

**THE PLANNING & ZONING ADVISORY COMMISSION
FOR THE TOWN OF DEWEY-HUMBOLDT
REGULAR MEETING NOTICE
Thursday, February 5, 2015 6:00 P.M.**

**P&Z MEETING
2735 S. HWY 69**

**COUNCIL CHAMBERS, TOWN HALL
DEWEY-HUMBOLDT, ARIZONA**

AGENDA SUMMARY

1. **Call To Order.** The meeting was called to order at 6:04 p.m., Chair Tammy DeWitt presiding.
2. **Opening Ceremonies.**
 - 2.1. **Pledge of Allegiance.** Done
 - 2.2. **Swearing in of 2 newly appointed commissioners, Joe Garcia and Ruth Szanto, to the Planning and Zoning Commission.** New Commissioners Joe Garcia and Ruth Szanto were sworn in by Town Clerk, Judy Morgan.
3. **Roll Call.** Commissioners Joe Garcia, Victor Hambrick, Dee Parker, Ruth Szanto and Chair Tammy DeWitt were present. Commissioners Jeff Siereveld and Barry Smylie were absent.
4. **Disclosure of Ex Parte Contacts.** None given.
5. **Informational Reports.** There were no informational reports given.
6. **Planner's Update on current events and activities.** There were no updates given.
7. **Consent Agenda.**
 - 7.1. **Minutes.** Commissioner Dee Parker made a motion to approve the meeting minutes from the January 8, 2015 Planning and Zoning regular meeting as presented, seconded by commissioner Victor Hambrick. It was approved unanimously.
8. **Discussion Agenda –New Business.**

No new business was presented. Chair DeWitt made comment to Commissioners and public body, advising them of Development Coordinator, Connie Christian's participation in the meeting via conference call.
9. **Discussion Agenda – Unfinished Business.**
 - 9.1. **Continued discussion on Animal related Code of Ordinances review task; specifically the summary of the community outreach meetings.**

Chair DeWitt gave an overview of the joint session meeting held on January 3, 2015 with the Council. Commission and Council discussed the responsibilities of the tasks they were assigned and spoke of their jurisdiction limitations. Chair DeWitt reminded the Commission they are tasked with three options to advise Council on the animal code issue; Option 1-full revision of the animal codes, option 2-partial revision (clean up the codes) and add some nuisance items, option 3-no revisions recommended. No additional comments were given by Commission or by staff. Chair DeWitt opened discussion to public.

Vicki Wendt spoke, thanking the commission for their hard work and time spent on addressing the animal issues; commented they have ruled out the 6 animal limit having received notification the town can't provide her with the documents requested; can accomplish what needs to be

accomplished with some good nuisance ordinances; have attempted to contact Council members about presenting information about ordinances which have been successful in other counties and states; recommended having an animal advisory board, having animal people deal with animal problems and provide guidelines. She spoke on an example from Paulden dealing with hybrid wolves.

Karen Brooks spoke about disservice of staff, and the citizen's hard work if Council ignores the three public meetings we have had and allow things to continue as status quo; agreed with Ms. Wendt about forming an advisory committee; spoke on establishing a good foundation to work with; future growth of the town and establishing rules/laws all can live with and that will help make the town stronger.

Commissioner Garcia spoke about the previous joint meeting and liking the idea of communicating and working together; clarifying the Commission's jurisdictional boundaries for understanding and so that no one is wasting their time. He asked for staff to provide the direction from the council if something falls within their jurisdiction.

Chair DeWitt spoke about clarification of the codes and the jurisdiction of the Commission relating to animals: Farm animals only; Domestic animals (dog limits) have been taken out because it was found to not be properly in the ordinance. She spoke on the community discussions about what kind of things need to be resolved and what can be incorporated in the Planning and Zoning ordinance to give the staff some teeth to for code enforcement; otherwise it is just between the sheriff's department and the town.

Commissioner Garcia spoke about reviewing the ordinances and becoming familiar with them and if the domestic animals issues need to be included or enhanced we should start there.

Community Development Coordinator, Connie Christian spoke about Town Code Title IX General Regulations, Chapter 90-Animals being regulated by the Sheriff's department. P&Z can address Title XV Land Use and suggested putting something in to Section 153-Zoning Regulations to deal with nuisance and maintenance, which would allow enforcement for these issues.

Chair DeWitt again spoke on the three options for consideration based on the information provided. Option 1 – Full Revision of Animal Code, Option 2 which represent what staff believes would make the most sense considering minimum code changes. Option 3 – No revision of the Town Code. Community Development Coordinator, Connie Christian spoke about the original intent of the CAARF which was to clean up the definition of kennels and domestic animals codes.

Commissioner Szanto commented option 2 would be the best way to go, with no need to scrap the whole thing.

Commissioner Hambrick spoke about staff having any recommendations for proposal of options 1 and 2. Full revision versus partial revisions, with consideration that the domestic animal issue has been removed. Community Development Officer, Christian spoke on option 1 taking a lot of time to put together and may not be cost effective. Option 2 would make the most sense as it would take care of the original intent, at this time. P&Z could look at it again in the future if the Town's growth should warrant it. Again, any recommendation would go to the Council for their final approval.

Commissioner Hambrick questioned Ms. Christian about a nuisance section being part of the vote if commission voted on option 2 today. Ms. Christian explained if they make a recommendation today, it will move to the Council for their review, discussion, and final say. Council will direct staff

and then most likely it will come back to P&Z and then back for public comment.

Commissioner Hambrick asked about the major differences between option 1 and 2; if option 1 has more definitions, more things to define. Ms. Christian stated this is correct, but it also effects other areas of the code. It would be more work for staff and ultimately town review time, etc. There are some sections of the code that should be cleaned up right away.

Commissioner Hambrick made a motion to recommend Option 2-Partial Revision of Animal Code, seconded by Commissioner Parker. It was approved unanimously.

9.2. Discussion on the revised Ordinance 15-110 regarding Accessory Dwelling Units (ADU).

Chair DeWitt gave an overview of the outcome of the Joint Session meeting of Council and P&Z on January 8, 2015. Two items Council wants to revise is to add back in “roomers and boarders” and to revise the ADU requirement for kitchens and make them optional and not mandatory. P&Z is to make a recommendation to council and they will initiate the hearing and then the matter will come back to the Commission for a final recommendation.

Commissioner Hambrick made the motion to recommend approval of the changes which were proposed at the Joint Session Council Meeting (delete the prohibition of roomers and boarders in accessory units; to delete the proposed requirement of a kitchen in accessory units), seconded by Commissioner Szanto. It was approved unanimously.

10. Comments from the Public. None

11. Adjourn. Meeting was adjourned at 6:32 p.m.

Tammy DeWitt, Chairperson

ATTEST:

Penney Bell, Administrative Assistant