

**MINUTES  
P&Z COMMISSION HEARING  
May 25, 2017**

**ATTENDANCE  
P&Z Commissioners**

**ATTENDED**

1. **Chuck Teetsel**
2. **Rick Slone**
3. **Randy Murph**
4. **Ruth Ann Smith**
5. **Evelyn Meadows**
6. **Wendell DeCross (via Telecom)**
7. **Don Berry**

**ABSENT**

**Chuck Howe**  
**Jason Hatch**  
**Bob Hall**  
**Carol Davis**  
**Fred Shupla**

**Staff Attendance**

1. **Sandy Phillips**
2. **Nick Coussoulis**
3. **Chérie Camp**
4. **Glenn Kephart**

Meeting held at the Navajo County Board of Supervisors Chambers, Holbrook, Arizona –  
Time: 6:08 p.m.

**Chairman Chuck Teetsel** called the meeting of the Navajo County Planning and Zoning Commission to order and explained the meeting procedures to the public. He then led the Pledge of Allegiance.

**ITEM #1 – CASE #17-07 ZONE CHANGE, DISTRICT IV:**

Chairman Teetsel read Item #1: Discussion and possible action on a request by Buster K Ranch, LLC to Change Zoning on 7.8 acres currently zoned A-General to R1-43 on a portion of APN 409-24-001C a portion of Township 10 North, Range 21 East, Section 8 in the Linden area. The applicant would like to subdivide the 12.34 acre parcel that is zoned A-General into four (4) lots, approximately 2 acres in size, to R1-43 Zoning according to the Tentative Plat for “Cheney Ranch Estates”. The surrounding area is primarily residential with an average parcel size of approximately 1 acre. There is an existing drainage area which runs south to north and has been accommodated on the rezone/tentative plat application. Staff requested permission to present both the rezone and the tentative plat together as the rezone works with the tentative plat. A drainage report was included in the submittal and Miss Phillips has done a walk-through of the property with some neighbors. A few of their concerns were that they would like to see “stick-built” homes and the restriction of livestock to horses and mules. The applicant did provide a CC&R which reflects these restrictions, and the applicant met with the HOA of Cheney Ranch. The HOA voted unanimously to annex the four lots into the HOA, however, that process will not happen until the Final Plat is recorded. Staff’s recommendations for the stipulations are to follow the CC&Rs. A petition was provided

from some of the residents in Cheney Ranch. There were also several letters of concern from adjacent properties who would like to see the proposed lots be similar to existing. Miss Phillips handed copies of the petition to the Commission. Chairman Teetsel asked the applicant to come forward with any additional or new comments. Bruce Butler, Civil Engineer and owner in the property, 15140 E Palomino Blvd Fountain Hills 85268. He will follow architectural guidelines and rules/regulations of the HOA. The original plan had a through street, but he feels it makes more sense to have it closed in order to limit traffic. They plan to bring the roads up to County standards and then ask that the County take over maintenance of the road. Chairman Teetsel verified with Staff that Mr. Butler was working with the County on construction/upgrade of the road. Mr. Butler said he has no current intention of making any further changes and will leave the remaining lot as is. The Chairman asked if the Commission had any questions. Commissioner Murph asked about a "Phase 2". Mr. Butler stated he does not have a Phase 2 planned. Mr. Dell Lewis, at 958 Cheney Ranch Loop purchased his property four years ago. He asked that the County review the access to the parcels. Cheney Ranch, proposed a cul-de-sac so access would be available to all parcels. Lenny Luchtel, 916 Mountain Trail, on the west side of Cheney Ranch asked that the undeveloped property be zoned SD instead of R1-43 and indicated Cheney Ranch is zoned SD which complies with the CC&R's. He expressed concern that R1-43 allows for manufactured homes. Chairman Teetsel indicated to him that this process does allow for stipulations which could prevent the acceptance of any future requests for a manufactured home. Chairman Teetsel asked for further comments from staff or audience. With hearing none, he asked for a motion. Commissioner Murph made a motion with the stipulation regarding stick homes, no manufactured homes, no modular, and adhere to CC&R's and architectural guidelines of Cheney Ranch. Commissioner Sloan seconded. The motion passed 6/0.

**ITEM #2 – CASE #17-05 TENTATIVE PLAT, DISTRICT IV:**

**Chairman Teetsel** read the request for Item #2. Discussion and possible action on a request by Buster K Ranch, LLC to Approve Tentative Plat subdividing 7.8 acres into 4 lots on a portion of APN 409-24-001C a portion of Township 10 North, Range 21 East, Section 8 in the Linden area. Commissioner Sloan asked whether the applicant had any issues keeping in with the CC&R's and the architectural designs. Mr. Butler does not wish to address this at this time as they do not have developed plans currently. The Chairman pointed out that the remainder of the property will remain A-General, leaving it open for future building of what fits within the County's ordinance. Chairman Teetsel asked whether audience had any comments. Mr. Luchtel would like the commission to delay approval until a new access can be found to insure all properties had access to a good paved road without having to use the dirt driveway which he feels would cause a lot of dust for some of the residents. Mr. Butler indicated that part of the roadway is cinder. Staff indicated only the cul-de-sac as it is part of the lot and reiterated that what is before the Commission at this time is a subdivision of the lots, not development and the lots would be required to come before the County for plan review as well as adhere to the HOA. The Chairman inquired as to whether Mr. Butler had plans of paving the roadway all the way up from the cul-de-sac to the northern most lot. Mr. Butler responded no, as none of the other driveways were paved by the original developer. Miss Phillips provided full size prints for the tentative plat to the commission in order they better understand the

roads and driveways in question. Jeanette Geffert, 980 Cheney Ranch Blvd questioned whether any sort of environmental study should be provided regarding poor quality air will be produced. Ms. Gefferet is concerned about dust from the horses and dust created from horse trailers. PW Director Glenn Kephart addressed Ms. Gefferet's concerns and explained that PW is responsible for providing permits. Construction techniques must adhere to State and County and will provide guidelines to prevent excessive dust. With no further discussion, Chairman Teetsel called for a motion, Commissioner Ruth Ann Smith made a motion to approve with the understanding of that the applicant will adhere to the rules and regulations of the HOA, Commissioner Evelyn Meadows seconded. Motion passed 6/0.

**ITEM #4 – CASE #17-10 SPECIAL USE PERMIT, DISTRICT III:** Chairman Teetsel read the request for Item #4. Discussion and possible action on a request by Tiny Town Arizona, LLC to Approve Special Use Permit to allow a “Glamping” Camp on APN 404-51-008 a portion of Township 11 North, Range 23 East, Section 1 in the Concho area. Miss Phillips presented the application. One of the concerns is the access to the property. Staff presented the application to Apache County and they have no objection. Letters of support were received. Full-time caretaker will be on the property. Chairman Teetsel asked if there were any questions for the applicant and as there were none, asked for motion. Commissioner Murph made a motion to recommend approval, Commissioner Smith seconded. Motion carried 6/0

**ITEM #5 – AMEND DEFINITION OF SETBACK LINE IN THE ZONING ORDINANCE:** Chairman Teetsel read the request for Item #5. Discussion and possible action on a request by Staff to change the definition. Miss Phillips stated Staff would like to further clarify the Zoning Ordinance. This definition in the ordinance has caused confusion. Staff provided the Commission examples from other counties. Staff would like to clarify that it is only for ingress egress easements, not drainage easement, nor utility easement. Chairman Teetsel asked for objections or comment. Commissioner Smith made motion to accept, Commissioner Murph seconded, Motion 6/0 passed.

**ITEM #6 – AMEND ADDENDA & ADDITIONS DESIGN CRITERIA WIND LOAD:**

Chairman Teetsel read the request for Item #6 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 that currently reflects value of 80 mph to reflect 2015 IRC wind load of 115 mph for the area. Miss Phillips provided information on the request. The county is under the 2006/2003 IBC IRC and we are in the process of updating to the 2015. The state is currently at 2012 IBC which is 90MPH. Staff is requesting that any new hardware be able to withstand the gusts. Inspection staff is currently in the process of updating design guideline table in the Additions and Addendums. Commissioner Murph is concerned with the additional requirements. He feels there are more and more costs for things we do not need. He stated it is overkill for residents to be held to the same standards as cell towers. The Chairman asked what existing problems we are solving by making this change. Commissioner Sloan feels the new requirements will cause hardships on contractors. Where does 90MPH get applied as

it is required by the state to counties and municipalities? Staff replied, the County is supposed to stay within 6 years of the state's adopted code, and is currently at 2003 needing to jump to 2015. Philips has asked cell tower designers to send a letter showing the proposed changes will withstand 100 mph gusts, but would prefer making it a requirement. The Chairman asked for audience comments. Mary Ann Joseph 1853 Lee's Drive, Lakeside 85929 is looking at putting in a new home. She is concerned with new homeowner/builder who has to deal with neighbors who do not have to adhere to these ongoing regulations and yet the new homeowner has to incur the expenses of the new regulation. How will the county protect the new home builders when the grandfathered in homes/properties don't have to be up to code. Chairman Teetsel stated we should discuss this further. Mr. Kephart stated that staff will be doing an outreach to the contractors this fall prior to bringing the 2015 IBC adoption to BOS. There are not many differences between 2012 and 2015. Commissioner DeCross requested this item be postponed, as he has further questions and would like more information including statistics. Made a motion to continue this discussion at the next regularly scheduled P&Z meeting. Evelyn seconded. Motion carried. 6/0


**ITEM #7 – POSSIBLE APPROVAL OF MINUTES FROM THE COMMISSION HEARING OF APRIL 20, 2017**

Chairman Teetsel asked for a motion, Commissioner DeCross made motion, Commissioner Sloan seconded. Motion passed 6/0.

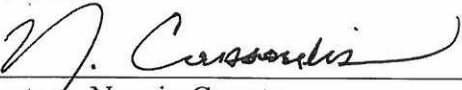
**ITEM #8 – COMMISSIONER'S COMMENTS AND/OR DIRECTIONS TO STAFF:** Miss Phillips introduced county staff, Planner Nick Coussoulis.

Discussion on current need for participating commissioners. Miss Phillips provided information regarding a possible new commissioner and a current commissioner who wishes to step down. Chairman Teetsel requested BOS members be made aware of our dilemma with lack of current participation. With there being no further business to come before the Commission, the meeting was adjourned at 7:45 pm.

Approved this 20<sup>th</sup> day of July, 2017

  
Chairman, Navajo County  
Planning & Zoning Commission

ATTEST:

  
Secretary, Navajo County  
Planning & Zoning Department

PLANNER I  
NAVAJO COUNTY