

MINUTES
P & Z COMMISSION HEARING

12/17/2020

ATTENDANCE
P & Z Commissioners

ATTENDED

1. Chuck Teetsel
2. Ruth Ann Smith
3. Randy Murph
4. George John
5. Nick McVicker

ABSENT

1. Rodger Rhoades
2. Wendell DeCross
3. Chuck Howe

STAFF ATTENDANCE

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

Meeting held Online using Zoom.us – Time: 6:08 pm to 6:25 pm.

Chairman Teetsel called the meeting of the Navajo County Planning & Zoning Commission to order and explained the meeting procedures to the public. **Mr. Teetsel** 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 – TXT-A-20-01 AMENDMENT TO ARTICLES 3,4,5,6,8,9,11,13, AND 14, SECTION of INTENSITY OF USE REGULATIONS:

Consideration of a Zoning Ordinance text amendment to the Intensity of Use Regulations Section of Article 3,4,5,6,8,9,11,13, and 14 regarding the distance between buildings on the same lot.

Berrin Nejad presented the item, stating that the fire codes have changed from 15 to 5 feet. The setbacks between buildings was set by the fire code in the first place, it is the wish of the building department that the codes be changed to reflect current fire code standards, with support from the fire marshal.

The Chairman asked Chief building Official Rob Douglas to speak towards this, Rob Douglas stated that he was highly in favor as there have been a number of people with unusual lots that have been cramped by the 15-foot setback requirements. **Chairman Teetsel** asked if this had anything to with the property setbacks, Ms. Nejad confirmed that this was solely upon the building setbacks between buildings.

Chairman Teetsel called for a motion. **Commissioner Smith** made a motion to recommend Approval to the Board. **Commissioner Murph** seconded the motion. Motion carried, 4 - 0.

ITEM #5 – CONSIDERATION OF APPROVAL OF MINUTES FROM THE COMMISSION HEARING OF 11/19/2020.

Commissioner John made a motion to approve the minutes, with one change to fix the attendance list. **Commissioner Smith** seconded the motion. Motion passed, 4 - 0.

ITEM #6 – APPROVAL OF 2021 PLANNING AND ZONING COMMISSION MEETING SCHEDULE.

Commissioner Smith made a motion to approve the next two third Thursday of the first two meetings, January 21st, and February 18th the schedule will be e-mailed out and voted upon fully on the January 21st Meeting, or next scheduled meeting. **Commissioner Murph** seconded the motion. Motion passed, 4 - 0.

ITEM #7 – COMMISSIONER’S COMMENTS AND/OR DIRECTIONS TO STAFF: 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.

ITEM #8 – REPORT FROM STAFF TO THE COMMISSION:

The Commission reserves the right to change the order of any Agenda item. The Commission reserves the right to adjourn into executive session when needed pursuant to ARS §38-431.03(A) (3) for legal consultation on the above-described agenda items.

ADJOURN MEETING

With there being no further business to come before the Planning and Zoning Commission, the meeting was adjourned at 6:25. A motion was made to adjourn the meeting by **Commissioner Murph**. **Commissioner Smith** seconded the motion. Motion carried unanimously.

Approved this _____ day of _____, _____

Chairman, Navajo County
Planning & Zoning Commission

ATTEST:

Secretary, Navajo County
Planning & Zoning Department