

MINUTES

P & Z COMMISSION HEARING

11/18/2021

ATTENDANCE

P & Z Commissioners

ATTENDED

1. Wendell DeCross
2. Randy Murph
3. Chuck Howe (Zoom)
4. Ruth Ann Smith
5. Taber Heisler
6. George John (Joined through Zoom after Item #5)

ABSENT

1. Nick McVicker

STAFF ATTENDANCE

1. John Osgood
2. Berrin Nejad
3. Cody Cooper
4. Kristyn Saunders

Meeting held at the Navajo County Board of Supervisors Chambers, Holbrook, Arizona and through Zoom.us – Time: 6:00 PM to 7:07 PM

Chairman Howe called the meeting of the Navajo County Planning & Zoning Commission to order and explained the meeting procedures to the public. **Vice Chairman Smith** then led the Pledge of Allegiance.

ITEM #1 – PLEDGE OF ALLEGIANCE

ITEM #2 – REVIEW OF AGENDA BY COMMISSIONERS

ITEM #3 – CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA

ITEM #4 – CONSIDERATION OF APPROVAL OF MINUTES FROM THE COMMISSION HEARING ON SEPTEMBER 16th 2021

Chairman Howe called for a motion. **Commissioner Smith** made a motion to approve the minutes. **Commissioner Heisler** seconded the motion. Motion carried, 4 - 0.

ITEM #5 – SUP 21-012 PINE ROSE MANUFACTURED HOME AND RV PARK, DISTRICT IV:

A request for a Special Use Permit to build a 17-space manufactured home and RV park, including 14 manufactured home spaces and 3 RV spaces as well as a fourplex. The

property is 2.83-acres in size, located to the east of Porter Mountain Road, between Amanda Drive and Peterson Road, in the Lakeside area. **APN#** 212-26-082N, T09N, R22E, S24 of the GSRM. **Owner:** Juan Rosales. **Agent:** Juan Rosales. **Table to December 16th meeting.**

Chairman Howe called for a motion. **Commissioner DeCross** made a motion to approve the Table. **Commissioner Heisler** seconded the motion. Motion carried, 4 - 0.

ITEM #6 – SUP 21-013 BURTON RV STORAGE, DISTRICT IV: A request for a Special Use Permit to construct an RV and boat storage facility with 146 canopy covered spaces. The property is 4.64-acres in size, located north of State Route 260 and west of Burton Road, in the Linden area. **APN#** 409-22-007S, T10N, R21E, S06 of the GSRM. **Owner:** Judy Stephenson **Agent:** Ryan Mell.

Mrs. Nejad presented the item to the commission. The applicant, Ryan Mell, is requesting an approval for a Special Use Permit for an RV and Boat Storage facility on 4.6 acres of property in Linden along the Highway 260, and Burton Road. She continued saying that the use was allowed with commercial zoning for the property, and that Burton Road leads to residential areas northward; Access to the site will be from Burton Road and the eastern portion of the property will be dedicated to water retention. The project will have 146 storage spaces with plans for canopies; a solid fence will be place around the property for screening from the neighbors, and the facility will be self-service with an automated gate and light for the users. Finally, an illuminated sign will be placed on the southwest corner of the lot to denote the facility. Staff has received calls and e-mails inquiring about the project, and the Fire Department sent staff a letter after the staff report had been prepared, noting that they approved of the project.

The Chairman then opened for questions from the commission, and **Commissioner Heisler** noted that the staff report had the incorrect photo of the site, Berrin apologized and noted that she had a correct photo in the presentation. **Commissioner DeCross** asked about the ownership of the property, wanting to know about the name of the trust and Mr. Cooper noted that it was the Judy Lee Stephenson Trust LLC that held ownership of the property.

Chairman Howe called to see if the applicant wanted to speak, and applicant Ryan Mell introduced himself and spoke to the commission about the project; He said that the neighbors' concerns have been taken into consideration, especially their concerns about screening and vehicles getting backed up turning into the property- they have provided enough turning space to help alleviate that issue. Furthermore, after meeting with them a few days before the current hearing, they stated that they would like to put in an eight-foot decorative wall on the north side of the property. The lighting will only come on while the property is in use, to keep the lighting at a minimum, it will have 24-hour access and there will be a privacy screen that will prevent the light from disturbing the neighbors with dark-skies compliant shielding. They will be using asphalt or crushed basalt, the fences will be solid save for the wrought-iron fence, there will be some minor landscaping and landscape lighting along the road fronts, with 3-to-6-inch rip rap. There will be canopies, but they will be added to the spaces depending on market appreciation of them.

The Chairman asked if the commission had questions for the applicant, **Commissioner DeCross** asked who the applicant was in relation to the owner, as he wanted to clarify just what was happening with the ownership and the application.

Applicant Ryan Mell said that he was the representative of the Blockheads LLC that was looking into purchasing the property, he further explained that they had submitted with the owner as Judy Stephenson as their contract for sale had not yet closed but would shortly.

Commissioner DeCross asked about the wall on page 2, and the applicant explained what was intended, noting that Mrs. Nejad's presentation was a sample from the company they were planning on using.

Mrs. Nejad asked the applicant about his sudden change to an eight-foot fence, asking if that came up because of the most recent meeting with the neighbors; She further asked Mr. Cooper what the code allowed, and he explained that seven feet was the maximum height allowed by the current code. Mr. Mell said he would investigate the specifications of the fencing.

Chairman Howe asked if there was any indication that an eight-foot fence would garner approval from the neighboring property owners, to which the audience spoke up to the commission that they were in the audience and would be willing to speak to the Commission about this.

Jarrell Abney said that he was there not really to speak toward the project but did point out that they had been in touch with the applicants and were concerned about the seven-foot height limit and asked if there was any way to increase to eight feet.

Commissioner DeCross asked about the staff report, noting that the applicant had submitted plans for what seemed to all be six-foot fencing.

Mr. Abney said that the applicant had originally presented the item to them as such, but that after some recent discussion with them, the applicants were willing to give them an eight-foot-tall fence at their request.

Commissioner Murph asked the speaker what concerns about six feet made eight feet more desirable.

Mr. Abney said that as there would be Recreational Vehicles, it would greatly impact their view, likening it to a parking lot. The additional two feet would make the view less cluttered and provide more privacy.

Commissioner Murph spoke favorably of the idea, and the applicant's engineer Curtis asked if eight feet was allowed in Residential zonings, to which Mr. Cooper said that no, they would not be.

There was some discussion about the logistics of the code, as well as comments from Public Works Director John Osgood to the commission stating that there was a significant difference with engineering a six-foot fence versus an eight-foot fence, the building departments' chief inspector had interpreted the recently adopted 2015 International Building Code that clearly stated the allowance of a seven-foot-tall fence but did not allow for eight feet. He did state that they would review the issue and see if something could be done to allow for an eight-foot fence.

Mr. Mell said that they want to try and please their neighbors so they would be happy to work with staff to find a solution for an eight-foot fence.

Chairman Howe asked for any more in favor, then if there were any opposed, and Stephanie Marshall approached to speak and said that they would be right there on the corner of the proposed entrance and was concerned about property value loss and said that they wanted to heavily encourage an eight-foot fence because that would be less of an impact with the sight and sound of the RV storage.

JoAnn Abney also spoke to the commission, stating that they had just purchased this property, and they were not aware of the zoning when they made the purchase, noting that while she was not in favor of the project, she too would prefer an eight-foot fence.

Mrs. Nejad commented that the eight-foot fence is not an issue that staff can handle nor is the proposed item acceptable for a variance, as it did not deal with a hardship of the land.

Commissioner Howe spoke to the applicant, noting that they could withdraw and resubmit, or they can continue as submitted.

Mr. Mell said they'd do their best to please the neighbors, and said that if they needed to, they would withdraw to try and find a solution to the fence.

To this, Mr. Abney spoke up and noted that they would be willing to work with the applicant as submitted and did not wish to stand in the way of their application. He further noted that they do appreciate the efforts made to work with them on this matter.

Commissioner DeCross stated the role of the Commission was solely to give a recommendation to the Board of Supervisors, and that it was not up to them to grant or deny anything, and further said that their role was not to get into details for the wall height, that is a role for the building department.

Note: Commissioner George John joined in time to hear this project and voted.

Chairman Howe called for a motion. **Commissioner Decross** made a motion to recommend approval of the Special Use Permit. **Commissioner Smith** seconded the motion. Motion carried, 4 – 1 (Murph)

ITEM #7 – REVIEW AND APPROVAL OF 2022 CALENDAR: A request from staff to review and approve the 2022 meeting calendar.

Chairman Howe called for a motion. **Commissioner DeCross** made a motion to approve the calendar. **Commissioner Murph** seconded the motion. Motion carried, 5 - 0

ITEM #8 – CONFIRMATION OF DECEMBER 2021 MEETING: A request from staff to confirm the date of the December 16th meeting to ensure there are no conflicts and that there will be a quorum.

The Commission all confirmed attendance, either in person or through Zoom.

ITEM #9 – REPORT FROM STAFF TO THE COMMISSION:

Commissioners may use this time to offer additional comments regarding any item on this agenda or any other topic; and the Commission may direct Development Services Department staff to study or provide additional information on topics of the Commissions' choosing.

With there being no further business to come before the Planning and Zoning Commission, the motion was made to adjourn the meeting by **Commissioner DeCross**, **Commissioner Murph** seconded the motion. Motion carried 5 - 0.
The meeting was adjourned at 7:07.

Approved this _____ day of _____, _____

Chairman, Navajo County
Planning & Zoning Commission

ATTEST:

Planning Assistant, Navajo County
Planning & Zoning Department