

MINUTES

HEARING OF THE NAVAJO COUNTY PLANNING AND ZONING COMMISSION

April 17, 2014

ATTENDANCE P & Z Commissioners

Attended:

1. Evelyn Meadows
2. Carol Davis
3. Ruth Ann Smith
4. Chuck Teetsel
5. Rick Slone
6. Fred Shupla
7. Robert K. Black, Jr. (Telephonically)

Absent:

Bob Hall
Randy Murph
Jason Hatch
Joel Lawson
Wendell DeCross

Staff Attendance:

Trent Larson
Peggy Saunders

Brandt Clark
Robin McCormick

Bill Bess

Meeting held at the Navajo County Board of Supervisors Chambers, Holbrook, Arizona – Time: 6:02 p.m. to 7:03 p.m.

CALL TO ORDER

Chairman Chuck Teetsel called the meeting of the Navajo County Planning & Zoning Commission to order at 6:02 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 #14-01: SPECIAL USE PERMIT: Discussion and possible action on a request by Verizon Wireless AZ3 Lynx for a Special Use Permit for a 99' Monopole and 12'X26' shelter on APN: 304-94-530C, a.k.a. a portion of Section 15, Township 11 North, Range 22 East of G&SRM in the White Mountain Lake area.

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

Applicant Comments: **Reg Destree** spoke on behalf of Verizon Wireless. Verizon currently has a site in operation on Porter Mountain, that attempts to cover the area, but the proposed tower would greatly enhance the coverage of the area. The HOA is in favor of the proposed tower. Mr. Destree reviewed a map of the enhanced coverage provided by the proposed tower. **Commissioner Meadows** asked how far the proposed site is from the highway. **Mr. Destree** responded that the site was approximately 3.5 miles from the highway and would most likely not be visible from the highway. **Nancy Sather** with the HOA stated that the Bank of Oklahoma no longer owns the parcel adjacent to the proposed site. She then shared a presentation showing the HOA's support, and advertisement/notification of residents. **Commissioner Smith** asked if the HOA would be receiving any compensation from Verizon. **Ms. Sather** responded that the HOA would be receiving approximately \$700/month.

In Favor: **Alex Shaffer** spoke in support of the proposed site. She stated that her husband was ill, and not having sufficient cell signal was not only an inconvenience but medically detrimental. She had also purchased an expensive wireless signal extender that only marginally improved the service. A second resident, **Lyle Gaub**, of the HOA stated that he too had purchased an expensive signal booster that did not significantly improve service.

Opposed: **Lawrence Wojtowicz** showed the Commission the Master Plan for the acreage that would be affected by the proposed tower. The plan indicates that the land is scheduled to be used for 441 additional RV lots. He is also very concerned about the possibility of the HOA losing its non-profit status. He would like to see Verizon utilize another site not affected by the Master Plan. **Trent Larson** responded saying that the Master Plan is only conceptual, and the Final Plat shows the actual number of allowable lots. Mr. Larson also stated that HOAs lease properties out all the time without affecting their tax status. It would be no different than leasing out office space, or using the HOA tennis court for private lessons. **Commissioner Slone** asked if the effect on the HOA's tax status was a concern of the Commission. **Brant Clark** indicated that it is not the Commission's concern, but is a civil matter. **Commissioner Shupla** asked what the HOA's profits would be used for. **Nancy Sather** indicated that the money would be put back into the properties.

Motion to approve: **Commissioner Slone**, made the motion to approve with the conditions as stated by staff. The motion was seconded by **Commissioner Shupla**. The vote was (7 - 0) to recommend approval to the Board of Supervisors.

ITEM #2 – CASE #14-02: SPECIAL USE PERMIT: Discussion and possible action on a request by Verizon Wireless AZ3 Antelope for a Special Use Permit for a 150' Monopole and 12'X26' shelter on APN: 304-26-417, a.k.a. a portion of Section 35, Township 11 North, Range 22 East of G&SRM in the Silver Lakes Estates area.

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

Applicant Comments: **Reg Destree** spoke on behalf of Verizon Wireless. Mr. Destree showed the Commission a map of the improved coverage area that would be provided by the proposed tower.

In Favor: None

Opposed: None

Motion to approve: **Commissioner Smith**, made the motion to approve with the conditions as stated by staff. The motion was seconded by **Commissioner Meadows**. The vote was (7 - 0) to recommend approval to the Board of Supervisors.

ITEM #3 – CASE #14-03: SPECIAL USE PERMIT AMENDMENT: Discussion and possible action on a request by U-Haul Lakeside for a Special Use Permit Amendment to allow for additional storage facilities to be located on two properties adjacent to the existing self-storage complex on APN: 212-18-034A and 212-18-077, a.k.a. a portion of Section 22, Township 9 North, Range 22 East of G&SRM in the Lakeside area.

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

Applicant Comments: **Zulema Longoria** spoke on behalf of the owners. She indicated that the new center would provide 6-8 jobs, and they would be using local contractors to build the proposed site creating more jobs in the area. **Chairman Teetsel** asked if the applicant had

recently purchased the property. **Ms. Longoria** indicated that they had previously been leasing the property, and had just recently purchased it.

In Favor: None
Opposed: None

Motion to approve: Commissioner Davis, made the motion to approve with the conditions as stated by staff. The motion was seconded by Commissioner Slone. The vote was (7 - 0) to recommend approval to the Board of Supervisors.

ITEM #4 – POSSIBLE APPROVAL OF MINUTES FROM THE COMMISSION HEARING OF JANUARY 16, 2014.

Motion to approve: Commissioner Meadows, the motion was seconded by Commissioner Smith. The vote was (7 - 0) to approve the minutes of the January 16, 2014 hearing.

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.

Commissioner Meadows indicated that she liked having all the meeting materials e-mailed ahead of time rather than having it sent through the mail.

ITEM #6 – REPORT FROM STAFF TO THE COMMISSION.

Trent Larson reported that 29 Met Towers had been approved by the Commission and about half of those had been installed and there were 5 or 6 towers that had exceeded their time limit. Those towers which had exceeded their limit will be asked to apply for an extension or remove their tower. **Chairman Teetsel** asked about the status of the tax credits for these towers. **Mr. Larson** indicated that the tax credits had expired.

Mr. Larson also reported that the Pinetop-Lakeside Planning Commission would like to have a joint meeting with the Navajo County Planning Commission. Mr. Larson proposed that the May P & Z Commission meeting be used for this purpose. He would ask the Pinetop-Lakeside Commission to provide their proposed meeting plan prior to the meeting.

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

The vote was unanimous (7 - 0), and the meeting was adjourned at 7:03 p.m.

NAVAJO COUNTY PLANNING COMMISSION

Chairman, Chuck Teetsel

ATTEST:

Robin McCormick