial uses, nor shall this exemption apply to commercial retail attached to one of the above exempted uses (i.e., commercial roadside agriculture sales). Nothing in this chapter is intended or will be effective to regulate land uses where such land use regulation has been preempted by state or federal regulation.*

Denying: Move to deny the requested change to the text of the Town of Dewey-Humboldt Zoning Code in Section 153.015B, to add "Agritourism" to the list of uses exempted from compliance with the Town of Dewey-Humboldt Zoning Ordinance.