

**THE PLANNING & ZONING ADVISORY COMMISSION  
FOR THE TOWN OF DEWEY-HUMBOLDT  
REGULAR MEETING NOTICE  
Thursday, May 9, 2019 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. Opening Ceremonies**

#### **A. Pledge of Allegiance**

### **3. Roll Call** Commissioners Lori Crofutt, Mario Manzo, Ken Murphy, 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. 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.

#### **A. Approval of Meeting Minutes**

##### **1. Planning and Zoning Meeting of March 7, 2019**

## 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.

### A. General Plan Review. Initial Session of review and discussion of the 2009 General Plan.

## 10. Public Hearing Agenda

None

## 11. Adjourn

### For Your Information:

Next Town Council Work Session: Tuesday, June 4, 2019 at 6:30 p.m.

Next Town Council Meeting: Tuesday, May 21, 2019 at 6:30 p.m.

Next Planning & Zoning Commission Meeting: Thursday, June 6, 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 \_\_\_\_\_ day 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 Beth Evans, Interim Town Clerk.

**TOWN OF DEWEY-HUMBOLDT  
PLANNING AND ZONING ADVISORY COMMISSION  
REGULAR MEETING MINUTES  
MARCH 7, 2019**

**A REGULAR MEETING OF THE DEWEY-HUMBOLDT PLANNING AND ZONING COMMISSION WAS HELD ON THURSDAY, MARCH 7, 2019 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.**
  - A. **Pledge of Allegiance** Led by Vice-Chair Jeff Siereveld.
3. **Roll Call.** Commissioners Lori Crofutt, Ken Murphy, Lon Ullmann, Vice-Chair Jeff Siereveld and Chair Victor Hambrick were present.
4. **Re-Swearing in of New Members.**

Town Clerk, Julie Gibson, performed the re-swearing in of Victor Hambrick.
5. **Informational Reports.**

None.
6. **Town Manager's Update on Current Events and Activities.**

None.
7. **Consent Agenda.**
  - A. **Approval of Meeting Minutes**
    1. **Planning and Zoning Meeting of May 3, 2018**

Vice-Chair Siereveld made a motion to approve the Minutes from the May 3, 2018 Planning & Zoning Regular Meeting, seconded by Commissioner Ullmann. Chair Hambrick called for the vote on the motion: Commissioner Crofutt – aye; Commissioner Murphy – aye; Commissioner Ullmann – aye; Vice-Chair Siereveld – aye; Chair Hambrick – aye. The motion passed unanimously.
8. **Public Comment on Non-agendized Items.**

None.
9. **Unfinished Business.** Discussion and Possible Legal Action may be taken.

None.
10. **New Business.** Discussion and Possible Action may be taken.
  - A. **Discussion and possible action on Council-referred analysis of Section 153.086 (13) (a-g) Outdoor Storage, Steel Storage Containers.**

Planning Consultant Steven Brown spoke in regard to the February 19, 2019 Town Council meeting whereby the Council directed further consideration of possible amendments to Section 153.086 (13) (a-g) Outdoor Storage, Steel Storage Containers to the Planning and Zoning Advisory Commission (P&Z). He stated the Chair of the Firewise Committee declined to attend this meeting, due to not knowing the implications for Firewise of the location and how storage containers are handled.

PC Brown stated the Council had the following concerns:

- The restriction on steel storage containers as accessory uses, to properties of 2 acres or greater.
- The restriction on steel storage containers as accessory uses to one per residential property.
- The requirement that steel storage containers, as accessory uses be subject to setbacks in effect for the underlying zoning district.

PC Brown stated an issue not addressed by the Council, that should be, is the limitation of steel storage containers as accessory uses only in the RMM and less restrictive zoning districts. The more restrictive R1L zoning districts, which make up approximately 75% of the Town, are by virtue of this requirement, not eligible for the siting of steel storage containers as accessory uses.

A partial video of the February 19, 2019 Town Council meeting showing the discussion amongst Town Councilmembers was shown.

PC Brown advised the Commissioners to discuss each letter under Section 153.086 (13) individually.

Chair Hambrick asked if there was something that brought up this issue. PC Brown stated it was brought to the Council on a Council Agenda Action Request Form by a Council member concerning using the storage containers as a possible emergency measure and to allow them on a 3,500 sq. ft. lot. It was not a complaint.

There was Commissioner discussion with PC Brown regarding Section 153.086 (13) (a-g).

Commissioner Crofutt made a motion to look into revising or researching for possible changes to the Section, seconded by Commissioner Ullmann. Chair Hambrick called for the vote on the motion: Commissioner Crofutt – aye; Commissioner Murphy – aye; Commissioner Ullmann – aye; Vice-Chair Siereveld – aye; Chair Hambrick – aye. The motion passed unanimously.

PC Brown asked if there was any direction to Staff. Chair Hambrick stated Staff needs to review and make a recommendation to the Commission for their discussion at the next P&Z meeting.

#### Public Comment

Jason Chisholm spoke about his family owning rental property in the area. He has an 8 x 20 container on his property that he uses for overflow storage. These containers have a one-hour fire rating and are extremely fire resistant. The Town Code says 40-footers are not allowed, but there are properties that do have 40-footers and nothing has been done about them. He was unaware the ordinance states you could only have a storage container if you have 2 acres. In fact, he has had four Building Inspectors tell him that as long as it meets the setbacks, it is okay. He advised the Commissioners to go over each item, one-by-one.

Commissioner Crofutt asked are you in the R1L. Mr. Chisholm stated he is in RM and has .35 acres. The container sits 8 1/2' from ADOT's property and 34' from the house. He stated in the event his house burns down, I have food, clothes, water and other household stuff in there. These are things to look into.

Jack Hamilton stated this was done for fire hazard. Are there other options? You can build steel buildings which are legal and fireproof. They can be built in various sizes and they add value to the property. Most containers will rust and overtime they will not look good. There were two separate things here, one for fire containers and one is for setbacks. Although, setbacks were not supposed to be considered, as they were not on the Agenda. The problem that you have with the setbacks is it affects the whole town and that changes what this Town looks like. This will affect all of Dewey except downtown Humboldt.

Commissioner Crofutt asked if the storage containers would change the look of the Town like tract housing does. Mr. Hamilton stated it wouldn't be quite the same, housing is different. These are sheds and buildings, it is going to be hard to differentiate what you can and can't build, in order to stay in the setbacks. He stated he was unhappy with the way the Council handled this. Council is supposed to give the Commission direction and have the Commission do the researching. Three of the Councilmembers gave the direction and the rest of them didn't vote, so you don't know how they are going to vote. That is why you should be making up your mind instead by finding the facts and not letting Council tell you what to do.

Leigh Cluff stated she didn't realize this discussion was in regard to fires only. She said she understood it was for storage in case of a fire. For her, it was very difficult being evacuated as she could only grab a few things. If she had a Connex box, she could have saved more things. It is a piece of mind knowing you have things saved and your property looks better if you can store things in a storage container.

Chair Hambrick asked if there were any other comments. Commissioner Crofutt stated they mentioned changing setbacks, but no one else has mentioned setbacks. Chair Hambrick said they mentioned the setbacks in the Council meeting, but it was shutdown.

Chair Hambrick stated we are a Town, not a Homeowner's Association. So many times when people are writing ordinances or legislation, you try to legislate behavior. You cannot legislate bad behavior. He said he currently lives in this Town and has lived in the County for 25+ years. You can write these rules a thousand different ways and cover different things. If I choose to put a Connex box on my flatbed trailer and park it in the corner of my property, against my fence, there is not a whole lot that anybody can say about that. When it comes to writing ordinances, it is extremely tough to write ordinances when you are trying to legislate behavior.

**11. Public Hearing Agenda.**

None.

**12. Adjourn.** The meeting was adjourned at 7:11 p.m.

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Chair Victor Hambrick

ATTEST:

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Beth Evans, Interim Town Clerk

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**TOWN OF DEWEY-HUMBOLDT**  
**P.O. BOX 69**  
**HUMBOLDT, AZ 86329**  
**Phone 928-632-7362**  
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# Staff Report

## Planning and Zoning Advisory Commission Meeting

### May 9, 2019

Date: May 1, 2019

To: Planning and Zoning Advisory Commission Members

From: Ed Hanks, Interim Town Manager

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#### **9. A. General Plan Review. Initial Session of review and discussion of the 2009 General Plan.**

##### **BACKGROUND:**

At the March 9, 2017 Planning and Zoning Advisory Commission (P&Z) Regular Meeting, we began a review of the 2009 General Plan. At this meeting, we will pick up where we left off in the Land Use Element and continue our discussion.