



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

PUBLIC HEARING
NAVAJO COUNTY
PLANNING & ZONING COMMISSION

October 19, 2017
AGENDA

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 on October 19, 2017, 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.

As indicated in the following agenda, the Commission may vote to go into executive session on any item, which will not be open to the public.

ITEM #1 – CASE #17-26 ZONE CHANGE, DISTRICT I: Discussion and possible action on a request by Florence 80, LLC to have the zoning classification changed from RU-1 to Light Industrial IND-1 on their 14.13 acre parcel adjacent to I-40, APN 107-23-002, a portion of Township 18 North, Range 19 East, Section 25 in the Joseph City area.

ITEM #2 – CASE #17-31 SPECIAL USE PERMIT, DISTRICT III: Discussion and possible action on a request by Blue Rooster Ranch for a Special Use Permit allowing a hunting and processing ranch with lodging accommodations on APN 110-09-001S & 001T, a portion of Township 16 North, Range 22 East, Section 29 in the Woodruff area.

ITEM #3 – AMEND ADDENDA & ADDITIONS DESIGN CRITERIA WIND LOAD: Discussion and possible action on a request by Staff to update the Design Load Table, on page 4 of the Addenda & Additions to the International Building Codes, Wind Load to reflect 2015 IRC wind load for any structure other than a building, i.e. signs, cell towers, etc.

ITEM #4 – ADDITION OF LANDSCAPE REQUIREMENTS FOR COMMERCIAL (C/R)/INDUSTRIAL ZONING IN THE ZONING ORDINANCE: Discussion and possible action on a request by Staff to include landscape requirements similar to those required by the City of Show Low on commercial properties.

ITEM #5 – MINOR LAND DIVISION ORDINANCE: Presentation and discussion on a request by Staff to adopt a minor land division ordinance in alignment with State Statutes.

ITEM #6 – APPROVAL OF MINUTES FROM THE COMMISSION HEARING OF AUGUST 17, 2017.

ITEM #7 – 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 staff to study or provide additional information on topics of the Commissions' choosing.

ITEM #8 – 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

ITEM #9 – WORK SESSION: The purpose of this Work Session will be to discuss with possible action on possible amendments to the Navajo County Ordinances. A) Accessory Building Size, definition and location; B) Commercial and Industrial Setbacks; C) R1-10 Zoning Uses; D) Home Occupations.

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, Monday through Friday, 8:00 a.m. to 5:00 p.m. This agenda is also posted on the Navajo County Web Site at www.navajocountyaz.gov If you need further clarification or information please contact Sandra Phillips at (928) 524-4100 or by e-mail: Sandra.Phillips@navajocountyaz.gov

Posted this _____ day of _____, _____

Signed: _____