

MINUTES

October 19, 2017
Planning and Zoning Commission

ATTENDANCE

ATTENDED

1. **Chuck Teetsel**
2. **Chuck Howe**
3. **Don Berry**
4. **Rick Sloan**
5. **Randy Murph**
6. **Wendell DeCross**
7. **Ruth Ann Smith**

ABSENT

Evelyn Meadows
Carol Davis
Fred Shupla
Jason Hatch

Staff Attendance

1. Sandy Phillips
2. Nick Coussoulis
3. Bill Bess
4. Jeanine Carruthers
5. Chérie Camp

Meeting held at the Navajo County Planning and Zoning Commission, in the Board of Supervisors Chambers, Holbrook, Arizona

Chairman Chuck Teetsel called the meeting of the Navajo County Planning and Zoning Commission to order at 6:00 p.m. and led the Pledge of Allegiance. He then provided the meeting procedures to the public.

ITEM #1 – CASE #17-26 ZONE CHANGE, DISTRICT I: Discussion and possible action on a request by Florence 80, LLC to have the zoning classification changed from RU-1 to Light Industrial IND-1 on their 14.13-acre parcel adjacent to I-40, APN 107-23-002, a portion of Township 18 North, Range 19 East, Section 25 in the Joseph City area. Miss Sandy Phillips provided information and location for the zone change request. The parcel is isolated with limited access. They currently have their tractor trailer on the property along with some concrete barriers. There are no objections from Flood Control, Engineering, or County Attorney, and staff have none providing stipulations are met. We have received no letters from the surrounding properties notified in the required 300 sq. ft. area. **Chairman Teetsel** asked for the applicant to come to the podium to provide any further information they might like to share. Tressia Contreras of Florence LLC. Ms. Contreras works for FNF Construction / Florence LLC who purchased the property adjacent to where the ADOT project was. They are wanting to leave the trailer on the property with the company name on it. They do not intend to put anything else on the property as it is fronted by I-40, and for proper access they would need an encroachment permit from ADOT. **Commissioner Howe** asked about them having access to property during the construction project off I-40 and inquired about what they intend to use as access to that site. Ms. Contreras has no other intentions to put

anything else on the property, they do not want to go through a lengthy process to get the encroachment permit. **Commissioner Randy Murph** asked why they want to put the trailer on the property. She is merely trying to go through the proper procedures in order to get it permitted. **Commissioner Murph** indicated he did not like the appearance. **Chairman Teetsel** asked about the current equipment on the property whether it is functional. Ms. Contreras clarified it is only the empty trailer with the company name on it. **Commissioner DeCross** asked if there is there legal access to this property. **Miss Phillips** said there is not right of way, there is no existing road other than a dirt road. **Commissioner DeCross** What is the difference between this semi-trailer being parked here when another trailer is parked on a construction site that may take up to a year? **Commissioner Murph** This is purely advertising and although some states do require it during construction projects for identification purposes, he feels it is still a sign and it should have to go through the same process as someone who is required to follow Navajo County ordinance. He feels the purchase of this parcel may not be solely for the semi-trailer, he feels they may have intention for utilizing the property in the future. Accessing this property is a danger to any drivers as it is on a curve and it could be a blind spot should they be moving equipment in or out of the property. **Chairman Teetsel** asked for further discussion from Commission, staff, applicant, or audience and with there being none, called for a motion. **Commissioner DeCross** made a motion for approval of the applicant's request, **Commissioner Sloan** seconded, motion passed 6/1.

ITEM #2 – CASE #17-31 SPECIAL USE PERMIT, DISTRICT III:

Chairman Teetsel read the description for Item #2: Discussion and possible action on a request by Blue Rooster Ranch for a Special Use Permit allowing a hunting and processing ranch with lodging accommodations on APN 110-09-001S & 001T, a portion of Township 16 North, Range 22 East, Section 29 in the Woodruff area. The applicant met with Flood Control and have invested in breakaway gates to help contain the animals. They've included a roadway along the fence line to be able to monitor and maintain the fencing. The applicant will have a care taker/guide on the property. The applicant agreed to notify a 500 ft radius. Notices were also posted in the Woodruff Library and the Post Office. Parcels to the west and east belong to BLM. The property owner and Staff did receive a letter from BLM with stipulations and concerns regarding an older site plan. Staff has since received an updated site plan. **Chairman Teetsel** asked applicant to address the Commission, Tom Coldwell of Snowflake AZ. He feels it is a good opportunity for hunting and due to the lottery, many do not get drawn. At this facility, hunters will be able to hunt bison, hogs and rams. He understands the importance of the fence. His wife and co-owner are all from Navajo County and want to comply with all requirements. **Commissioner Murph** inquired about the BLM issues. Mr. Coldwell indicated he did go to the Safford office on Monday and the issues have been resolved. **Chairman Teetsel** inquired about structures and advised that they must be within ¼ mile or 440 feet distance, per the statue and this includes whether the structure is vacant or occupied. There is one property owner who lives in Alaska and the applicant sent one of their mailers to them, but have not heard back yet. **Chairman Teetsel** then asked about fence completion and reminded it is in the applicant's best interest to be certain the animals remain on their property. **Commissioner Sloan** asked how many employees? Mr. Coldwell We have 2 at this time, one is a fulltime guide, the other is secretary. **Chairman Teetsel** inquired about the volume of traffic. **Mr. Bill Bess** indicated 17 daily. **Chairman Teetsel** asked about the road as it is going through the hunting/shooting area. Mr. Coldwell indicated the area is the same as deer, antelope,

coyotes, require their guide to advise their guests to be aware of their location prior to shooting. **Chairman Teetsel** asked about requirements from Arizona Game & Fish to ensure animals are healthy and will not contaminate local animals. Mr. Coldwell indicated they are required by Dept. of Agriculture to follow the all rules and requirements. **Commissioner Wendell**, are hunters accompanied? Mr. Coldwell said they will be accompanied yet if on their own, will have a method of communication. They will allow groups up to 5 people allowed to hunt at a time. **Commissioner Wendell**, what are shooting hours, are they the same as regular hunting hours? Miss Phillips the sighting range is 8 to 5, applicant is asking for first light for sighting to sundown for hunting. **Commissioner Wendell** how many months operation, Mr. Coldwell 12 if possible. **Commissioner Ruth Ann** asked about research and viability, asked for comparison with the size of the application. Mr. Coldwell indicated the canyon provides coverage and one canyon splits off which he feels will keep the animals down there. **Commissioner Ruth Ann** are you caring liability insurance. Mr. Coldwell indicate it is in process, they are working with their lawyers on it currently. **Commissioner Wendell** asked about signage. Mr. Coldwell provided location and detail about the signage currently in place including "No Trespassing". **Commissioner Ruth Ann** asked about burglary and poaching. Mr. Coldwell we are hoping to develop relationships with neighbors who can provide information should they see poachers. **Chairman Teetsel** asked for further questions from the commission or audience. Glen Johnson, Woodruff residence, ranch is 2 miles south of my home, he has visited and seen the fence. He did have a neighbor express concerns about animals getting loose and indicated he would be glad to allow them in through the gate on his own property. **Chairman Teetsel** asked for further comments in favor or against. He then called for motion, **Commissioner Howe** made a motion to approve, **Commissioner Don Berry** seconded, Miss Phillips asked about making an amendment to #10 to be "first light to sundown", **Commissioner Howe** modified his motion to approve #10 stipulation of "from first light to sundown", **Commissioner Berry** seconded, motion passed 7/0.

ITEM #3 – AMEND ADDENDA & ADDITIONS DESIGN CRITERIA WIND LOAD:

Discussion and possible action on a request by Staff to update the Design Load Table, on page 4 of the Addenda & Additions to the International Building Codes, Wind Load to reflect 2015 IRC wind load for any structure other than a building, i.e. signs, cell towers, etc. **Chairman Teetsel** asked about grandfathering. Miss Phillips indicated any change to current structure will require this structural design to the new attachment, only. **Commissioner Murph** does not see the need and feels it is unfair to business owners. **Chairman Teetsel** current signs and billboards will not be required to make the adjustments unless they change the structure as it is currently. Miss Phillips indicated we are seeing higher wind gusts and due to the fires and clearing out trees. Winds have been clocked at 140 mph near Holbrook. **Commissioner Howe** do we have evidence that the rating is sufficient, for all areas of the county? Miss Phillips the IRC is where the rating comes from. Chairman asked for additional comments from commission or the audience. With there being none, **Chairman Teetsel** called for a motion. **Commissioner Howe** made a motion to approve additions and designed criteria as provided by staff, **Commissioner DeCross** seconded, with a point of clarification that the BOS still has to approve, Staff confirmed, **Chairman Teetsel** called for all those in favor. Motion passed 6/1.

ITEM #4 – ADDITION OF LANDSCAPE REQUIREMENTS FOR COMMERCIAL

(C/R)/INDUSTRIAL ZONING IN THE ZONING ORDINANCE: Discussion and possible action on a request by Staff to include landscape requirements similar to those required

by the City of Show Low on commercial properties. Miss Phillips indicated staff is requesting the item be tabled, when we originally discussed the item it was limited to White Mountain Blvd. **Commissioner Howe** made a recommendation that if the county does not currently have a list of appropriate street trees, that it be included specifically in areas to prevent heaving of sidewalks is preferred. **Commissioner DeCross** made motion to approve tabling Item 4 and 5 to the next Planning and Zoning Commission Meeting, **Commissioner Berry** second the motion, **Chairman Teetsel** called for a vote. Motion carried 7/0.

ITEM #5 – MINOR LAND DIVISION ORDINANCE: Presentation and discussion on a request by Staff to adopt a minor land division ordinance in alignment with State Statutes. The concern is that people can still split their land by the recorder and assessor per state statute. **Chairman Teetsel** do we have an ability to communicate with the Recorders office to put something in place to prevent this. Miss Phillips, we are coordinating with them. **Chairman Teetsel** asked for some proof attached to title, which would be a normal course of business. Perhaps ask the county attorney and recorder's office if we can add the disclaimer which would cover all land splits. Miss Phillips will discuss with the attorney as well as real estate, etc. **Commissioner DeCross** asked if staff has discussed with county attorney. Miss Phillips just the current document.

ITEM #6 – APPROVAL OF MINUTES FROM THE COMMISSION HEARING OF AUGUST 17, 2017. **Chairman Teetsel** asked if the Commission had had time to review the minutes. **Commissioner Ruth Ann Smith** asked that her name be printed without an "e" on the end as it was both with and without. **Commissioner DeCross** made a motion to approve and accept the August Minutes, **Commissioner Berry** seconded. Motion carried 7/0

ITEM #7 – 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. Miss Phillips indicated the work session be postponed. She wants the Commission to continue considering accessory buildings and size so we can develop a true definition of accessory building.

With no further discussion or comment, **Chairman Teetsel** adjourned the meeting.
ADJOURN MEETING

Approved this _____ day of _____, _____

Chairman, Navajo County
Planning and Zoning Commission

ATTEST:

Secretary, Navajo County
Planning and Zoning Commission

