



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

**PUBLIC HEARING**  
**NAVAJO COUNTY**  
**PLANNING & ZONING COMMISSION**  
*February 18, 2021*  
6:00 P.M.

REGULAR MEETING

*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 February 18, 2021, beginning at 6:00 p.m.

We continue to maintain physical distancing and will conduct Planning and Zoning Commission meetings virtually by zoom. Commissioners, staff, and members of the public may call and participate in the meeting by following these steps:

Join Zoom Meeting:

<https://zoom.us/j/94402210326?pwd=N3EyOTJ4TWZJQnFNdG9yWXVRVnVEUT09>

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 312 626 6799 US (Chicago)

**Meeting ID:** 944 0221 0326

**Passcode:** 841643

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.

**FOR THIS MEETING:** *If you would like to speak during the meeting, please call 24 hours ahead 928-535-7155 and follow the directions.*

**ITEM #1 – PLEDGE OF ALLEGIANCE**

**ITEM #2 – REVIEW OF AGENDA BY COMMISSIONERS**

**ITEM #3 – CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA**

**ITEM #4 – CONSIDERATION OF APPROVAL OF MINUTES FROM THE COMMISSION HEARING ON January 21, 2021.** (None)

**ITEM #5 – SUP 21-003 HOT AIR WIND MET TOWERS – MET TOWER #1, SPECIAL USE PERMIT,**

**DISTRICT III:** A request for a Special Use Permit to allow for the construction and operation of a 60 meter (approx. 197') meteorological tower located on **APN#** 110-07-001H, T16N, R20E, S15 of the GSRM. **Owner:** Aztec Land and Cattle Company Ltd. **Agent:** Pattern Energy.

**ITEM #6 – SUP 21-004 HOT AIR WIND MET TOWERS – MET TOWER #2, SPECIAL USE PERMIT,**

**DISTRICT III:** A request for a Special Use Permit to allow for the construction and operation of a 60 meter (approx. 197') meteorological tower located on **APN#** 110-06-002B, T16N, R19E, S22 of the GSRM. **Owner:** Aztec Land and Cattle Company Ltd. **Agent:** Pattern Energy.

**ITEM #7 – SUP 21-005 HOT AIR WIND MET TOWERS – MET TOWER #3, SPECIAL USE PERMIT,**

**DISTRICT III:** A request for a Special Use Permit to allow for the construction and operation of a 60 meter (approx. 197') meteorological tower located on **APN#** 110-01-001C, T15N, R19E, S15 of the GSRM. **Owner:** Aztec Land and Cattle Company Ltd. **Agent:** Pattern Energy.

**ITEM #8 – SUP 21-006 HOT AIR WIND MET TOWERS – MET TOWER #3, SPECIAL USE PERMIT,**

**DISTRICT III:** A request for a Special Use Permit to allow for the construction and operation of a 60 meter (approx. 197') meteorological tower located on **APN#** 110-06-002A, T16N, R19E, S12 of the GSRM. **Owner:** Aztec Land and Cattle Company Ltd. **Agent:** Pattern Energy.

**ITEM #9– SUP 21-007 HOT AIR WIND MET TOWERS – MET TOWER #3, SPECIAL USE PERMIT,**

**DISTRICT III:** A request for a Special Use Permit to allow for the construction and operation of a 60 meter (approx. 197') meteorological tower located on **APN#** 110-07-001F, T16N, R20E, S35 of the GSRM. **Owner:** Aztec Land and Cattle Company Ltd. **Agent:** Pattern Energy.

**ITEM #10 – SUP 21-008 SLEEPY MEADOW MOBILE PARK, DISTRICT IV:**

A request for a Special Use Permit to build a 28-space manufactured home park, including 5 spaces reserved as RV spaces. The property is 2.16 acres in size, located to the east of Porter Mountain Road, between Amanda Drive and Pederson Road in the Lakeside area. **APN #** 212-26-082E, T09N R22E S24. **Owner:** Vincent W. Davis. **Agent:** Painted Sky Engineering & Surveying, LLC.

**ITEM #11 – ZO-21-001 AMENDMENTS TO ARTICLE VI, SUBDIVISION REGULATIONS ADDITION OF SECTION 6.17 – MODIFICATIONS TO FINAL PLATTED SUBDIVISION** -Consideration of Subdivision Regulations text amendment, addition of Section 6.17 to Article VI. **(TABLE to March 18, 2021 Meeting)**

**ITEM # 12– 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 #13– 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**

**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. This agenda is also posted on the Navajo County Web Site at [www.navajocountyaz.gov](http://www.navajocountyaz.gov) If you need further information on the agenda items, please call (928) 535-7155 or by e-mail: [planning@navajocountyaz.gov](mailto:planning@navajocountyaz.gov)

**Posted: February 16, 2021**

**Signed: Berrin Nejad  
Community Development Director**