

MINUTES

HEARING OF THE NAVAJO COUNTY PLANNING AND ZONING COMMISSION

May 15, 2014

ATTENDANCE P & Z Commissioners

Attended:

1. Wendell DeCross
2. Rick Slone
3. Ruth Ann Smith
4. Chuck Teetsel
5. Joel Lawson
6. Randy Murph
7. Bob Hall
8. Carol Davis

Absent:

Fred Shupla
Robert K. Black, Jr.
Jason Hatch
Evelyn Meadows

Staff Attendance:

Trent Larson
Peggy Saunders

Robin McCormick
Bill Bess

Meeting held at the Navajo County Board of Supervisors Chambers, Holbrook, Arizona – Time: 6:01 p.m. to 6:52 p.m.

CALL TO ORDER

Chairman Chuck Teetsel called the meeting of the Navajo County Planning & Zoning Commission to order at 6:01 p.m., and led the Pledge of Allegiance. **Mr. Teetsel** explained the housekeeping rules for the benefit of the public in attendance.

ITEM #1 – CASE #14-08: SPECIAL USE PERMIT: Discussion and possible action on a request by Sun Valley Recycling for a Special Use Permit to operate a recycling center on APN: 105-09-167B, a.k.a. a portion of Section 25, Township 18 North, Range 21 East, of G&SRM in the Holbrook area.

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

Applicant Comments: **Glen Holden** spoke on behalf of the applicant. **Mr. Holden** has spoken with the ADEQ. The recycled materials will be inside buildings. The owners have filed intent to construct with the ADEQ. **Chairman Teetsel** asked what kind of materials the center would accept. Mr. Holden responded that cars and scrap metal would be accepted. Fluids will be drained and placed in safe storage before metal is stored. Mr. Holden is aware of the dangerous chemicals that are involved in this process. **Chairman Teetsel** asked if either Mr. Holden or the business owner had ever worked in this field before. Mr. Holden stated that they were not currently involved in this field, but had done similar work in the past. **Mr. Holden** also indicated that the owner plans to have a well installed, to provide water for fire suppression.

Commissioner Lawson asked if the property would be visible from the interstate. **Mr. Holden**

responded that the property is 3.5 miles from I-40 and is not visible from the roadway. **Trent Larson** pointed out that the railroad tracks are between the property and the river, nullifying the floodplain issue. **Commissioner DeCross** asked if the railroad owned their right of way, and was concerned if they had been notified. **Mr. Larson** responded that Navajo County did not notify the railroad company because they do not show up in the Assessors records as a property owner. The property owner has been in contact with the railroad to inquire about the potential of building a railway spur in the future, so they are aware of the proposed project. **Chairman Teetsel** asked what the potential clean-up cost would be if the business were to shut down. **Mr. Larson** stated that the cost couldn't be determined in advance. **Commissioner Murph** stated that he believes it would be a good idea to include the stipulation of a clean-up bond. **Commissioner Slone** stated that in working with ADEQ the property owner would be required to insure that no contaminants enter the surrounding land or water so there would be no need for a clean-up bond. **Commissioner Smith** asked how many jobs the site would provide. **Mr. Holden** stated that there would be 3 to 4 employees. **Commissioner DeCross** asked why the City of Holbrook was notified. **Mr. Larson** stated that they were notified as a courtesy.

In Favor:

Opposed:

Jeff Gray owns the adjacent property and is not opposed to the project as long as it does not affect the environment. He made the Commission aware that during monsoon season that area does temporarily flood. **Trent Larson** deferred flood control questions to County Engineer Bill Bess.

Bill Bess stated that the run-off assessment would be completed by a Civil Engineer. The area would need to be assessed while flooded to determine the depth. A recommendation could then be made on the permits that the building elevation be raised accordingly. Upon his site visit, Mr. Bess saw no evidence of flooding.

Commissioner DeCross asked if Mr. Something had a home on his property and if his residence ever flooded. **Mr. Gray** said that occasionally there was temporary flooding on the property, but that his home had never flooded.

Chairmen Teetsel asked Mr. Holden when he was first on the property. **Mr. Holden** was first on the property about 2 years ago. Mr. Holden has not been on the property during monsoon season.

Motion to approve: **Commissioner DeCross** made the motion to approve with the conditions as stated by staff. The motion was seconded by **Commissioner Slone**. The vote was (8 – 0) to recommend approval to the Board of Supervisors.

ITEM #2 – POSSIBLE APPROVAL OF MINUTES FROM THE COMMISSION HEARING OF APRIL 17, 2014.

Motion to approve: **Commissioner DeCross**, the motion was seconded by **Commissioner Davis**. The vote was (8 – 0) to approve the minutes of the April 17, 2014 hearing.

ITEM #3 – 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 Lawson mentioned that the sign on Buckskin Road has recently been changed to read Arizona Trail on the East side. He would like to know why the sign has changed, and who changed it. He would like it returned to its former state if possible. Bill Bess will look into the issue.

ITEM #4 – REPORT FROM STAFF TO THE COMMISSION.

Trent Larson stated that the joint meeting with Pinetop-Lakeside has been tentatively rescheduled for July.

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

The vote was unanimous (8 – 0), and the meeting was adjourned at 6:52 p.m.

NAVAJO COUNTY PLANNING COMMISSION

Chairman, Chuck Teetsel

ATTEST:

Robin McCormick