



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

**PUBLIC HEARING**  
**NAVAJO COUNTY**  
**PLANNING & ZONING COMMISSION**

*January 20th, 2022*  
6:00 P.M.

REGULAR MEETING

*AGENDA*

**Due to COVID-19 health concerns the meeting will only be held virtually through Zoom.us, please review the Zoom information provided below.**

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 January 20, 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/94954994577?pwd=L3lGZUdYR3ZiWHVBTnYTkM2Ym1Kdz09>

**Meeting ID: 949 5499 4577**

**Passcode: 2021PZ**

**Dial by your location**

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**1. Opening the Meeting:**

**ITEM #1 – PLEDGE OF ALLEGIANCE**

**ITEM #2 – INTRODUCTION OF NEW COMMISSIONER**

**ITEM #3 – SELECTION /ELECTION OF CHAIR**

**ITEM #4 – REVIEW OF AGENDA BY COMMISSIONERS**

**ITEM #5 – CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA**

**ITEM #6 – CONSIDERATION OF APPROVAL OF MINUTES FROM THE COMMISSION HEARING ON NOVEMBER 18<sup>th</sup> 2021**

**2. Previous Item:**

**ITEM #7 – 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. **(Continued from November 18, 2021 meeting)**  
**Item requested to be tabled to February meeting by the Applicant.**

**3. New Items:**

**ITEM #8 – TE 22-001 TIME EXTENTION FOR WENDOVER PINES: DISTRICT IV:** A 24-month time extension request to a previously approved Master Site Plan. The approval was in January 2020 alongside a Zone Change for up to 450 residential units, a commercial-retail space, and open space on approximately 295 acres. **APN#** 207-04-006A and 207-04-007B, T12N, R16E, S15 of the Gila and Salt River Meridian in the Heber area. **Owner:** Wendover Pines, LLC. **Agent:** Solomon Sampson.

**ITEM #9 – MDP-A 22-001 WOODLAND RIDGE MASTER DEVELOPMENT PLAN AMENDMENT: DISTRICT V:** A request to amend a Master Development Plan approved in 2007, also known as the Woodland Villas development. The project is located at 534 N. Woodland Road, 9.6 acres in size, and located in Lakeside. **APN#** 212-32-074, T9N, R22E, S26. **Owner:** Pinetop Lakeside Development, LLC. **Agent:** David Kutis and Daniela Dekova.

**ITEM #10 – TP 22-001 WOODLAND RIDGE SUBDIVISION TENTATIVE PLAT: DISTRICT V:** A request for approval of a Tentative Plat to allow a 52-lot manufactured home subdivision. The site is zoned Special Development (SD), located at 534 N. Woodland Road, 9.6 acres in size, and located in Lakeside. **APN#** 212-32-074, T9N, R22E, S26. **Owner:** Pinetop Lakeside Development, LLC. **Agent:** David Kutis and Daniela Dekova.

**4. Closing the Meeting:**

**ITEM #11 – 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**

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**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](http://www.navajocountyaz.gov). If you need further information on the agenda items, please call (928) 535-7155 or by e-mail: [planning@navajocountyaz.gov](mailto:planning@navajocountyaz.gov)

**Posted: January 14, 2022**

**Signed: Berrin Nejad  
Community Development Director**