

**MINUTES**

**P & Z COMMISSION HEARING**

**5/20/2021**

**ATTENDANCE  
P & Z Commissioners**

**ATTENDED**

- 1. Chuck Howe
- 2. Ruth Ann Smith
- 3. Randy Murph
- 4. Wendell DeCross (Telephonically)
- 5. Taber Heisler (Telephonically)
- 6. George John (Telephonically)
- 7. Nick McVicker (Telephonically)

**ABSENT**

**STAFF ATTENDANCE**

- 1. Berrin Nejad
- 2. Cody Cooper
- 3. Brea Lewis
- 4. John Osgood
- 5. Jeanine Carruthers
- 6. Kristyn Saunders

Meeting held at Navajo County Board of Supervisors Chambers, Holbrook, Arizona from:  
6:14 PM to 6:40 PM

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

**ITEM #1 – PLEDGE OF ALLEGIANCE**

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

**Chairman Howe** asked Commissioners if there were any changes that need to be made to the agenda. Hearing none, **Chairman Howe** called for a motion. **Commissioner Murph** made a motion to approve the agenda. **Commissioner Smith** seconded the motion. Motion carried 5-0 (**Commissioner John** not present).

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

**ITEM #4 – CONSIDERATION OF APPROVAL OF MINUTES FROM THE COMMISSION HEARING ON MARCH 18, 2021.**

**Chairman Howe** asked Commissioners if there were any questions or concerns related to the minutes. Hearing none, **Chairman Howe** called for a motion. **Commissioner Smith** made a motion to approve the minutes. **Commissioner Murph** seconded the motion. Motion Carried 6-0.

**ITEM #5 – SUP 21-009 BIG DOG at WHITE MOUNTAIN LAKE, DISTRICT III:** A request for a Special Use Permit to build 7 additional storage buildings on the existing east side and move RV storage area to the west, currently vacant. The property is 4.39 acres in size, located to the south of White Mountain Lake Road in the White Mountain Lake area. **APN #** 304-22-007B, T11N R22E S17. **Owner:** 603 Industrial Drive, LLC. **Agent:** Painted Sky Engineering & Surveying, LLC.

Berrin Nejad, Director of Planning and Zoning, presented the project to the Commission. Director Nejad noted the existing storage facility on the property as well as the vacant area in the western portion. The proposal presented would be a two-phase project. Phase one would involve the addition of seven (7) self-storage buildings on the eastern side of the property and RV storage on the western side. Phase two would then be the addition of self-storage buildings on the western portion at a later date. The existing sign on the property would remain the same and some of the fencing would remain while other portions would be updated. Director Nejad then presented the site plan for the proposed project as well as pictures taken at the site.

**Chairman Howe** asked the applicant if they, or their engineer, would like to present any further information to the Commission.

Hartley Turley, the applicant, stated that he would allow his engineer, Will Flake, to present further information. Mr. Flake reiterated the plans for the proposal to the Commission.

**Chairman Howe** asked if there were any comments or questions from the Commission.

**Commissioner DeCross** commented that he had visited the site and noted that it was directly adjacent to a swap meet. As such, the existing use and proposed expansion seemed to be appropriate with adjacent uses to the subject property.

**Commissioner DeCross** then made a motion that the Commission recommend approval to the Board of Supervisors, subject to the conditions recommended by Staff. **Commissioner Heisler** seconded the motion. Motion carried 6-0.

**ITEM #6 – 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.

**ITEM #7– 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**

**The Chairman** called for a motion to adjourn, **Commissioner Murph** made a motion to adjourn, and **Commissioner DeCross** seconded.

With there being no further business to come before the Planning and Zoning Commission, the meeting was adjourned at 6:40 PM by **Chairman Howe**.

Approved this 17<sup>th</sup> day of June, 2021.



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Chairman, Navajo County  
Planning & Zoning Commission

ATTEST:



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Secretary, Navajo County  
Planning & Zoning Department