

MINUTES

HEARING OF THE NAVAJO COUNTY PLANNING AND ZONING COMMISSION

January 16, 2014

ATTENDANCE P & Z Commissioners

Attended:

1. Carol Davis
2. Evelyn Meadows
3. Randy Murph
4. Fred Shupla
5. Joel Lawson
6. Chuck Teetsel
7. Ruth Ann Smith
8. Jason Hatch
9. Wendell DeCross

Absent:

Bob Hall
Rick Slone
Robert K. Black, Jr.

Staff Attendance:

Trent Larson
Peggy Saunders

Brandt Clark (telephonically)
Robin McCormick

Meeting held at the Navajo County Board of Supervisors Chambers, Holbrook, Arizona – Time: 6:03 p.m. to 6:41 p.m.

CALL TO ORDER

Chairman Chuck Teetsel called the meeting of the Navajo County Planning & Zoning Commission to order at 6:03 p.m., and led the pledge of Allegiance. Mr. Teetsel explained the housekeeping and meeting rules for the benefit of the public in attendance.

ITEM #1 – CASE # 13-26: SPECIAL USE PERMIT: Discussion and possible action on a request by Richard Pearson for a Special Use Permit to operate Tita's Archery at 194 Mormon Trail Road on APN: 103-24-041H, a.k.a. a portion of Section 6, Township 19 North, Range 16 East, of G&SRM in the Winslow area.

Trent Larson presented the Staff Report and gave an overview of the project.

The applicant explained that the surrounding property owners were not opposed to his opening an archery shop. The commissioners asked if the applicant had been asked by community members to open such a shop. **Commissioner DeCross** asked what the hours of operation would be. The applicant responded that he would most likely be open from 10:00 AM to 6:00 PM. **Commissioner DeCross** then asked if there were other archery businesses in the area. The applicant responded that there had been one in the past, but it had gone out of business. **Commissioner DeCross** asked where the applicant's property was in relation to the recently

approved gun shop. **Trent Larson** indicated on the map that there was a good deal of distance between these businesses. **Commissioner DeCross** then asked if there was plenty of space for parking on the applicant's property including the possibility of expansion of the business. The applicant affirmed that there was plenty of room available for parking. **Chairman Teetsel** asked why the applicant hadn't asked for the business to be open on weekends. **Trent Larson** explained that it was out of respect for the neighboring property owners that the hours had been restricted to weekdays, but it was up to the applicant to determine the hours of operation. The applicant responded that he would like to have his shop open Monday through Saturday. **Commissioner DeCross** stated that he would not be opposed to the business being open on Saturday.

In Favor: None
Opposed: None

Motion to approve with conditions as presented by staff, including Saturday operation **Commissioner DeCross**, the motion was seconded by **Commissioner Hatch**. The vote was (9 - 0) to recommend approval to the Board of Supervisors.

ITEM #2 – POSSIBLE APPROVAL OF MINUTES FROM THE COMMISSION HEARING OF JULY 18, 2013.

Motion to approve: Commissioner DeCross, the motion was seconded by **Commissioner Murph**. The vote was (9 - 0) to recommend approval to the Board of Supervisors.

ITEM #3 – POSSIBLE APPROVAL OF 2014 MEETING SCHEDULE.

Motion to approve: Commissioner DeCross, the motion was seconded by **Commissioner Hatch**. The vote was (9 - 0) to recommend approval to the Board of Supervisors.

ITEM #4 – ELECTION OF OFFICERS.

Chairman Teetsel opened the floor for nominations for Chairman of the Planning & Zoning Commission. **Commissioner Smith** made a motion to keep the current officers in place for 2014. **Commissioner Shupla** seconded the motion. The vote to keep current officers in place was (9 - 0).

ITEM #5 – 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.

The Commission asked about ongoing Planning & Zoning activities. **Trent Larson** outlined a handful of current projects. **Commissioner Hatch** asked if there had been any further development with the Potash industries. **Trent Larson** explained that it was still a possibility for development. **Commissioner Shupla** asked if there were any new developments with Wind

Farms in Navajo County. **Trent Larson** explained that there had been no further developments. **Chairman Teetsel** asked about the Met Towers that were left up past their designated termination date. **Trent Larson** indicated that the Planning & Zoning staff had done some research and was making sure that all Met Towers were in compliance. **Commissioner Shupla** asked if it would be possible to receive updates on projects that had been approved by the Commission in the past. **Trent Larson** said that he would have staff look in to it.

ITEM #6 – REPORT FROM STAFF TO THE COMMISSION.

With there being no further business to bring before the Commission, a motion to adjourn was made by **Commissioner DeCross**, and seconded by **Commissioner Murph**.

The vote was unanimous (9 - 0), and the meeting was adjourned at 6:41 p.m.

NAVAJO COUNTY PLANNING COMMISSION

Chairman, Chuck Teetsel

ATTEST:

Robin McCormick