



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

PUBLIC HEARING
NAVAJO COUNTY
PLANNING & ZONING COMMISSION

May 17, 2018
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 17, 2018, 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 #17-34 ZONE CHANGE, DISTRICT IV: Discussion and possible action on a request by Jerry Mears to change of existing S.D. zoning on his 1.6 acre parcel also known as “A7” within the Bison Ranch Final Plat to C-R zoning on APN 206-49-997G, a portion of Township 12 North, Range 17 East, Section 34 in the Heber area.

ITEM #2 – CASE #18-10 ZONE CHANGE, DISTRICT IV: Discussion and possible action on a request by Judith & Stephen Hogan to change the zoning on their existing R1-43 zoned 2.25 acre property to an RU-1 zoning to accommodate the Use Permit on APN 207-18-001G, a portion of Township 12 North, Range 16 East, Section 25 in the Heber area.

ITEM #3 – CASE #18-11 ZONE CHANGE, DISTRICT IV: Discussion and possible action on a request by Kaiser Investment Inc. to change existing S.D. zoning on their 1.76 & 2.53 acre parcels also known as “A5” and “B8” respectively, within the Bison Ranch Final Plat to C-R zoning on APN 206-49-997E and APN 206-49-987, a portion of Township 12 North, Range 17 East, Section 34 in the Heber area.

ITEM #4 – MINOR LAND DIVISION ORDINANCE: Presentation, discussion and possible action on a request by Staff to adopt a minor land division ordinance in alignment with State Statutes.

ITEM #5 – ADDITION OF LANDSCAPE REQUIREMENTS FOR COMMERCIAL (C-R)/INDUSTRIAL ZONING ALONG WHITE MOUNTAIN BOULEVARD 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 #6 – A-GENERAL MINIMUM LOT SIZE: Presentation, discussion and possible action on a request by Staff to limit minimum lot size to 1 acre if on septic in alignment with ADEQ

requirements.

ITEM #7 – A-GENERAL LOT COVERAGE: Presentation, discussion and possible action on a request by Staff to change maximum lot coverage from 50%, which is for multi-family and commercial residential zoning to 15%, which is for Rural-1, 1 acre minimum.

ITEM #8 – YARD REGULATIONS FOR COMMERCIAL (C-R)/I INDUSTRIAL ZONING IN THE ZONING ORDINANCE: Discussion and possible action on a request by Staff to clarify setback requirements *similar to those required by the City of Show Low* on commercial properties.

ITEM #9 – ACCESSORY BUILDING: Presentation, discussion and possible action on a request by Staff to change definition.

ITEM #10 – APPROVAL OF MINUTES FROM THE COMMISSION HEARING OF 10/19/17.

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: _____

