

MINUTES
P & Z COMMISSION HEARING
June 22, 2017

ATTENDANCE
P & Z Commissioners

ATTENDED

1. **Chuck Teetsel**
2. **Wendell Decross**
3. **Don Berry**
4. **Randy Murph**
5. **Fred Shupla**
6. **Chuck Howe**

ABSENT

Ruth Ann Smith
Evelyn M. Meadows
Carol Davis
Rick Slone
Jason Hatch

Staff Attendance

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

Meeting held at the Navajo County Board of Supervisors Chambers, Holbrook, Arizona –
Time: 6:00 p.m.

Chairman Chuck Teetsel called the meeting of the Navajo County Planning & Zoning Commission to order and led the pledge of Allegiance. The meeting procedures were then provided to the public. The order of the items on the agenda were re-arranged by the chairman to expedite the process.

ITEM #2 – CASE #17-18 SPECIAL USE PERMIT, DISTRICT III: Discussion and possible action on a request by Jonathan May for a Special Use Permit to allow renting of existing accessory buildings zoned RU-20 on APN 403-21-003B, a portion of Township 13 North, Range 23 East, Section 5 of the White Mountain Ranches Unit XII, in the Snowflake area. Miss Sandy Phillips provided information regarding the request and indicated some of the structures will need to be inspected prior to offering for rental to the public. Staff received no responses to the public notices that were sent out. Chairman Teetsel asked the applicant if he wanted to provide any additional information. Jonathon May 8887 E. Concho Highway. He and his family have been living on the property for 5 years and does not believe the buildings to be structurally unsound. They are prepared to allow for the required inspections and are willing to update to any codes that will need to be met. Mr. May mentioned there are 5 working/serviced septic tanks on the property. Commissioner Berry asked about the water on the property. Mr. May reiterated information provided to him by Staff that if the water system serves under 25 people, and they will keep that number of people below that number, that meets ADEQ requirements. Commissioner DeCross asked about date of structures. He is concerned about the safety of the buildings and asked about prior permitting/inspections. Chairman Teetsel questioned date of structure being built, as there are many disclosure requirements such as the possibility of lead based paint. The Chairman suggested applicant to speak with local real estate agents or attorneys so they can receive current requirements as well as

any other regulations they may need. Staff asked that we stipulate the number of people that are limited outside of the family. Chairman Teetsel asked for questions from Commission, staff, and with none entertained a motion. Commissioner Murph, made a motion to approve, Commissioner DeCross seconded. Motion passed 7/0.

ITEM #1 – CASE #17-17 FINAL PLAT EXTENSION, DISTRICT III: Discussion and possible action on a request by Pacific Holt Corp to extend a final plat for the Perkins Valley Mesa Hills estates zoned SD and R1-43 on APN 109-33-039, 040E, 040F, 109-01-005C a portion of Township 18 North, Range 20 East, Section 33 in the Holbrook area. This case was tabled and continued as the quorum was unable to vote due to Commissioner Murph recusing himself from the item.

ITEM #3 – CASE #17-20 ZONE CHANGE, DISTRICT III & IV: Discussion and possible action on a request by Aztec Land and Cattle Co. Ltd. & West Snowflake Land Co. LLC for a Zone Change from A General and RU-20, to IND-1 and IND-2, respectively, to further the development and progress on this industrial corridor on APN 201-01-012, 201-05-007, and 201-05-001B, a portion of Township 13 North, Range 19 East, Section 27, 25, and Township 13 North, Range 20 East, Section 30 in the Clay Springs area. Chairman Teetsel explained that as not all neighbors had received the mailing notification regarding zone change application, the request will be heard, only, and not voted on. It will be tabled and entertained again on July 20, 2017. Miss Phillips provided information regarding request and provided images on the overhead. The vicinity to the Apache Railway is part of the desired area and utilities within the Highway 277 corridor. Bringing in new business and employment opportunities is part of their objective. Staff requested applicant provide additional buffering to north and adjacent to highway. The applicant accepted this request and in addition offered 100' setback from residential. Chairman Teetsel asked the applicant to provide additional information. Steve Brophy 10265 W Camelback Rd. Phoenix 85037. Aztec Land went through planning process for their entire property back in 2010. They feel this area has enormous potential for progress. The land under consideration now has access to Transatlantic Rail, and also has electrical power available. High pressure natural gas owned by Unisource provides service to Biomass and White Mountains and is underutilized. With the closing of the coal mines, there will be many workers who are experienced. Chairman Teetsel asked about what types of industries have been interested in the property. Speculations have run from a tissue plant to a box supplier, to solar cell manufacturing. This application has been made to prevent losing prospective businesses as they view existing zoning favorably. We've spoken with ~7 people who had suffered some personal loss due to the loss of jobs in Navajo County. One of them has a grandson who commutes from Flagstaff due to lack of jobs in our area. The applicant has spoken with many others who are not able to get here due to lack of employment. Chairman Teetsel asked the Commission for comments or questions, and there were none. Chairman opened the meeting up to public comment. Jack Carlisle, a resident of adjacent subdivision mentioned the land may be convenient to possible employees, but he is concerned that the residents may suffer from noises/production. He is all for job creation but wants to insure his neighborhood is not disrupted due to new industry. Staff provided information regarding stipulations made to buffer the residential area. Commissioner DeCross does not believe there is a specific description on uses. Mr. Lacy, a resident, is also not opposed to jobs. He wants assurance


they will not do whatever they want, and not have a negative affect their property. Warner Walton, North Lewis & Clark at Forest Town asked about what this “industrial” development will cause to their home. Mr. Walton requested information on exactly where the location of the business will be. He is concerned with noise, fumes, etc. and worries they are not a large enough group to make their voice heard. Chairman Teetsel provided information on the definition of zoning and reminded everyone that there will be no voting action this meeting. The item was tabled until the next P&Z meeting on July 20, 2017.

ITEM #4 – POSSIBLE APPROVAL OF MINUTES FROM THE COMMISSION HEARING OF MAY 25, 2017. Tabled to next meeting July

AJOURN MEETING

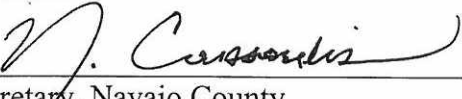
With there being no further business to come before the Planning and Zoning Commission, a motion was made to adjourn the meeting by Commissioner Murph, Commissioner Decross seconded the motion. The meeting was adjourned at 8:10

Approved this 20th day of July, 2017



Chairman, Navajo County
Planning & Zoning Commission

ATTEST:



Secretary, Navajo County
Planning & Zoning Department
PLANNER I
NAVAJO COUNTY