

**THE PLANNING & ZONING ADVISORY COMMISSION
FOR THE TOWN OF DEWEY-HUMBOLDT
REGULAR MEETING NOTICE
Thursday, April 5, 2018 6:00 P.M.**

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

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

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. Pledge of Allegiance

3. Roll Call Commissioners Karen Brooks, Lori Crofutt, Rich Schauwecker, Lon Ullmann, 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. 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.

A. Approval of Meeting Minutes.

1. Planning and Zoning Meeting of March 8, 2018

7. Public Comment on Non-agenized 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 Public Comment, 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 Public Comment 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 Legal Action on any issue which was not concluded, was postponed, or was tabled during a prior meeting.

9. New Business

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

10. Public Hearing Agenda

Discussion and Possible Legal Action may be taken.

A. Request for a Use Permit UP 17-002 for approximately 5.1 acres of real property, Woody Wampler residence, located at 9955 E. Newtown Ave., also known as Yavapai County Assessor's Parcel Number 402-03-212 in the R1-70 (Commercial; General Sales and Services) zoning district to allow the operation of a dry camp to accommodate no more than ten travel trailer/RVs. The travel trailers/RVs will not be connected to any utilities, and the camp will be limited to operating during the period from April 15 through October 15 each year.

- 1. Staff Report**
- 2. Open Public Hearing**
- 3. Close Public Hearing**
- 4. Commission 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 29th day of March, 2018, at _____ 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 Meeting: Tuesday, April 17, 2018, at 6:30 p.m.

Next Town Council Study Session: Tuesday, May 1, 2018, at 2:00 p.m.

Next Planning & Zoning Commission Meeting: Thursday, May 3, 2018, 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 Julie Gibson, Town Clerk.

**TOWN OF DEWEY-HUMBOLDT
PLANNING AND ZONING ADVISORY COMMISSION
REGULAR MEETING MINUTES
MARCH 8, 2018**

A REGULAR MEETING OF THE DEWEY-HUMBOLDT PLANNING AND ZONING COMMISSION WAS HELD ON THURSDAY, MARCH 8, 2018 AT TOWN HALL AT 2735 S. HIGHWAY 69, DEWEY-HUMBOLDT, ARIZONA, CHAIR VICTOR HAMBRICK PRESIDED.

1. **Call To Order.** Chair Victor Hambrick called the meeting to order at 6:00 p.m.
2. **Opening Ceremonies.**
 - 2.1. **Pledge of Allegiance.** Led by Vice Chair Jeff Siereveld.
3. **Roll Call.** Commissioners Karen Brooks, Lon Ullmann, Vice Chair Jeff Siereveld and Chair Victor Hambrick were present. Commissioner Lori Crofutt arrived late at 6:06 p.m. Commissioner Rich Schauwecker was absent.
4. **Informational Reports.** None.
5. **Planner's Update on current events and activities.**
 - 5.1. **Giant Gas Station Update.**

Community Planner (CP) Brown stated there have been two meetings. One with ADOT, and one with the developers and the Town Council to talk about the potential Giant Gas Station. They came to the Town with the zoning intact and needed no additional entitlements. The zoning supported what they wanted to do. There are some folks in the community that have some concerns, so ADOT came to present how they arrived at the mitigation that is required for the project. We are progressing, ADOT is still trying to finalize the plans.

Commissioner Lon Ullmann asked where is this located? Commissioner Karen Brooks stated the southeast corner of Highways 69 & 169. Commissioner Jeff Siereveld asked if this would be a Dewey business? CP Brown stated it is in the Town limits of Dewey.
6. **Consent Agenda.** Discussion and Possible Legal Action may be taken.
 - 6.1. **Minutes.** Approval of Minutes from the February 8, 2018 Planning & Zoning Regular Meeting.

Chair Victor Hambrick made a motion to approve the Minutes from the February 8, 2018 Planning & Zoning Regular Meeting, seconded by Commissioner Brooks. The motion passed unanimously.
7. **Discussion Agenda –New Business.** Discussion and Possible Legal Action may be taken. None.
8. **Discussion Agenda – Unfinished Business.** Discussion and Possible Legal Action may be taken.
 - 8.1. **Election of Officers (Chair and Vice Chair).**

Commissioner Karen Brooks nominated Victor Hambrick for the Chair, seconded by Commissioner Lon Ullmann. The motion passed unanimously. Commissioner Karen Brooks nominated Jeff Siereveld for the Vice Chair, seconded by Commissioner Lon Ullmann. The motion passed unanimously.

9. **Comments from the Public.** None.

10. **Adjourn.** The meeting was adjourned at 6:08 p.m.

Chair Victor Hambrick

ATTEST:

Julie Gibson, Town Clerk



TOWN OF DEWEY-HUMBOLDT
P.O. BOX 69
HUMBOLDT, AZ 86329
Phone 928-632-8643 ▪ Fax 928-632-7365

Staff Report

Planning and Zoning Advisory Commission Meeting

April 5, 2018

Date: March 29, 2018

To: Planning and Zoning Commission

From: Steven Brown, Community Planner

9.1 Request for a Use Permit UP 17-002 for approximately 5.1 acres of real property, Woodrow Wampler residence, located at 9955 E. Newtown Ave., also known as Yavapai County Assessor's Parcel Number 402-03-212 in the R1-70 (Residential Single Family) zoning district to allow the operation of a dry camp to accommodate no more than ten travel trailer/RVs. The travel trailers/RVs will not be connected to any utilities, and the camp will be limited to operating during the period from April 15 through October 15 each year.

APPLICANT: Woodrow Wampler

GENERAL PLAN DESIGNATION: Low Density Residential

ZONING: R1-70 Residential Single Family

LOCATION: 9955 E. Newtown Ave. APN # 402-03-212

EXHIBITS: Location Map, Photos of Site, Application for Use Permit including Letters of Support and Opposition, as well as proof compliance with Public Participation Process.

I. BACKGROUND

Woodrow Wampler is seeking a Use Permit to allow him to operate "Dry Camp" of no more than 10 travel trailers on property he owns at 9955 E. Newtown Ave. APN #402-03-212.

There will be no hookups for either septic or water.

The travel trailers will be the property of individuals other than Mr. Wampler, and all owners are members of the Gold Prospectors Association of Phoenix.

They gather each year in Dewey-Humboldt to promote gold prospecting, and to conduct hands-on demonstrations and educational programs centered on prospecting.

The applicant is seeking to limit the use permit to the period of April 15th to October 15th each year.

Mr. Wampler does not charge for the use of his property for this gathering.

This coincides with the schedule of events that the group will be participating in, beginning in early May with a presentation to Humboldt Unified School District pupils.

II. SITE DESCRIPTION

Subject Property is identified as Assessor's Parcel Number (APN) 402-03-212. Mr. Wampler currently maintains his personal residence on this property.

Zoning: The subject property is zoned R1-70 Residential Single Family as are all of the properties abutting on all sides.

Land Use: The subject property is currently being used to house a single family residence

- The property to the north is currently vacant.
- The property to the south is currently vacant
- The property to the west is currently vacant.
- The property to the east is a combination of one vacant property and two single-family residential homes.

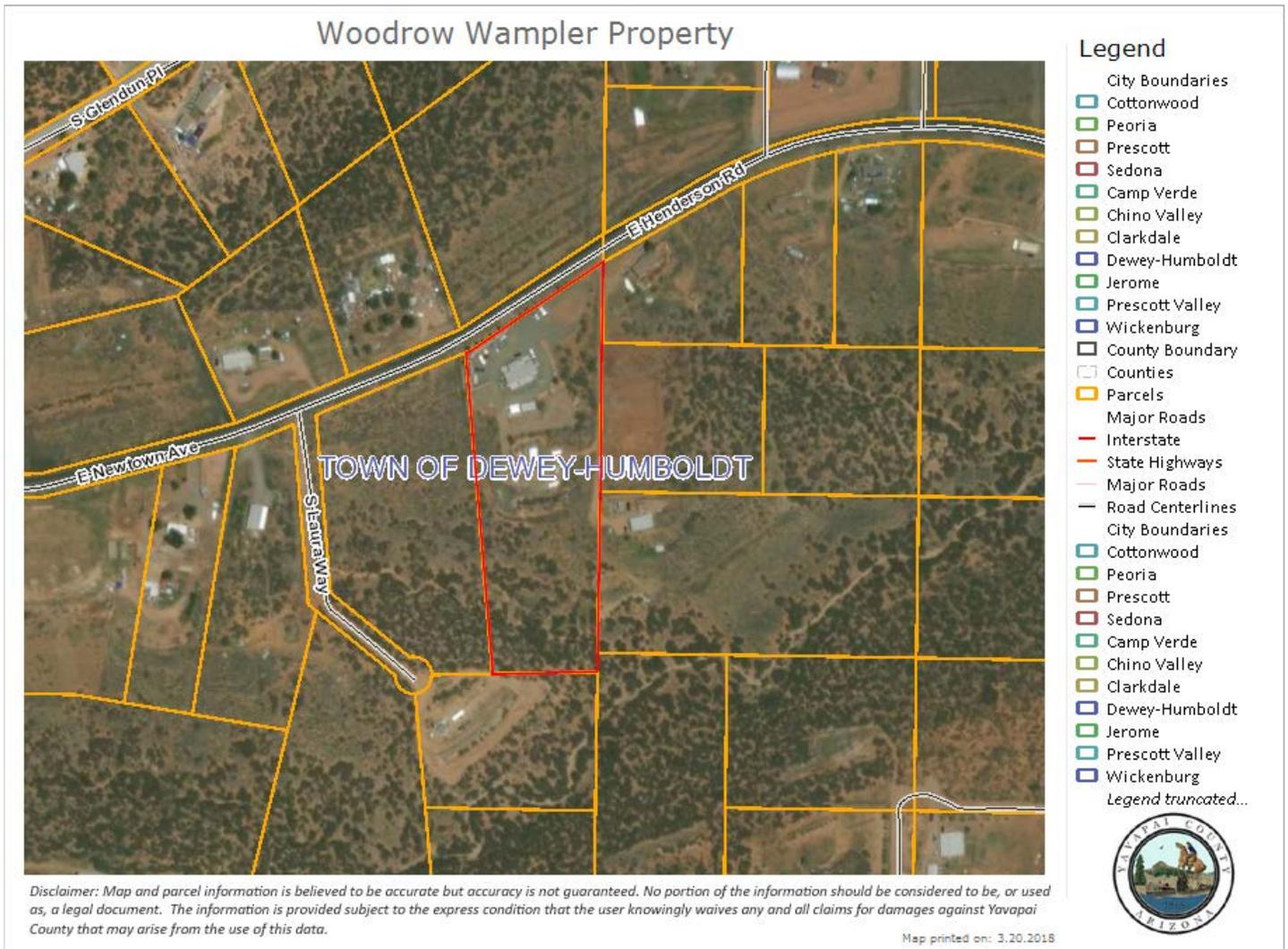


Figure 1, Aerial Photograph of the Subject Site and Surrounding Area



Figure 2, Street View of the Subject Site.

General Plan Compliance:

The subject property is designated by the 2009 General Plan as “Low Density Residential”, and is intended for a target residential density of one (1) dwelling unit per 70,000 square feet (approximately 1.61 acres of land). The Town would need to determine whether this part time use is compliant with the general plan designation.

Use Permit Approval Criteria:

(C) *Conditions and criteria for use permits.*

(1) *Use permits may contain specific limitations on the scope, nature and duration of the use as deemed proper to secure the objectives of the town's General Plan and to be in accordance with the following conditions and criteria.*

(a) *Use permits may be granted for duration of no more than five years. A request for renewal/extension (to extend the duration of the permitted use as originally approved) must be processed in the same manner as the original use permit request, except that the Town Council may review and extend a use permit upon its expiration without posting or publication, provided no material condition of the use permit is altered.*

(2) *The applicant must demonstrate to the satisfaction of the Town Council that any structure or use requested will not be detrimental to persons or property in the vicinity and that the use is in the best interests of the public health, safety and welfare; criteria to be considered include the following:*

(a) *Any significant increase in vehicular or pedestrian traffic;*

- (b) Nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;*
- (c) Contributions to the deterioration of the neighborhood or to the downgrading of property values;*
- (d) Incompatibility with existing adjacent structures and uses;*
- (e) Nuisances from inadequate control of disruptive behavior both inside and outside the premises.*

(3) The applicant must demonstrate the ability to comply with any specific conditions imposed by the Town Council.

IV. PUBLIC COMMENT

Public notices were sent to property owners within a 300-foot radius of the project site.

There were apparently three of the total 13 neighbors who attended the Public Participation Meeting held by Mr. Wampler at the property at 6:30 pm on Wednesday March 7, 2018 (see attached invitation and attendance sign in sheet).

Following the Public Participation meeting and to date, the Town has received seven (7) letters of support, and one letter opposing the request.

Staff will forward to the Commission any public further comments as they are received.

V. STAFF RECOMMENDATION

The Planning Commission should review the attached material, take public testimony, and make suggestions/comments to the applicant and staff regarding the development of the site, and make a recommendation to the Town Council to either approve, approve with conditions or deny the application for Use Permit.

Approval of this Use Permit would make it possible for an existing community group to continue to provide public service to the Town of Dewey-Humboldt. A denial would likely result in that service being curtailed.

Staff recommends that, if the Planning Commission votes to recommend to Council, approval of this application, that the following conditions be made a part of the approval.

1. The Use Permit is approved for a term of five (5) years, to be reviewed at the end of that period to determine if renewal for an additional period is appropriate. Application for Renewal shall be made by the owners of the property following the same process as for a new Use Permit.
2. The presence of more than one (1) travel trailer on the property (Mr. Wampler's) will be permitted only between the dates of April 15th and October 15th each year.

For questions or comments about this proposal, please contact: Steven Brown, Community Planner at 928-632-7362 or stevenbrown@dhaz.gov.

EXHIBIT 'A'

USE PERMIT APPLICATION

WOODY WAMPLER
DRY CAMP

TOWN OF DEWEY-HUMBOLDT

DEVELOPMENT APPLICATION

PROJECT DESCRIPTION:

- | | | |
|--|---|--|
| <input type="checkbox"/> General Plan Amendment - Major | <input type="checkbox"/> General Plan Amendment – Minor | <input type="checkbox"/> Pre-Application |
| <input type="checkbox"/> Community Master Plan | <input type="checkbox"/> Major Use / Site Plan | <input type="checkbox"/> Preliminary plat |
| <input type="checkbox"/> Commercial Design Review | <input type="checkbox"/> Annexation | <input type="checkbox"/> Zoning Clearance |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Abandonment | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Land split (3 parcels max) | <input type="checkbox"/> Lot Combine | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Area Plan / Amendment | <input type="checkbox"/> Final Plat / Amendment | <input type="checkbox"/> Land Use District |
| <input type="checkbox"/> Other _____ | | |

LEGAL DESCRIPTION:

Property Address: 9955 E. Newtown Ave.

Number of Lots / Units Proposed: _____

Assessor's Parcel Number: 402-03-212 Parcel Size (Acres): 5.1

Existing Land Use District: Low Density Res. Proposed Land Use District: same

Plat Name: Blue Hills Farm Block: 10 Lot: 63 Tract: _____

DESCRIBE UTILITIES AVAILABLE TO PROPERTY:

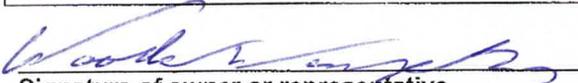
- | | | |
|--------------------------------------|---|--------------------------------------|
| <input type="checkbox"/> Water _____ | <input type="checkbox"/> Gas _____ | <input type="checkbox"/> Sewer _____ |
| <input type="checkbox"/> Phone _____ | <input type="checkbox"/> Electric _____ | <input type="checkbox"/> Cable _____ |

Describe Public Access to Property:

FEES

Base Fees: \$750 Other Fees: \$10/acre Other Fees: _____ Subtotal: \$800.00 Total: \$800.00

| *APPLICANT / CONTACT INFORMATION: | OWNER INFORMATION: |
|------------------------------------|---------------------|
| Name: <u>woody wampler</u> | Name: <u>Sa m e</u> |
| Address: <u>9955 E Newtown Ave</u> | Address: _____ |
| Phone: <u>480 688 6419</u> | Phone: _____ |
| Email: <u>Jean W W @ yahoo.com</u> | Email: _____ |

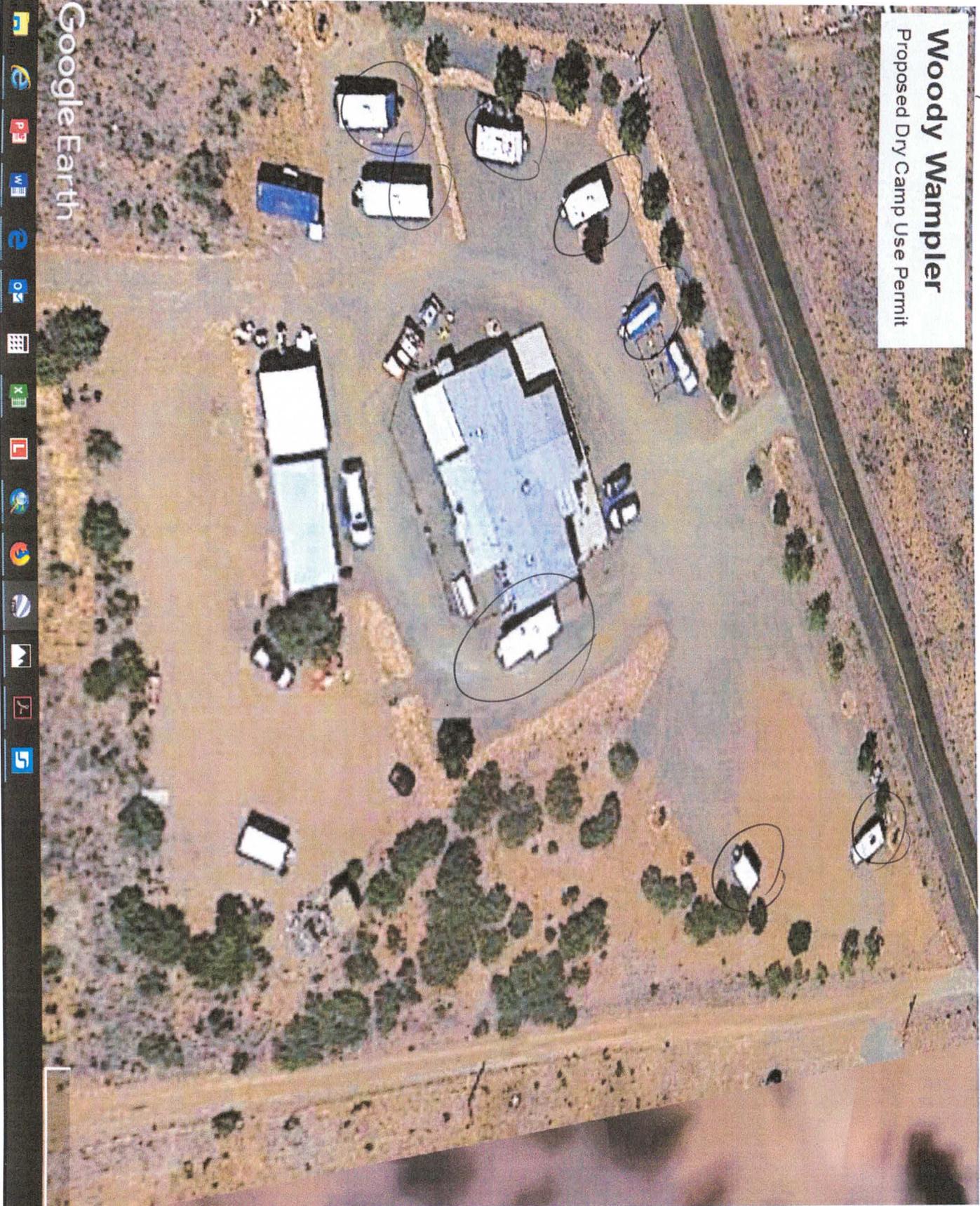


 Signature of owner or representative

*If application is being submitted by someone other than the owner of the property under consideration, a letter of authorization or other corresponding information must be provided.

ABOUT 8-10 CAMPS
Dry camp # 2 JONS

Woody Wampler
Proposed Dry Camp Use Permit



Google Earth

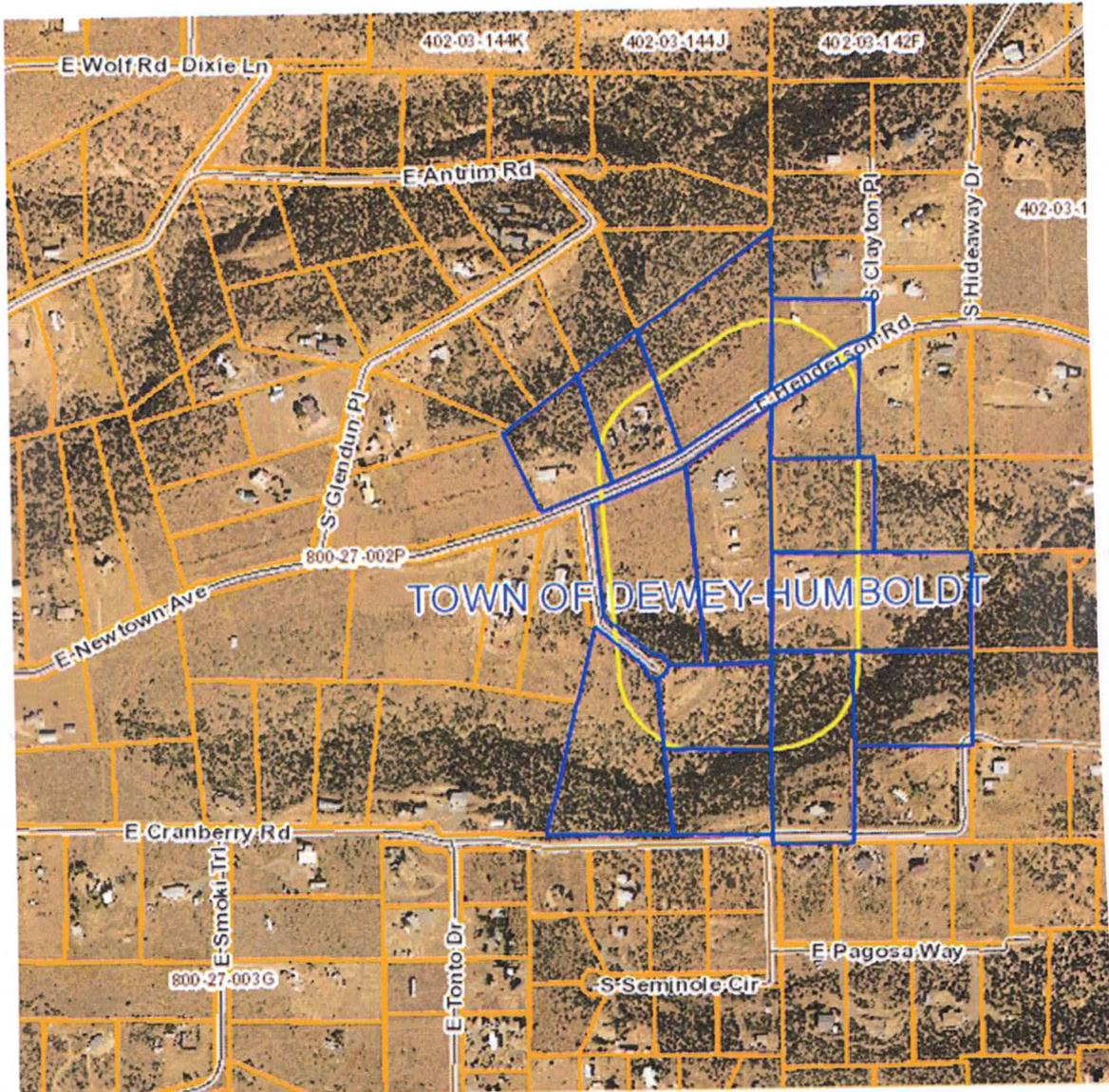
Town of Dewey-Humboldt

Directions to Site

Instructions: An actual detailed line map is needed, not written instructions, adding any significant buildings, land marks, main highway, street names, and north arrows. If the map is not adequate it could cause a delay in issuing your permit.

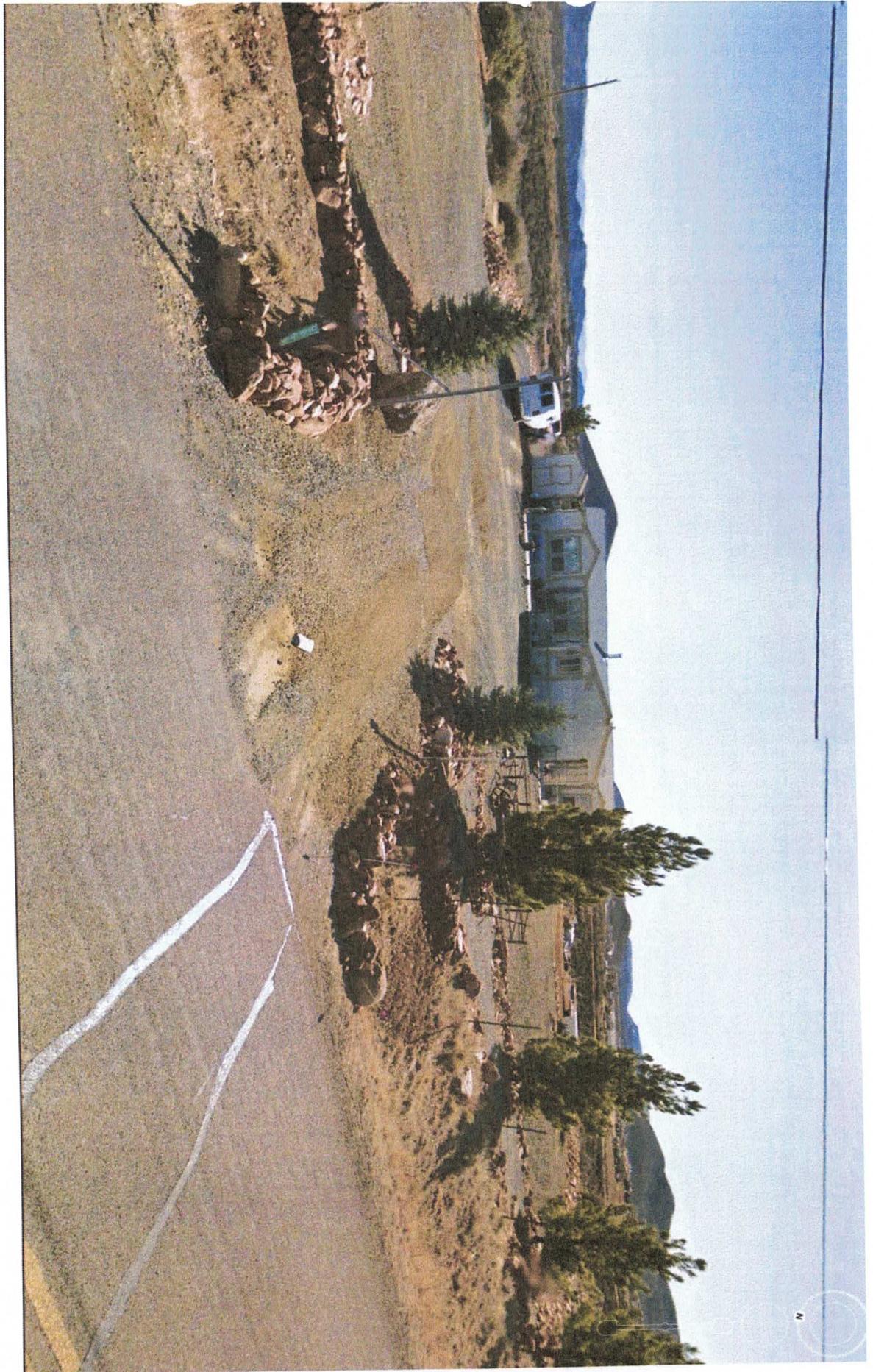
Assessor's Parcel Number 40203212 Address 99556 Newtown Ave

Wampler Dry Camp Use Permit Application



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information shall be construed as a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims against the Town of Dewey-Humboldt and P & Z Commission that may arise from the use of this data.

17



To the Community Planner
of Dewey-Humboldt

My name is Woody Wampler and I live at 9955 E Newtown Ave, Dewey AZ 86327. I have been helping & working with the Community of Dewey-Humboldt for about 7 years. Teaching the kids at the school - 4-5-6 grades and help garn money for the Dewey-Humboldt Historical Society on two other events, and the people that help me, are from the G.P.A.P. The Gold Prospecting Assoc. of Phx. and we have other events through the summer, and all ~~are~~ ^{ARE} invited to come to them, we teach prospecting ~~at~~ ^{AT} all the events. These people spend a lot of money up here each year. IT IS a non profit club we have the 501c I let them camp at my home for free they spend a lot of money each time they come up here to Dewey.

every

I am asking Dewey-Humboldt
to let the club members to camp
at my home (Dry camp) with two
j-juns that get cleaned every 2 weeks
for about 6 months. April-16 to
oct-16.

It would be hard to get the club
to drive 100 mi. to do an event and
turn around and go back home. It
is a good thing for our community

thank you

woody wampler
woody wampler

To - Residents

This Letter is to invite you to a meeting at my home, to talk to you about the outings & the campers at my home in the summer time. most of you know already about the Gold prospecting club that I am in, the (GPA) Gold prospecting association of Phoenix.

the meeting will be at 6:30 P.M. on March-7-2018

Please come I would like your input. you are welcome to come to any outing that we have it is free

Thank you
Woody Wampler & Jean Wampler
9955 E. Newtown Ave Dewey AZ 86327
phone 480 688 6419 (cell)

again Thank you

meeting at wampers

9955 E NEWTOWN AVE Dewey AZ

march 7-2018

Kenn Curbeyre 9910 E Newtown
Janet Posemato 10000 S. Cranberry Rd. Dewey
Kathy Penbratt 10025 E Henderson Rd

Town of Dewey-Humboldt
P.O. Box 2735 S. Highway 69, Suite 10,
Humboldt Stations
Humboldt, AZ 86329

March 16, 2018

Town of Dewey-Humboldt Town Council,

This response is regarding the upcoming Public Hearing scheduled on April 5, 2018, 6:00 P.M. with the Town of Dewey-Humboldt Planning and Zoning and Town of Dewey-Humboldt Town Council by applicant Woodrow Wampler of 9955 E. Newton Ave, Dewey, AZ. Mr. Wampler is a long-time hobbyist with various regional prospectors of minerals. He has established himself as an expert in the field, and offers prospecting opportunities of education to other prospecting hobbyists. Mr. Wampler has debuted on the History Channel as well with historical appreciation and promotion of the art and science of prospecting in Arizona. His programs were quite intriguing, especially with the prize gem of the legend and lore of the Superstition Mountains and the Lost Dutchman's Mine of Arizona giving great enrichment to the community with such a significant piece of our state's history. Mr. Wampler is our neighbor in Dewey, AZ, with our properties joined to the south. I have witnessed his gatherings annually with the other prospectors, and support his activities and do not believe that they cause any undue stress upon the neighborhood when they come to enjoy the beauty of Dewey-Humboldt, and share their enthusiasms for prospecting and the beautiful history of our state. Mr. Wampler offers a family friendly activity that encourages parents and children to share an interest and time of recreation in the Dewey Blue Hills.

Mr. Wampler offers dry camping for the members of his organization, and they are never a disturbance to us. We would hope that the Town of Dewey-Humboldt encourages such activities rather than deter families, in a time when our communities need to foster wholesome family gathering time. We believe that Mr. Wampler is really doing a good communal service by sparking interest in Arizona history as regards to prospecting. We support Mr. Wampler in his efforts to receive the proper approvals from the Town of Dewey-Humboldt and hope our town officials will do the same.

Thank You,

Michael D. Accinni Reinhardt
Kathleen A. Reinhardt
Tony Wanner
10025 E. Henderson Road
Dewey, AZ 86327

Michael D. Accinni Reinhardt
Tony Wanner Kathleen A Reinhardt

2/27/18

To whom it may concern



Our family at greatly appreciates having the Gold Prospectors association stay in Dewey-Humboldt. When this group visits, it benefits our business directly, as well as the rest of our Community.

We support the GPAA and welcome it's members in our business and town. Their involvement in the community helps educate adults and children on a subject that has deep history in our town.

Pat McCombs

2/22/18

To whom it may concern:

Our family at Family Dollar greatly appreciates having the Gold Prospectors' association stay in Dewey-Humboldt. When this group visits, it benefits our business directly, as well as the rest of our Community.

We support the GPAA and welcome it's members in our business and town. Their involvement in the community helps educate adults and children on a subject that has deep history in our town.

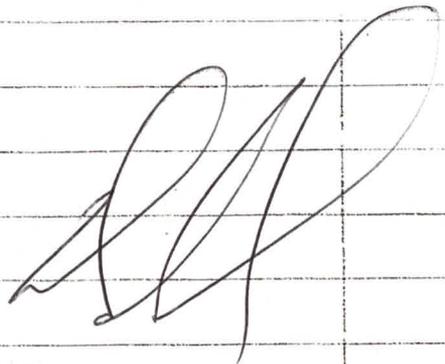
W Mendelhall

2/27/18

To whom it may concern:

Our family at SIT-N-BULL greatly appreciates having the Gold Prospectors association stay in Dewey-Humboldt. When this group visits, it benefits our business directly, as well as the rest of our Community.

We support the GPAA and welcome it's members in our business and town. Their involvement in the community helps educate adults and children on a subject that has deep history in our town.



Duane S. McCormick
OWNER - SIT-N-BULL
BARBER SHOP

2/27/18

To whom it may concern:

Our family at Guido's Pizza greatly appreciates having the Gold Prospectors association stay in Dewey-Humboldt. When this group visits, it benefits our business directly, as well as the rest of our Community.

We support the GPAA and welcome it's members in our business and town. Their involvement in the community helps educate adults and children on a subject that has deep history in our town.

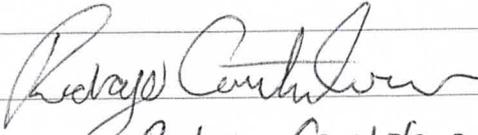
Michelle Harper

2/20/18

To whom it may concern:

Our family at Mamma's Kitchen greatly appreciates having the Gold Prospectors association stay in Dewey-Humboldt. When this group visits, it benefits our business directly, as well as the rest of our Community.

We support the GPAA and welcome it's members in our business and town. Their involvement in the community helps educate adults and children on a subject that has deep history in our town.


Rodrigo Cantabrana - Owner

2/2/18

To whom it may concern:

Our family greatly appreciates having the Gold Prospectors association stay in Dewey-Humboldt. When this group visits, it benefits our business directly, as well as the rest of our community.

We support the GPAA and welcome it's members in our business and town. Their involvement in the community helps educate adults and children on a subject that has deep history in our town.

Russ Cudde

2910 E Newtown Ave

Dewey AZ 86327

Beverly A. Dopson
P.O. Box 831
Shepherdstown, WV
25443
Parcel # 402-03-196 8

Town Of Dewey-Humboldt
Community Development Dept.
P.O. Box 69
Dewey-Humboldt, AZ 86329

To Dewey-Humboldt Planning and Zoning and The Town Council,

I Beverly A. Dopson; owner of Parcel # 402-03-196 8 object to the zoning change Item #: UP-17-002.

I have to ask, is this "Highest and Best Use" for the lot located at 9955 E. Newtown Ave? I think not!

By allowing such a use, you open the door for multiple lots asking for changes to all these properties. Once you allow one, you cannot stop others from following suit.

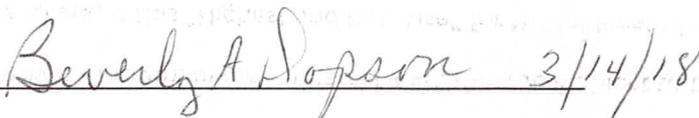
Next will be these other single family lots, petitioning for multiple housing units on these single family lots. Tapping limited water supplies, extra trash, extra traffic, power lines losing the views of open lands. Next thing we know, Storage units, junk yards and much more will petition to slowly chisel away at the laws that were past years ago for our protection of these properties!

I have faithfully payed any and all my taxes for 50 years and On Time. Can this Positioner say he has been a lifelong property owner and payed his taxes year after year for 50 years?

His camp sight and the possible parties, drugs, drinking, etc. would erode the enjoyment of the peaceful surroundings in this area that are enjoyed now.

Thank You for adding my Comments and I hope you consider my warnings. This is not good for the community!

Sincerely,

 Beverly A. Dopson 3/14/18

Beverly A. Dopson 3/15/2018