

MINUTES

P & Z COMMISSION HEARING

7/16/2020

ATTENDANCE

P & Z Commissioners

ATTENDED

1. Chuck Teetsel
2. Ruth Ann Smith
3. Chuck Howe
4. Wendell DeCross
5. Rodger Rhoades
6. George John

ABSENT

1. Randy Murph
2. Nick McVicker

STAFF ATTENDANCE

1. Berrin Nejad
2. Cody Cooper
3. John Osgood
4. Bill Bess
5. Jeanine Carruthers
6. Kristyn Saunders

The meeting was held online using ZOOM.us at 6:00 PM, to 7:15 PM

Call in Number: 1-253-215-8782

Meeting ID: 920 6643 5139

Password: 961235 – Time: 6:12 to 7:15

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 #4 – CONSIDERATION OF APPROVAL OF MINUTES FROM THE COMMISSION HEARING ON June 18, 2020.

Commissioner Howe made a motion to approve the minutes. **Commissioner Smith** seconded the motion. Motion passed unanimously.

ITEM #5 –SUP 20-003 AZTEC METEOROLOGICAL TOWER 1 WEST, DISTRICT III: A request for a Special Use Permit extension to operate an already existing 198’ meteorological tower, located on APN# 111-08-002D, T16N, R18E, S20 of the GSRM. Owner: Aztec Land and Cattle Company, Ltd. Agent: Stephen Brophy

Mr. Cooper presented the item, noting that there was a redaction of the original advertising due to an error of the parcel numbers, and that corrections had been issued.

He presented the item and noted the location of the towers in proximity to local landmarks. He further stated that the original conditions for the SUP would need to be renewed after five years and they would expire this month, however due to current world events there was a grace period granted for them and staff recommends approval, with new stipulations in that the special use permit be indefinite and that upon cessation of use the owner remove the tower at their own expense with their own crews.

Mr. Cooper also noted that Clare Brophy was available to speak to the commission.

Chairman Teetsel asked if the items were virtually identical, Mr. Cooper responded that yes, they were nearly identical safe for some minor differences including location and submittal process.

Commissioner Howe asked if there had been any complaints or negative comments or action on the items, Cody noted that there wasn’t anything of note, even in the past files.

Commissioner Smith asked if Arizona Department of Game and Fish had been notified that they were going to make these semi-permanent towers by granting the indefinite SUP.

Mr. Cooper noted that Game and Fish had not been contacted, but also explained that because the nature of these meteorological towers was to determine the viability for a wind farm, the basic procedure was to remove them once the wind towers were to be put into place, and that in the meantime it would be less work for the commission than to keep renewing these SUPs every few years.

The Chairman still felt concerned about moving forward without word from Game and fish, and also did not wish to delay the SUP any more than it needed to be, and offered to Mr. Brophy a way to work around this by making it a stipulation to get Game and Fish’s input prior to going before the Board of Supervisors

Clare Brophy noted that this was acceptable.

There was no public to speak either for or against any of the projects.

The Chairman called for a motion. **Commissioner DeCross** made a motion to recommend Approval to the Board with the condition that Game and Fish be consulted on the indefinite nature of the SUP **Commissioner Smith** seconded the motion.

There was further discussion on the wording of the motion, and Commissioner DeCross withdrew his motion, **Commissioner Smith** also withdrew hers.

Commissioner Howe began to make a new motion, but continued to have discussion over wording, and withdrew again.

Commissioner Howe then made a new motion to recommend approval to the Board of Supervisors for the extension of the Special Use Permit as presented with the additional stipulation that input be requested directly from the Arizona Game and Fish Department.

If no negative comments are received, the Planning and Zoning Commission recommends approval to the Board of Supervisors. If negative comments are received, the request for extension of the Special Use Permit must come back before the Planning and Zoning Commission for consideration. **Commissioner Smith** Seconded the motion
Motion carried unanimously.

ITEM #6 - SUP 20-004 AZTEC METEOROLOGICAL TOWER 2 WEST, DISTRICT III: A request for a Special Use Permit extension to operate an already existing 198' meteorological tower, located on APN# 111-04-001C, T15N, R18E, S09 of the GSRM. Owner: Aztec East Jeffers, LLC Agent: Stephen Brophy

Mr. Cooper noted that there was no difference to this application outside of location.

The Chairman called for a motion. **Commissioner Rhoades** made a motion to recommend approval to the Board of Supervisors for the extension of the Special Use Permit as presented with the additional stipulation that input be requested directly from the Arizona Game and Fish Department. If no negative comments are received, the Planning and Zoning Commission recommends approval to the Board of Supervisors. If negative comments are received, the request for extension of the Special Use Permit must come back before the Planning and Zoning Commission for consideration. **Commissioner Howe** seconded the motion. Motion carried Unanimously.

ITEM #7- SUP 20-005 AZTEC METEOROLOGICAL TOWER 3 WEST, DISTRICT III: A request for a Special Use Permit extension to operate an already existing 198' meteorological tower, located on APN# 111-03-001G, T15N, R17E, S13 of the GSRM. Owner: Aztec Land and Cattle Company, Ltd. Agent: Stephen Brophy

Mr. Cooper noted that there was no difference to this application outside of location.

The Chairman called for a motion. **Commissioner Howe** made a motion to recommend approval to the Board of Supervisors for the extension of the Special Use Permit as presented with the additional stipulation that input be requested directly from the Arizona Game and Fish Department. If no negative comments are received, the Planning and Zoning Commission recommends approval to the Board of Supervisors. If negative comments are received, the request for extension of the Special Use Permit must come back before the Planning and Zoning Commission for consideration. **Commissioner Smith** seconded the motion. Motion carried Unanimously.

ITEM #8 - SUP 20-006 AZTEC METEOROLOGICAL TOWER 4 EAST, DISTRICT III: A request for a Special Use Permit to operate an already existing 198' meteorological tower, located on APN# 110-07-001E, T16N, R20E, S31 of the GSRM. Owner: Aztec Land and Cattle Company, Ltd. Agent: Stephen Brophy

Mr. Cooper explained the differences to this particular case, noting that it was heard in 2012 instead of 2015, a three-year period was originally given instead of the typical five-year period, and that an extension had been filed previously. Upon renewing the permit, the Board of Supervisors granted a ten year extension, and the SUP is currently set to expire in 2025. The applicant is merely wishing to change this extension to an indefinite expiration date as well, to keep everything in order.

Chairman called for a motion. **Commissioner Rhoades** made a motion to recommend approval to the Board of Supervisors for the extension of the Special Use Permit as presented with the additional stipulation that input be requested directly from the Arizona Game and Fish Department. If no negative comments are received, the Planning and Zoning Commission recommends approval to the Board of Supervisors. If negative comments are received, the request for extension of the Special Use Permit must come back to the Planning and Zoning Commission for consideration. **Commissioner Howe** seconded the motion. Motion carried Unanimously.

ITEM #9 - SUP 20-007 AZTEC METEOROLOGICAL TOWER 5 EAST, DISTRICT III: A

Request for a Special Use Permit to operate an already existing 198' meteorological tower, located on APN # 110-02-004A, T15N, R20E, S14 of the GSRM. Owner: Aztec Land and Cattle Company, Ltd. Agent: Stephen Brophy

Mr. Cooper noted that this case was a bit different but still almost identical to the previous item, just that the extension from the previous item for ten years was never filed for and thus has expired; This is a new SUP to apply for use for an existing tower to legalize it. The tower could be considered a nuisance by the county and they could ask to have it removed, however staff has not had any complaints about it.

Clare Brophy wished to note that they were not the original applicant, their lease-ee was the one that had applied for it and given that it was their land they wanted to make sure things were done correctly and continue retrieving data from this tower.

Commissioner Howe asked if there was any difference to this that Game and Fish would be concerned about, to which Mr. Cooper replied that there was not, and previous concerns were standard.

The Chairman called for a motion. **Commissioner Howe** made a motion to recommend Approval with previous stipulations to reach out to Game and Fish prior to going before the board, and if Game and Fish have negative input that the item be heard again by the commission. **Commissioner Rhoades** seconded the motion.

There was some further discussion over wording, before commissioners Howe and Rhoades withdrew the motion, and began a new one.

Chairman called for a motion. **Commissioner Howe** made a motion to recommend approval to the Board of Supervisors for the issuance of a Special Use Permit as presented with the additional stipulation that input be requested directly from the Arizona Game and Fish Department. If no negative comments are received, the Planning and Zoning Commission recommends approval to the Board of Supervisors. If negative comments are received, the request for issuance of a Special Use Permit must come back to the Planning and Zoning Commission for consideration. **Commissioner Rhoades** seconded the motion.

Motion carried Unanimously.

Elections of Officers:

Chairman called for a motion to appoint the chairman

Smith nominated to appoint Teetsel
Teetsel was willing
Wendell Seconded

Wendell motioned to close nominations, seconded by Smith
Passed unanimously

Vice chair

Chairman motioned that Howe be the Vice Chair
Howe: Willing
Smith seconds the motion
Wendell moves to close
Commissioner Rhoades seconds
Passes Unanimously

Motion to vice chair, motion carried unanimously.

Chairman Teetsel Re-elected, Vice Chairman Howe elected.

With there being no further business to come before the Planning and Zoning Commission, the meeting was adjourned at 7:15 PM. A motion was made to adjourn the meeting by Commissioner DeCross, and Commissioner Howe seconded the motion. Motion carried unanimously.

Approved this _____ day of _____, _____

Chairman, Navajo County
Planning & Zoning Commission

ATTEST:

Secretary, Navajo County
Planning & Zoning Department