



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

PUBLIC HEARING
NAVAJO COUNTY
PLANNING & ZONING COMMISSION

October 17, 2019
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 on October 17, 2019, 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.

As indicated in the following agenda, the Commission may vote to go into executive session on any item, which will not be open to the public.

ITEM #1 – PLEDGE OF ALLEGIANCE.

ITEM #2 – CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA.

ITEM #3 – CASE # 19-81 SPECIAL USE PERMIT, DISTRICT III: Discussion and possible action on a request by Deryl Cooley for a Special Use Permit to allow for a private, family cemetery on a portion of APN 403-81-002A, a portion of Township 14 North, Range 23 East, Section 31 of the Gila and Salt River Meridian in the Snowflake area.

ITEM #4 – CASE #19-78 FINAL PLAT EXTENSION, DISTRICT III: Discussion and possible action on a request by Pacific Holt Corporation for a Final Plat Extension for Mesa Hills Estates on APN 109-33-040E, 109-33-040F, & 109-01-005C, which are portions of Township 18 North, Range 20E, Section 33 and Township 17 North, Range 20 East, Section 4 of the Gila and Salt River Meridian in the Holbrook area.

ITEM #5 – CASE #19-79 FINAL PLAT EXTENSION, DISTRICT III: Discussion and possible action on a request by Pacific Holt Corporation for a Final Plat Extension for Perkins Valley Estates on APN 109-33-039, a portion of Township 18 North, Range 20 East, Section 33 of the Gila and Salt River Meridian in the Holbrook area.

ITEM #6 – CASE #19-88 SPECIAL USE PERMIT, DISTRICT IV: Discussion and possible action on a request by Samara LLC for a Special Use Permit to allow for the construction and operation of a landscape supply store on APN: 208-14-002U, a portion of Township 11 North, Range 19 East, Section 15 of the Gila and Salt River Meridian in the Clay Springs area.

ITEM #7 – CASE #19-82 SPECIAL USE PERMIT, DISTRICT III: Discussion and possible action

on a request by Invenergy for a Special Use Permit to allow for the construction and operation of a 400 MW solar energy generation and storage facility on approximately 3,000 acres on a portion of APN 107-01-023, 107-05-031C, 107-05-031D, & 110-15-001D, which are portions of Township 18 North, Range 18 East, Section 36, Township 18 North, Range 19 East, Sections 30, 31, & 32, & Township 17 North, Range 19 East, Section 5 of the Gila and Salt River Meridian in the Joseph City area.

ITEM #8 – CASE #19-83 SPECIAL USE PERMIT, DISTRICT II: Discussion and possible action on a request by Chevelon Butte RE LLC for a Special Use Permit to allow for the construction and operation of a portion of a 477 MW maximum capacity wind generation facility on approximately 3,650 acres on a portion of APN: 110-01-004 and 110-01-005, a portion of Township 15 North, Range 15 East, Sections 22, 26, 27, 34, 35, & 36 of the Gila and Salt River Meridian in the Chevelon Canyon area.

ITEM #9 – CASE #19-46 ZONING ORDINANCE AMENDMENT: Discussion and possible action on a request by Staff to amend the Navajo County Zoning Ordinance to include regulations on group home facilities within the General Provisions Article.

ITEM #10 – CASE #19-80 ZONING ORDINANCE AMENDMENT: Discussion and possible action on a request by Staff to amend the Navajo County Zoning Ordinance to include regulations and requirements for Solar Energy Power Plants within the Special Use Article.

ITEM #11 – CONSIDERATION OF APPROVAL OF MINUTES FROM THE COMMISSION HEARING OF 8/15/2019.

ITEM #12 – 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 staff to study or provide additional information on topics of the Commissions’ choosing.

ITEM #13 – 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

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, Monday through Friday, 8:00 a.m. to 5:00 p.m. This agenda is also posted on the Navajo County Web Site at www.navajocountyaz.gov If you need further clarification or information please contact Sandra Phillips at (928) 524-4100 or by e-mail: Sandra.Phillips@navajocountyaz.gov

Posted this _____ day of _____, _____

Signed: _____