



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

**PUBLIC HEARING
NAVAJO COUNTY
PLANNING & ZONING COMMISSION
August 17, 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 August 17, 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 and 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 #17-21 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 #3 – CASE #17-25 ZONE CHANGE, DISTRICT II: Discussion and possible action on a request by Adrienne Hutchinson on a Zone Change from A-General to C-R within a portion of their property to allow for the establishment of a small used car lot on APN 103-24-021, a portion of Township 19 North, Range 16 East, Section 6 in the Winslow area.

ITEM #4 – 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 #5 – 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 #6 – POSSIBLE APPROVAL OF MINUTES FROM THE COMMISSION HEARING OF JULY 20, 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) 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 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: _____