



Navajo County Public Works
PLANNING & ZONING
P.O. Box 668
Holbrook, Arizona 86025

PUBLIC HEARING
NAVAJO COUNTY
PLANNING & ZONING COMMISSION

March 17th, 2022
6:00 P.M.

REGULAR MEETING

AGENDA

Pursuant to ARS §38-431.02, notice is hereby given to the Members of the Planning & Zoning Commission of Navajo County and to the General Public that the Planning and Zoning Commission will hold a Public Hearing March 17, 2022, beginning at 6:00 p.m. in the Board of Supervisors' Chambers, Navajo County Governmental Center, Holbrook, Arizona. Members of the Commission will attend either in person or by telephonic conference call.

Commissioners will participate in the meeting in-person in the Board of Supervisors Chambers in Holbrook, or via Zoom. Limited seating will be available to the public. Commissioners, staff, and members of the public may call and participate in the meeting by following these steps:

Join Zoom Meeting

<https://us06web.zoom.us/j/87266174896?pwd=TVJ6bnlFNDlWbS82UjNlNGtsc1E4QT09>

Meeting ID: 872 6617 4896

Passcode: 2022

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1. Opening the Meeting:

ITEM #1 – PLEDGE OF ALLEGIANCE

ITEM #2 – REVIEW OF AGENDA BY COMMISSIONERS

ITEM #3 – SELECTION /ELECTION OF CHAIR

ITEM #4 – CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA

ITEM #5 – CONSIDERATION OF APPROVAL OF MINUTES FROM THE COMMISSION HEARING ON JANUARY 20th 2022

2. Previous Item:

ITEM #6 – 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. *Applicant Withdrew Item.*

2. New Items:

ITEM #7 SUP 22-003 OVERGAARD RV STORAGE, DISTRICT IV: A request for a Special Use Permit to construct an RV storage facility with 140 spaces. The property is 3.56 acres in size, located south of Highway 277 and west of Mogollon Drive in Overgaard. **APN#** 206-34-021, T12N, R17E, S20. **Owner:** Tim Phelps, Whispering Pines, LLC. *(Item rescheduled for April meeting)*

ITEM #8 – TE 22-002 TIME EXTENTION FOR HIGH PINES: DISTRICT IV: A 24-month time extension request to a previously approved Tentative Plat on January 21, 2021 for up to 100-lot residential subdivision, with a SD-Special Development zoning on two parcels, totaling 93.60 acres. **APN#** 208-03-002A and 002B, T11N, R18E, S03 of the Gila and Salt River Meridian in the Aripine area. **Owner:** Travis Barney. **Agent:** Painted Sky Engineering & Survey, LLC.

ITEM #9 – SUP 22-001 WEST CAMP WIND FARM – MET TOWER #1, SPECIAL USE PERMIT, DISTRICT III: A request for a Special Use Permit to allow for the construction and operation of a 60 meter (approx. 197') meteorological tower located on **APN#** 111-08-001E, T16N, R18E, S25 of the GSRM. **Owner:** Aztec Land and Cattle Company Ltd. **Agent:** West Camp Wind Farm, LLC.

ITEM #10 – SUP 22-002 WEST CAMP WIND FARM – MET TOWER #2, SPECIAL USE PERMIT, DISTRICT III: A request for a Special Use Permit to allow for the construction and operation of a 60 meter (approx. 197') meteorological tower located on **APN#** 111-04-001A, T15N, R18E, S23 of the GSRM. **Owner:** Aztec Land and Cattle Company Ltd. **Agent:** West Camp Wind Farm, LLC.

4. Closing the Meeting:

ITEM #11 – REPORT FROM STAFF TO THE COMMISSION:

Introduction of Consultant for the Comprehensive Plan.

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

NOTE: A copy of the agenda background material provided to the Commission Members (with exception of material relating to possible executive sessions) is available for public inspection at the Public Works/Planning & Zoning Office, Navajo County Complex, Holbrook, Arizona. This agenda is also posted on the Navajo County Web Site at www.navajocountyaz.gov If you need further information on the agenda items, please call (928) 535-7155 or by e-mail: planning@navajocountyaz.gov

Posted:

**Signed: Berrin Nejad
Community Development Director**