

MINUTES

HEARING OF THE NAVAJO COUNTY PLANNING AND ZONING COMMISSION

July 19, 2012

ATTENDANCE P & Z Commissioners

Attended:

1. Joel Lawson
2. Chuck Teetsel
3. Randy Murph
4. Rick Slone - Telephonically
5. Ruth Ann Smith
6. Wendell DeCross

Absent:

Bob Hall
Carol Davis
Fred Shupla
Evelyn Meadows
Robert K. Black, Jr.

Staff Attendance:

Trent Larson	Homero Vela
Bill Bess	Peggy Saunders
Sierra Justman	Alisa Schiebler

Meeting held at the Navajo County Board of Supervisors Chambers, Holbrook, Arizona – Time: 6:07 p.m. to 6:36 p.m.

CALL TO ORDER

Chairman Joel Lawson called the meeting of the Navajo County Planning & Zoning Commission to order at 6:07 p.m., and led the pledge of Allegiance.

ITEM #1 – CALL TO THE PUBLIC: Individuals may address the Commission on any relevant issue for up to 5 minutes. At the close of the call to the public, Commission members may not respond to any comments but may respond to criticism, ask staff to review a matter, or ask that a matter be placed on a future agenda. No one from the public came forward to speak.

ITEM #2 – CASE # 12-02 ZONE CHANGE: Request by Bob McQueen for a zone change from R1-10 (Single-family Residential, 10,000 square foot minimum lot size) to C-R (Commercial Residential) on Assessor Parcel Numbers (APN's): 212-17-009, 015B & 016. Portions of these parcels are currently zoned C-R. These parcels are also known as a portion of Section 15, Township 9 North, Range 22 East, G&SRM, Navajo County, Arizona, in the Lakeside area.

Trent Larson introduced himself to the Commission and spoke his background in Public Works, the Building Department, Planning & Zoning, and his position as the new Planning & Zoning Manager. Mr. Larson gave an overview of the proposed zone change, and a brief history of how the dual/split zoning was created on the parcels. When the zoning was originally prepared in Navajo County a 300 foot swath of land adjacent to the right of way on some of the major roadways was identified and zoned as Commercial. This created two or more zoning districts on parcels in some areas of the county. The applicant, Bob McQueen, would like to change the portions zoned R1-10 to C-R (Commercial-Residential) to the extent of the boundary for each of the parcels listed in this action. Properties in the vicinity of SR 260 are also zoned C-R, which would make the zone change consistent with the surrounding area.

Bob McQueen said he has owned these properties since 2003, and has six tenants on his adjoining C-R properties with no vacancies for the past five years. One tenant has asked to expand their granite counter top and cabinet making business to the property contiguous to their current location. They have been good tenants and he is happy to go forward with this if the zone change is approved.

Staff had no further comments, and no one from the public came forward in favor or against the zone change.

Commissioners asked questions of staff regarding other properties in the area, Trent Larson and Homero Vela responded to their questions, and staff's procedure for rezoning larger sections of land.

Commissioner Chuck Teetsel made a motion to recommend this application for a Zone Change be approved with the stipulations as presented by staff. **Commissioner Randy Murph** seconded the motion. Motion carried unanimously (6-0). This item will be recommended to the Board of Supervisors for approval.

ITEM #3 – POSSIBLE APPROVAL OF MINUTES FROM THE COMMISSION HEARING OF FEBRUARY 16, 2012.

Chairman Joel Lawson asked if there were any questions or corrections to the minutes. Being none called for the vote which was unanimous to approve the minutes. (6-0)

ITEM #4 – 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 #5 – REPORT FROM STAFF TO THE COMMISSION.

Trent Larson introduced Alisa Schiebler, the new attorney who replaced Lance Payette in the

County Attorney's office. **Trent Larson** reported that staff is preparing Text Amendments for Article 20, Special Uses, to remove land area restrictions from Special Uses outlined in Section 2001, as well as Article 5, C-R (Commercial Residential) Section 1509 to clarify some of the confusing language. These items will be on the agenda for the August meeting.

With no further discussion to be heard, **Commissioner Wendell DeCross** made a motion to adjourn. **Commissioner Ruth Ann Smith** seconded the motion. Motion carried unanimously (6-0). The meeting adjourned at 6:36 p.m.

Approved this _____ day of _____,

Joel Lawson, Chairman
Navajo County Planning & Zoning Commission

ATTEST:

Secretary, Navajo County
Planning & Zoning Department