

**TOWN COUNCIL OF DEWEY-HUMBOLDT
STUDY SESSION MEETING NOTICE AND AGENDA**

Tuesday, February 11, 2020, 6:30 P.M.

**DEWEY-HUMBOLDT TOWN HALL
COUNCIL CHAMBERS
2735 S. HWY 69, SUITE 10
HUMBOLDT, ARIZONA 86329**

NOTICE OF MEETING OF THE DEWEY-HUMBOLDT TOWN COUNCIL

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Dewey-Humboldt Town Council and to the general public that the Town Council will hold a meeting open to the public on **Tuesday, February 11, 2020, at 6:30 p.m.**, at the **Dewey-Humboldt Town Hall Council Chambers, 2735 S. Highway 69, Suite 10, Humboldt, Arizona 86329.**

DEWEY-HUMBOLDT TOWN COUNCIL STUDY SESSION AGENDA

The issues that come before the Town Council are often challenging and potentially divisive. To make sure we benefit from the diverse views to be presented, the Council 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. Council may vote to go into Executive Session for legal advice regarding any matter on the open agenda pursuant to A.R.S. § 38-431.03(A)(3), which will be held immediately after the vote and will not be open to the public. Upon completion of the Executive Session, the Council may resume the meeting, open to the public, to address the remaining items on the agenda. Agenda items may be taken out of order. Please turn off all cell phones. Council Meetings are broadcast via live streaming video on the internet in both audio and visual formats. One or more members of the Council 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. Town Council Members Karen Brooks; Lynn Collins, John Hughes, Mark McBrady, Victoria Wendt, Vice Mayor Amy Lance and Mayor Terry Nolan.

3. Public Comment on Non-agendized Items

The Council wishes to hear from Citizens at each meeting. Those wishing to address the Council 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 Council. Individuals may address the Council on any issue within its jurisdiction. According to the Arizona Open Meeting Law, Councilmembers 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, Councilmembers are forbidden from discussing or taking legal action on matters raised during Public Comment unless the matters are properly noticed for discussion and legal action. A 3 minute per speaker limit shall be imposed. Everyone is asked to please be courteous and silent while others are speaking.

4. Study Session. Study Sessions are held for the purpose of detailed review and Council discussion. As such, Council may discuss and provide feedback on any matter listed on the agenda. No final decisions or voting occurs at Study Sessions. Agenda language may vary from that in CAARFs for Open Meeting Law purposes.

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A. Discussion with Leslie Dornfeld, PLAN*et Communities, and obtain Council input on the General Plan Update Process. Topics for possible discussion and input include: General Plan Steering Committee, Public Participation Plan, best practices in updating General Plans. (Staff CC)

5

B. Discussion about updating the Land Use Element or developing a South Dewey-Humboldt Area Plan prior to the General Plan Update due to the risk of losing the opportunity of attracting commercial users in the area to the south of 3rd Street by waiting for the General Plan Update (CAARF – Councilmember Collins)

- 9 **C. Discussion relating to the process for establishing an ordinance and obtain Council feedback on the provisions of a proposed Council policy to follow in developing text amendments to the Zoning Ordinance and other ordinances** (CAARF – Mayor Nolan; Staff CC)

5. Adjourn.

For Your Information:

Next Town Council Meeting: Tuesday, February 18, 2020 at 6:30 p.m.
 Next Planning & Zoning Meeting: Thursday, March 5, 2020 at 6:00 p.m.
 Next Town Council Work Session: Tuesday, March 10, 2020 at 6:30 p.m.

Persons with a disability may request reasonable accommodations by contacting the Town Hall at (928) 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.

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 Tim Mattix, Town Clerk.



COUNCIL COMMUNICATION

Study Session Meeting Date: **February 11, 2020**

Agenda Item: **4.A.**

Submitted by: Edward L. Hanks, Jr., Town Manager

Subject:

Discussion with Leslie Dornfeld, PLAN*et Communities (“PLAN*et”), and Council input on the General Plan Update Process.

Purpose:

For Council to discuss directly with Leslie Dornfeld, PLAN*et, on aspects relating to Phase 1 of the General Plan Update process, including the General Plan Steering Committee, Public Participation Plan, and best practices in updating General Plans.

Background:

At tonight’s Council meeting, Leslie Dornfeld, PLAN*et, will be present to discuss with Council the General Plan Update Process.

The Town contracted with PLAN*et for services related to Phase 1 of the General Plan Update, which will involve a series of steering committee meetings to evaluate, appraise, and provide feedback to Council on the existing General Plan.

As directed at the January 21, 2020 Council Meeting, staff has begun advertising and receiving applications from members of the public who are interested in participating on the General Plan Steering Committee. Council will review applications and make appointments to the Steering Committee at a future Council meeting.

Financial Impact:

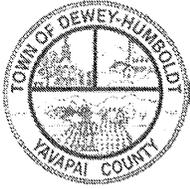
There are no identified Financial Impacts.

Attachments:

None

Town of Dewey-Humboldt
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RECEIVED
JAN 31 2020

Dewey-Humboldt

COUNCIL AGENDA ACTION REQUEST FORM

Meeting Type: Regular Special Work Session

Meeting Date: Feb 11, 2020

Date of Request: 1-31-20

Type of Action: Routine/Consent Regular

Requesting: Action Report Only

Agenda Item Text (a brief description for placement on the agenda; please be exact):

Discuss doing Land Use Element update or a South D-H Area Plan. **PRIOR** to spending 3 yrs. on whole Gen. Plan. DH Risks losing opportunity of attracting commercial users in this ~~area~~ Area to south if we wait 3 years.

Purpose and Background Information (Detail of requested action). There are residential

zones (R1L) close to SR 69 that have infrastructure available (fiber optic, H2O, 3 phase power) that could be a good place for commercial use, maybe employment center (professional or commercial office), medical services, ect. Good for mixed use area plan.

Staff Recommendation(s): _____

Budgeted Amount: _____

List All Attachments: NEWS item about P.V. Effort to Recruit grocer,

Type of Presentation: _____

Special Equipment needed: Laptop Remote Microphone
 Overhead Projector Other: _____

Contact Person: Lynn Collins

Note: Per Town Code §30.105(D): Any new item will be placed under "New Business" for the council to determine its disposition. It can be acted upon at that meeting, sent to staff for more work, sent to the appropriate board or commission, set for a work session or tabled for a future date, etc.

Will the former Sam's Club in Prescott Valley ever be sold?

Walmart, town's competing interests slowing the process

1-15-20

P.N. TRIB.

By **DOUG COOK**
Prescott News Network

The former Sam's Club warehouse on the southeast side of the Prescott Valley Crossroads Center, 5757 E. Highway 69, has become a hot property because of its prime location on the busy thoroughfare.

However, if that's the case, then why has the building not been sold in the two years it has been vacant?

To understand the situation, you need to realize that there are competing interests for the space.

Walmart, which owns Sam's Club, shut down its club here so that it could open a brand-new Walmart on nearby Glassford Hill Road. Walmart, it seems, would prefer not to sell the building to another retail- or grocery-related business for fear

of creating unwanted competition.

"The former Sam's Club building at the Prescott Valley Crossroads Center is for sale," Walmart Director of Communications Tiffany Wilson stated via email on Jan. 9. "We are actively marketing the property and looking for the right buyer."

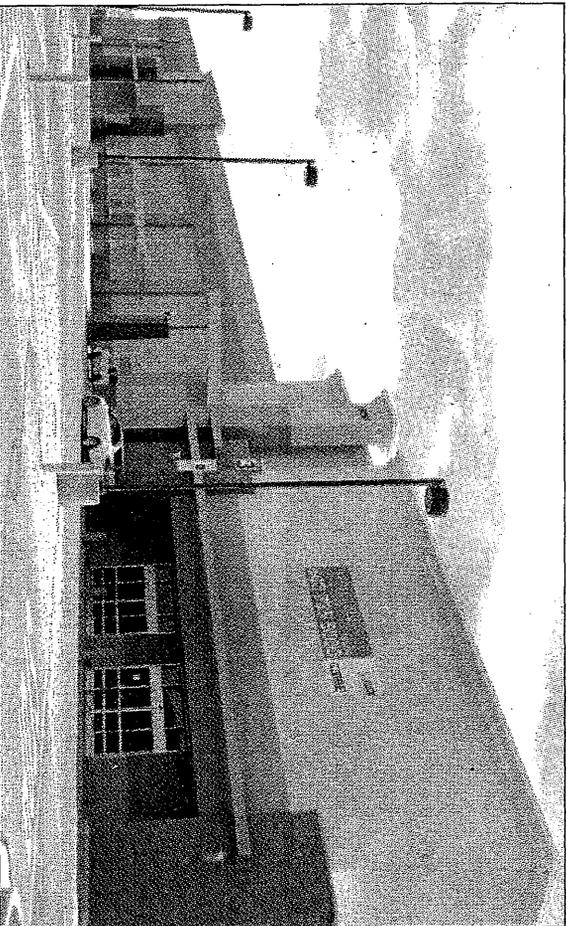
When pressed on what kind of buyer or types of businesses Walmart would be interested in selling the property to, Wilson declined to comment.

PRESCOTT VALLEY

WANTS ANOTHER GROCER

The Town of Prescott Valley's economic development team minces no words about its desires for the future of the

See **RETAIL**, page 9



The former Sam's Club building, 5757 E. Highway 69, on the southeast side of Prescott Valley's Crossroads Center has been vacant for two years. (Doug Cook/Tribune)

• Retail

From page 1

former Sam's Club property, though.

* Prescott Valley wants another grocery store in town. More specifically, the town craves a business in the former Sam's Club that can generate a lot of sales-tax dollars. Other businesses have shown an interest in the property, but neither Walmart nor the town seem to be reciprocating.

PV Economic Development Coordinator Ben Hooper said during a town council study session in early January that his department had completed a grocery analysis for Prescott Valley at the end of 2019.

Hooper added that Walmart has been asking \$5.8 million for the 135,000-square-foot former Sam's Club, which he believes is too high of a price.

* "Grocery store recruitment is the most important [part of our current agenda]," Hooper said of his department. "We need to find a direction for the for-

mer Sam's Club. It's a threat to the viability of the Crossroads Shopping Center."

NO-'WIN'?

When town officials learned that WinCo Foods, a Boise, Idaho-based supermarket chain, wanted to buy the former Sam's Club, they were excited. But Walmart, it seems, couldn't come to an agreement to sell.

And, so, that brings us back to what transpired at the former Albertson's and, later, the Haggen grocery store on North Lake Valley Road in the heart of town. When Haggen closed for good four years ago, it left a pretty big hole in the market here. Fry's and Safeway are the only two grocers in town, although Sprouts Farmers Market has a presence in the Crossroads.

In January 2019, the Courier reported that the Heights Church in Prescott had taken possession of the former Haggen building, although the building is expected to remain

vacant until September, Hooper said. Hooper added that the Heights' Prescott Valley church could bring upwards of 1,000 residents into the town's central business district on Sundays, which should give the local economy another shot in the arm.

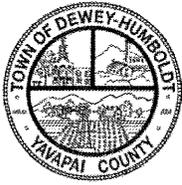
Meanwhile, town officials hope the situation with the former Sam's Club building can be resolved in 2020.

It will likely take a meeting of the minds, between the town and Walmart, to determine an amicable solution for both sides.

"I just want to see all parties involved keep the citizens of Prescott Valley in mind when dealing with the situation," Prescott Valley Mayor Kell Palguta said. "I hate that the quality of shopping is affected for all of the citizens."

Doug Cook is a reporter for Prescott News Network. Follow him on Twitter at @dougout_dc. Email him at dcook@prescottaz.com or call 928-445-3333, ext. 2039.

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JAN 27 2020

Received

COUNCIL AGENDA ACTION REQUEST FORM

Meeting Type: Regular Special Work Session

Meeting Date: February 11, 2020

Date of Request: January 26, 2020

Type of Action: Routine/Consent Regular

Requesting: Action Report Only

Agenda Item Text (a brief description for placement on the agenda; please be exact):

process for establishing an ordinance

Purpose and Background Information (Detail of requested action). _____

Explain the process to develop an ordinance for the town

Staff Recommendation(s): The attached Council Communication outlines a draft process for Council to consider as part of this discussion.

Budgeted Amount: _____

List All Attachments: _____

Type of Presentation: Oral

Special Equipment needed: Laptop Remote Microphone
 Overhead Projector Other: _____

Contact Person: Mayor, Nolan

Note: Per Town Code §30.105(D): Any new item will be placed under "New Business" for the council to determine its disposition. It can be acted upon at that meeting, sent to staff for more work, sent to the appropriate board or commission, set for a work session or tabled for a future date, etc.



COUNCIL COMMUNICATION

Study Session Meeting Date: **February 11, 2020**
Agenda Item: **4.C.**

Submitted by: Edward L. Hanks, Jr., Town Manager

Subject:

Discussion and Council feedback relating to a proposed policy to follow in developing text amendments to the Zoning Ordinance to address issues identified by Town Council Member(s).

Purpose:

To discuss with Council a proposed policy to be used in the development of text amendments to the Zoning Ordinance.

Background:

The following steps are currently followed when Councilmembers initiate text amendments to the Zoning Ordinance:

- Council brings a CAARF in
- Staff places the CAARF on a future agenda
- Council considers the CAARF and refers it to the Planning and Zoning Advisory Commission ("P&Z")
- P&Z considers a recommendation to Council about the proposed text amendment
- Staff prepares an ordinance based on P&Z's recommendation or takes a report of no action recommended back to Council
- Council considers ordinance or P&Z's recommendation of no action
- If Council decides to proceed with the text amendment to the Zoning Ordinance (with or without changes to the draft text amendment produced from P&Z's recommendation), then Council sends it back to P&Z
- P&Z advertises and holds a Public Hearing
- Council advertises and holds a Public Hearing/adoption

Staff recommends the following outline be followed in the development of text amendments to the Zoning Ordinance, to maximize efficiencies and make the best use of the time of all involved.

- Council brings a CAARF in identifying an issue or area of concern
- Staff places the CAARF on a future Regular Council Meeting agenda, along with staff's recommendation to pursue or not pursue drafting a text amendment to the Zoning Ordinance (in compliance with Town Code § 30.081, no more than one hour will be spent in preparing the initial recommendation);
- Council votes to either:
 - Refer the matter to staff to review and prepare a text amendment to the Zoning Ordinance
 - Take no action on developing an ordinance
- If moved forward by Council, staff revises/finalizes a text amendment to the Zoning Ordinance and jointly advertises and posts for public hearings at both P&Z and Council meetings
- P&Z holds a Public Hearing and makes a report to Council on the Ordinance, possibly recommending modifications.
- Council holds its Public Hearing on the ordinance, considering the report from P&Z and making modifications, and either approves or denies the text amendment to the Zoning Ordinance.

While the points above are specific to Zoning Code Amendments, if Council is amenable, staff will modify accordingly for other types of ordinances and bring back a policy for Council consideration.

Town of Dewey-Humboldt
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Financial Impact:

There are no identified Financial Impacts.

Attachments:

None