

MINUTES

P & Z COMMISSION HEARING

8/15/2019

ATTENDANCE

P & Z Commissioners

ATTENDED

1. Chuck Teetsel
2. Ruth Ann Smith
3. Randy Murph
4. Chuck Howe
5. Nick McVicker
6. Wendell DeCross
7. Brian Shields

ABSENT

1. Rodger Rhoades

STAFF ATTENDANCE

1. Sandra Phillips
2. John Osgood
3. Cody Cooper
4. Kristyn Saunders

Meeting held at the Navajo County Board of Supervisors Chambers, Holbrook, Arizona –
Time: 6:00 to 7:07

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 #1 – CASE # 19-65 SPECIAL USE PERMIT AMENDMENT, DISTRICT V:

Discussion and possible action on a request by Whitney Beall for a Special Use Permit Amendment to allow for the construction of canopy coverage for 103 already existing RV spaces on a portion of APN 212-18-076 & 212-18-077, a portion of Township 9 North, Range 22 East, Section 22 of the Gila and Salt River Meridian in the Lakeside area.

Mr. Cooper presented the item to the board, noting the area was off Rainbow Lake Drive, adding that there were two S.U.P.'s already issued to the properties. The applicant is looking to update the Permits so that they can provide canopies for the existing lots.

The height limit is 30 feet for any structure in the area. Mr. Cooper also pointed out that updating existing commercial facilities to meet public needs is encouraged by the Comprehensive Plan. Mr. Cooper showed where the postings were located and said that the existing Permit resolutions will remain in full effect, including the requirements that all building permits be acquired, and drainage studies be done. He noted that the applicant was available to address the board if they had any questions.

Chairman Teetsel asked if the applicant would like to speak.

Applicant, Whitney Beall, greeted the board and stated U-haul is responding to client requests as well as looking to provide better protection for their clients' property by adding coverage.

Commissioner Howe asked how and if their structures were to be engineered for snow and wind loads. The applicant replied that they worked with their structural engineer looking at ground samples, and that they had provided initial designs in their application.

Commissioner Shields and **the Chairman** asked if coverage was just for RV's. The Applicant said it would be for items on trailers, like boats, as well as RV's.

Chairman Teetsel asked about the current conditions of the lots. The applicant replied that it was like a parking lot, and that the area would remain the same, with the addition of canopies for shade and shelter.

The Chairman asked if they had submitted a drainage study with the application, to which Ms. Phillips said that Staff would require such studies as part of the permitting process with the building department.

The Chairman then asked where the retention or detention basin was located. The applicant pointed out where it was, in the southwest side of the northmost property. **Mr. Teetsel** asked how it held up with the last rainstorm. The applicant replied that it had held up very well, even with the previous bad snowstorm from earlier in the year.

Commissioner Howe if the lot was paved asphalt. The applicant replied that it was not. With no more questions from the Commission, **Chairman Teetsel** asked if there was anyone else in the audience to speak in favor of or against the application.

Richard Smith approached to speak, noting that he was neither for nor against the project but had a concern to mention before the Commission. He said that the retention/detention basin has, in his opinion, a flaw that lets runoff leak onto his property where it pools and is concerned that the roofing would increase the issue. He asked that the Commission apply a stipulation to correct the drainage from the basin to prevent damage to his property. **Commissioner DeCross** asked him to point out where his property was, which was shown to be to the northwest of the basin the applicant pointed out.

Commissioner Howe asked the applicant if the basin was a retention basin or a detention basin and the applicant stated it was a detention basin. **Commissioner Howe** then commented that he understood that it wasn't meant to stop the flow but to slow it. Ms. Phillips confirmed **Commissioner Howe's** statement and noted that the drainage requirements would be addressed in the construction permitting phase. **Chairman Teetsel** asked who determines what issues require permits, and Ms. Phillips said that she and the County Engineer were the ones to determine the need, and that she would walk the site.

Commissioner DeCross commented that he knows that there is a vast need for covered storage for RV's in the area. With there being no further discussion, the Chairman called for a motion.

Commissioner DeCross made a motion to recommend Approval with stipulations to the Board. **Commissioner Howe** seconded the motion. Motion carried 6 - 0

Staff recommended to the Commission to move up Item #3 to item #2, and after **the Chairman** called for a motion, **Commissioner Smith** made the motion, and **Commissioner Murph** seconded. The motion carried unanimously, 6 – 0.

ITEM #2 – WORK SESSION: ~~The purpose of this Work Session will be to discuss possible amendments to the Navajo County Zoning Ordinance: A) Review of what is considered a subdivision within the A General Zoning District; B) How setbacks should be defined for accessory buildings; C) Distances necessary for driveway separations; D) The potential addition of definitions and regulations for care facilities; E) Revising permissible operation location to be within structures for Adult Oriented Businesses; F) Addition of solar facility regulations.~~

Work session held after adjourning the meeting.

ITEM #3 – POSSIBLE APPROVAL OF MINUTES FROM THE COMMISSION HEARING OF 6/27/2019.

Commissioner Smith pointed out some inconsistencies that needed to be corrected but was otherwise okay with approving the minutes provided the corrections were made.

Commissioner DeCross made a motion to approve with the suggested corrections to the minutes. **Commissioner Smith** seconded the motion. Motion passed 6 - 0.

ITEM #4 – 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.

Commissioner Howe suggested that we adjust the order so that review of the agenda be first and add public comments to the beginning of the meeting for next time.

Motion from **Commissioner Smith** to further amend the agenda so that the work session is removed and add a public comment section. **Commissioner Howe** seconded the motion. Motion carried, 6 – 0.

The Chairman then called for any public comments, to which there was none from the audience.

ITEM #5 – REPORT FROM STAFF TO THE COMMISSION:

Ms. Phillips updated the Commission on the wind farm that would be shared with Coconino County moving ahead, and there is an RV Park and a possible subdivision upcoming. **Chairman Teetsel** asked about the readiness of the applicants, Sandra said they were not ready, but they would try to get something on the September agenda.

With there being no further business to come before the Planning and Zoning Commission, a motion was made to adjourn the meeting by **Commissioner Murph**. **Commissioner Shields** seconded the motion. Motion carried, 6 – 0. The Planning and Zoning Commission meeting was adjourned at 6:28, PM.

Approved this _____ day of _____, _____

Chairman, Navajo County
Planning & Zoning Commission

ATTEST:

Secretary, Navajo County
Planning & Zoning Department