



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

**PUBLIC HEARING**  
NAVAJO COUNTY  
PLANNING & ZONING COMMISSION  
*July 20, 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 July 20, 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 #17-20 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 Township 13 North, Range 20 East, Section 30 in the Clay Springs area.

**ITEM #3 – CASE #17-22 SPECIAL USE PERMIT, DISTRICT V:** Discussion and possible action on a request by Russel S. Gilliland for a Special Use Permit allowing the construction of four (4) bunkhouses to accommodate family camping on APN 212-45-032C, a portion of Township 9 North, Range 19 East, Section 27 in the Pinetop area.

**ITEM #4 – CASE #17-21 SPECIAL USE PERMIT, DISTRICT IV:** Discussion and possible action on a request by Curtis R. Fernau for a Special Use Permit allowing a self-mini storage unit facility accommodating a commercial buffer, individual storage units, and covered storage spaces for boats/RVs on APN 409-20-015P, a portion of Township 10 North, Range 21 East, Section 4 in the Show Low area.

**ITEM #5 – 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 #6 – AMEND DEFINITION OF GARAGE IN THE ZONING ORDINANCE:**

Discussion and possible action on a request by Staff to change the definition.

**ITEM #7 – AMEND LANDSCAPE REQUIREMENTS FOR COMMERCIAL (C-R) ZONING IN THE ZONING ORDINANCE:**

Discussion and possible action on a request by Staff to include landscape requirements similar to those required by Show Low.

**ITEM #8 – POSSIBLE APPROVAL OF MINUTES FROM THE COMMISSION HEARING OF MAY 25, 2017 AND JUNE 22, 2017.**

**ITEM #9 – 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 Commissioners’ choosing.

**ITEM #10 – 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 #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) Review of proposed Land Division Ordinance wording; B) Accessory Building size, definition and location; C) Commercial and Industrial setbacks; D) R1-10 Zoning Uses.

**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](http://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](mailto:Sandra.Phillips@navajocountyaz.gov)

Posted this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Signed: \_\_\_\_\_