

## MINUTES

### P & Z COMMISSION HEARING

9/16/2021

#### ATTENDANCE

##### P & Z Commissioners

##### ATTENDED

1. Chuck Howe
2. Ruth Ann Smith
3. Wendell DeCross
4. George John (Through Zoom)
5. Nick McVicker (Through Zoom)
6. Taber Heisler (Through Zoom)

##### ABSENT

1. Randy Murph

##### STAFF ATTENDANCE

1. John Osgood
2. Berrin Nejad
3. Cody Cooper

Meeting held at the Navajo County Board of Supervisors Chambers, Holbrook, Arizona and through Zoom.us – Time: 6:00 to 6:45.

**Chairman Howe** called the meeting of the Navajo County Planning & Zoning Commission to order and explained the meeting procedures to the public. **Chairman. Howe** then led the Pledge of Allegiance.

#### ITEM #1 – PLEDGE OF ALLEGIANCE

#### ITEM #2 – REVIEW OF AGENDA BY COMMISSIONERS

**Commissioner DeCross** made a motion to approve the agenda.  
**Commissioner Smith** seconded the motion. Motion carried, 5 - 0

#### ITEM #3 – CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA

#### ITEM #4 – CONSIDERATION OF APPROVAL OF MINUTES FROM THE COMMISSION HEARING ON July 15, 2021.

**Chairman Howe** called for a motion. **Commissioner Smith** made a motion to approve the minutes. **Commissioner Heisler** seconded the motion. Motion carried, 5 - 0.

**ITEM # 5 – SP 21-001 TENNEY SITE PLAN REVIEW: DISTRICT IV:** A request for a Site Plan Review to build 3-plex in previously approved Special Development, also known as Sawmill Pointe, development. The project is located at 1855 SR 260. 1.53 acres in size,

and part of Phases 3 & 4 of the Master Development Plan, in Heber. **APN#** 207-12-042A. T12N, R16E, S13. **Owner:** KJT Consulting, LLC. **Agent:** Painted Sky Engineering & Surveying, LLC.

Community Development Director, Berrin Nejad, presented the item to the Commission, noting the location and landmarks closest to the project. She further detailed the history of the project, starting back in 2006. She also provided a site plan and stated the necessity of the approval of the site plan by the Commission, per the Zoning Ordinance. Staff recommended approval of the project, and the applicant was available to speak.

**Commissioner DeCross** asked about the distance of the curb to the entrance to the property, with some concerns for the safety given it was right off Highway 260. Director Nejad stated that ADOT was also in the process of reviewing the applicant's application for access and that ADOT approval will be a requirement for any building permits to be issued.

**Chairman Howe** noted that it was a part of the recommendations that the applicants have ADOT approval.

Applicant, Travis Tenney, then spoke to the Commission about the project. He thanked the Commission for their consideration and spoke to **Commissioner DeCross'** concerns for safety and explained that the State already had a substantial easement prior to the entrance of his property.

**Commissioner DeCross** further stated that his concern was because the curve in the highway made visibility a concern, as there would be very little warning. Mr. Tenney noted his concerns, stating that the Right-of-Way was existing as there had previously been a hotel on the project property, and said that they were working closely to meet ADOT's standards.

**Chairman Howe** noted that if the applicant did any improvements within the Right-of-Way, they would have to get an encroachment permit and that there would be a lot more involvement than there would be on a County-maintained road. **Chairman Howe** further noted that while he was aware the entry was existing, the increase in traffic would still be something the applicant, his insurance, and ADOT would have to hash out and commended the applicant for his willingness to adhere to safety standards.

**The Chairman** further asked the applicant about the retaining wall, if it had existed prior to the development and if they were planning on maintaining them, as he had concerns about drainage. The applicant replied that the drainage was still being worked on and they are currently working with Staff to make sure it was adequate. He further noted that the site plan was not the final drainage report and that they were still doing the engineering study. The applicant further clarified that they were just seeking the approval of the Commission to be able to move forward, and they would be working with Staff to ensure that all safety requirements would be met.

**Commissioner Smith** noted that she was excited for growth in the area and hoped that this project would inspire further development. The applicant agreed and looked forward to adding to the community.

**Chairman Howe** asked if the applicant was looking to sell the dwellings or rent. Mr. Tenney replied that they were planning to rent, and they would be looking to make a long-term investment on the property.

**Commissioner DeCross** asked about the septic system, and if it was able to support the housing. The applicant stated that there are two systems, both had been tested and approved by the County for the planned use, and they are actually able to support four residences.

Director Nejad also noted that there was, in the Staff recommendations, a time limit and asked the Commission to consider a stipulation to make the site plan valid for a year upon approval.

**Chairman Howe** asked if the applicant was okay with these terms. Mr. Tenney replied that this was fine but wanted to clarify if the project had to be completed within a year or initiated within the year. Director Nejad stated that it was only for initiation and **Chairman Howe** confirmed.

With there being no further discussion, **Chairman Howe** called for a motion. **Commissioner Smith** made a motion to recommend approval with the condition that an expiration of the approval occur after one year if the project has not been initiated. **Commissioner Heisler** seconded the motion. Motion carried, 5 - 0.

**ITEM #6- REPORT FROM STAFF TO THE COMMISSION:**

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 motion was made to adjourn the meeting by **Commissioner DeCross**, **Commissioner Smith** seconded the motion. Motion carried 5 - 0. The meeting was adjourned at 6:45.

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

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

ATTEST:

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Secretary, Navajo County  
Planning & Zoning Department