



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

PUBLIC HEARING
NAVAJO COUNTY
PLANNING & ZONING COMMISSION

June 22, 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 June 22, 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 #17-17 FINAL PLAT EXTENSION, DISTRICT III: Discussion and possible action on a request by Pacific Holt Corp to extend a final plat for the Perkins Valley Mesa Hills estates zoned SD and R1-43 on APN 109-33-039, 040E, 040F, 109-01-005C a portion of Township 18 North, Range 20 East, Section 33 in the Holbrook area.

ITEM #2 – CASE #17-18 SPECIAL USE PERMIT, DISTRICT III: Discussion and possible action on a request by Jonathan May for a Special Use Permit to allow renting of existing accessory buildings zoned RU-20 on APN 403-21-003B, a portion of Township 13 North, Range 23 East, Section 5 of the White Mountain Ranches Unit XII, in the Snowflake area.

ITEM #3 – CASE #17-20 ZONE CHANGE, DISTRICT III & IV: Discussion and possible action on a request by Aztec Land and Cattle Co. LTD. & West Snowflake Land Co. LLC for a Zone Change from A General and RU-20, to IND-1 and IND-2, respectively, to further the development and progress on this industrial corridor on APN 201-01-012, 201-05-007, and 201-05-001B, a portion of Township 13 North, Range 19 East, Section 27, 25, and 30 in the Clay Springs area.

ITEM #4 – POSSIBLE APPROVAL OF MINUTES FROM THE COMMISSION HEARING OF MAY 25, 2017.

ITEM #5 – 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 #6 – 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 #7 – 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: _____