

## MINUTES

### P & Z COMMISSION HEARING

November 19, 2020

#### ATTENDANCE

##### P & Z Commissioners

##### ATTENDED

1. Chuck Teetsel
2. Ruth Ann Smith
3. Randy Murph
4. Wendell DeCross
5. George John

##### ABSENT

1. Rodger Rhoades
2. Chuck Howe

##### STAFF ATTENDED

1. Berrin Nejad, Community Development Director
2. Cody Cooper, Planner II
3. Kristyn Saunders, Senior Admin
4. Bill Bess, County Engineer
5. John Osgood, Public Works Director

Meeting held Online using Zoom.us – Time: 6:07 to 6:34

**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.

Wendell Decross moved to approve the agenda

**ITEM #1 – SUP 20-008 AZ3 KAYWOOD WIRELESS COMMUNICATION FACILITY, DISTRICT V:** A request for a Special Use Permit to construct a 105' wireless communication facility, centrally located on **APN#** 212-20-147D, T9N, R22E, S22 of the GSRM. **Owner:** Faith2Faith International Inc. – Richard Boen. **Agent:** Nancy Smith.

Cody Cooper, Planner II presented the case to the commission, detailing the location of the project as well as highlighting surrounding landmarks, focusing on the location of the tower on the property. The project follows the Comprehensive Plan and is compatible with the permissible uses of the zoning. The tower itself will be 105' feet tall, of monopole "monopine" design enclosed in a 30' x 30' fenced in area, with an 8' tall solid wooden fence surrounding the tower.

Navajo County Engineering Staff requests that a 105' non-buildable easement be provided around the base of the tower for public safety, that the applicant has not agreed to. Staff has received a mix of feedback from the public, and the applicant had done a public outreach meeting on March 12th before the pandemic came into full swing. The outcome of the public meeting was recorded to have four neighboring property owners attend with objections to the project but were pleased with the monopine design of the proposed tower

and withdrew their objections, with two stating support if they keep the monopine design shown. Another person was noted to not be in favor of the project. Given all of this, if all the conditions in the staff report are met staff recommends approval of this special use permit.

Applicant representative Nancy Smith spoke to the commission and described the call volume for the area, noting that the fire chief himself has sent in a letter that they had to “bump” the calls to Navajo County’s dispatch, delaying service. She read the rest of the letter that outlined the need for this upgraded tower. She then opened to the commissioner’s questions.

**Commissioner DeCross** asked if she was stating that without this tower the safety and welfare of the community is subject to issues, to which Miss Smith replied yes. **Chairman Teetsel** called for further questions from the commission, staff, or in any in favor of the project, and finding none he called for comments against the project.

Judy Kennedy stated that it seemed unfair that there was an existing tower on the property, to add in a second one that would further obstruct her view, also noting that they were noisy.

**Chairman Teetsel** called for a motion. **Commissioner DeCross** made a motion to recommend Approval to the Board. **Commissioner John** seconded the motion. Motion carried, 3-1. (Commissioner Smith)

**ITEM #2 – CONSIDERATION OF APPROVAL OF MINUTES FROM THE COMMISSION HEARING OF JULY 16, 2020.**

**Commissioner DeCross** made a motion to approve the minutes. **Commissioner Murph** seconded the motion. Motion passed, 4-0.

**ITEM #3 – 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.

With there being no further business to come before the Planning and Zoning Commission, the meeting was adjourned at 6:34 pm with a motion was made to adjourn the meeting by **Commissioner DeCross**. **Commissioner Murph** seconded the motion. Motion carried unanimously.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Chairman, Navajo County  
Planning & Zoning Commission

ATTEST:

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Secretary, Navajo County  
Planning & Zoning Department