



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

PUBLIC HEARING
NAVAJO COUNTY
PLANNING & ZONING COMMISSION

May 25, 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 May 25, 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 #17-07 ZONE CHANGE, DISTRICT IV: Discussion and possible action on a request by Buster K Ranch, LLC to Change Zoning on 7.8 acres currently zoned A-General to R1-43 on a portion of APN 409-24-001C a portion of Township 10 North, Range 21 East, Section 8 in the Linden area.

ITEM #2 – CASE #17-05 TENTATIVE PLAT, DISTRICT IV: Discussion and possible action on a request by Buster K Ranch, LLC to Approve Tentative Plat subdividing 7.8 acres into 4 lots on a portion of APN 409-24-001C a portion of Township 10 North, Range 21 East, Section 8 in the Linden area.

ITEM #3 – CASE #17-11 FINAL PLAT, DISTRICT IV: Discussion and possible action on a request by Buster K Ranch, LLC to Approve Final Plat subdividing 7.8 acres into 4 lots on a portion of APN 409-24-001C a portion of Township 10 North, Range 21 East, Section 8 in the Linden area.

ITEM #4 – CASE #17-10 SPECIAL USE PERMIT, DISTRICT III: Discussion and possible action on a request by Tiny Town Arizona, LLC to Approve Special Use Permit to allow a “Glamping” Camp on APN 404-51-008 a portion of Township 11 North, Range 23 East, Section 1 in the Concho area.

ITEM #5 – AMEND DEFINITION OF SETBACK LINE IN THE ZONING ORDINANCE: Discussion and possible action on a request by Staff to change the definition.

ITEM #6 – 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 that currently reflects value of 80 mph to reflect 2015 IRC wind load of 115 mph for the area.

ITEM #7 – POSSIBLE APPROVAL OF MINUTES FROM THE COMMISSION HEARING OF APRIL 20, 2017

ITEM #8 – 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 #9 – 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.

AJORN MEETING

ITEM #10 – WORK SESSION: The purpose of this Work Session will be to discuss with possible action on possible amendments to the Navajo County Ordinances. A) A-General zoning to have minimum lot size of 1 acre when septic system is needed; B) Initiate \$100 fee for Flood Use Permit and/or any encroachment into floodplain; C) Review of proposed Land Division Ordinance wording; D) Change definition of garage; E) Landscaping requirements on Commercial; F) 3ft minimum side yard setback for accessory structures and not allowed in front of plane of principal residence.

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: _____