

MINUTES

NAVAJO COUNTY PLANNING & ZONING COMMISSION *April 20, 2017*

ATTENDANCE Commission Members

Present

- Chuck Howe
- Chuck Teetsel
Randy Murph
- Ruth Ann Smith
- Wendell DeCross
- Rick Sloan (via Telecom)

Absent

- Carol Davis
- Don Berry
- Evelyn Meadows
- Fred Shupla
- Jason Hatch

ATTENDANCE Staff

Present

- Sandy Phillips
- Glenn Kephart
- Jeannine Carruthers
- Chérie Camp

Meeting held at the Navajo County Board of Supervisors Chambers
100 East Code Talkers Drive
South Highway 77
P.O. Box 668
Holbrook, Arizona 86025
Time: 6:07 PM

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Chairman Chuck Teetsel called the meeting of the Navajo County Planning & Zoning Commission to order and led the Pledge of Allegiance. He then explained the meeting procedures to the public and proceeded on with reading item #1 and asked for staff's input.

ITEM #1 – CASE #17-04 SITE PLAN AMENDMENT, DISTRICT V

- Discussion and possible action on a request by Homestead MHP LLC to amend a site plan previously approved in 1986 for apartments with open space to an 11 lot mobile and RV park, within existing Homestead Rd Mobile Ranch on APN 212-31-130B a portion of Township 9 North, Range 22 East, Section 26 in the Lakeside area. *Miss Sandy Phillips* provided information on the area the applicant would like to amend. The majority of the parcel is mobile homes along the north portion. There were two 4-plexes and one 8-plex, along with several trees and open space around the picnic area. The project was originally approved in 1986. The current plan has been downsized to include 9 mobile home spots and 2 RV spots. The 20 foot setback will be met along Homestead so that no mobile homes will be directly along the property line. The previous corridor which was lined with trees, will now become a utility corridor. It will include water, sewer, electric, and gas to the mobile homes. Staff has not received any calls or letters opposing this request. The County Attorney, Engineering, or Flood Control has no objection to the development. Staff reached out to Tetra-Tech for a drainage statement to show there is no impact on any of the neighbors. Recommendations and conditions of improvement for the site plan include only allowing the nine (9) mobile home and two (2) RV lots to comply with permitting. *Chairman Teetsel* asked if either the applicant or engineer wished to share any further information. *Will Flake*, engineer with Tetra-Tech and engineer on the project provided information on the site and indicated where lots for RV's were located. The Chairman has driven through this area and he feels this is a better fit for the area. *Will Flake* mentioned that he agreed, the apartments do not fit and he feels it is better use of the site. The Chairman asked if any of the other members of the commission had questions or comments. *Brian McCarter*, 137 Bozeman Ln, was concerned it would be an apartment complex and that there would be a significant increase of traffic on Homestead. Moreover, that traffic would include people coming and going along Rim Rd at a high rate of speed. It was noted there was a fatal accident a few weeks prior. He and his wife, after hearing this presentation, are okay that the requested amendment is staying as it was previously presented and he thanked the board. *Commissioner Wendell Decross* asked if people own their own lots. *Will Flake* answered no, they are rental lots, residents will own their homes. The Commissioner inquired about the ingress/egress of the area. The applicant along with *Sandy Phillips* provided information indicating that there were two. With no further comments, *Chairman Teetsel* asked for a motion, *Commissioner Rick Murph* made the motion, *Commissioner Chuck Howe* seconded. The request passed 6/0.

ITEM #2: ELECTION OF COMMISSION OFFICERS

- *Chairman Teetsel* called for a motion to begin the nominations. *Commissioner Ruth Ann Smith* made a motion for *Commissioner Chuck Teetsel* to remain as Chairman. *Commissioner Howe* seconded, and the motion carried, 6/0. *Commissioner Murph* made

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the motion to retain *Commissioner Ruth Ann Smith* as Vice Chairman, *Commissioner Howe* seconded the motion and the motion carried 6/0.

ITEM #3 – POSSIBLE APPROVAL OF MINUTES FROM THE COMMISSION HEARING OF OCTOBER 20, 2016 AND FEBRUARY 16, 2017

- *Chairman Teetsel* asked for a motion to approve the October 20, 2017 minutes. *Commissioner DeCross* moved to approve, *Commissioner Smith* seconded. The motion carried 6/0. *Chairman Teetsel* asked for a motion to approve the February 16, 2017 minutes. *Commissioner Decross* moved to approve, *Commissioner Murph* seconded.

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. *Miss Phillips* asked to discuss the possibility of changing the Planning and Zoning Commission meeting day of the week. Public Works Director, *Glenn Kephart*, apologized for not being able to attend previous meetings due to conflicts and at this time. It was his first meeting as he has a schedule conflict as Board of Supervisors Chairman Thompson has been assigned DOT board which meets every month on the Friday following the P&Z commission meeting. There is a dinner the Thursday evening prior and he requested the meeting “day” be changed so he could attend. *Chairman Teetsel* felt it would not be a good time as so many of the other Commission members were absent. He asked for an email to all commission for their opinion.

Chairman Teetsel asked for a motion to adjourn, Ruth/Randy

Approved this _____ day of _____, _____.

Chairman, Navajo County
Planning and Zoning Commission

ATTEST:

Secretary, Navajo County
Planning and Zoning Commission