

**MINUTES**

**P & Z COMMISSION HEARING**

**5/21/2020**

**ATTENDANCE  
P & Z Commissioners**

**ATTENDED**

1. Chuck Howe
2. Chuck Teetsel
3. Ruth Ann Smith
4. George John
5. Rodger Rhoades
6. Wendell DeCross

**ABSENT**

1. Nick McVicker
2. Randy Murph

**STAFF ATTENDANCE**

1. John Osgood
2. Melissa Buckley
3. Berrin Nejad
4. Bill Bess
5. Cody Cooper
6. Kristyn Saunders
7. Jeanine Carruthers

The meeting was held using ZOOM at <https://bit.ly/3aT3iq>  
Meeting ID: 945 0687 9211, Password: 485863

OR: Dialing  
1-669-900-6833 OR 1-253-215-8782) Meeting ID: 945 0687 9211 Password:  
485863

Time: 6:00 PM to 7:30 PM

**Chairman Teetsel** called the meeting of the Navajo County Planning & Zoning Commission to order and explained the meeting procedures to the public.

**ITEM #1 – PLEDGE OF ALLEGIANCE.**

**Mr. Teetsel** then elected to postpone the pledge of Allegiance until we could meet in person once again, but still gave respects to the flag.

**ITEM #2 – REVIEW OF AGENDA BY COMMISSIONERS.**

**ITEM #3 – CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA.**

**ITEM #4 – SUP-A 20-001 HASHKNIFE ENERGY CENTER LLC, DISTRICT III:** A request for a Special Use Permit Amendment to expand the site area from the previously approved 3,000 acres to approximately 3,960 acres, an addition of 960 acres, to build and operate a 400 MW solar generation and storage facility. The properties are located in the Joseph City area. APN # 107-01-023, 107-05-031C, 107-05-031D, 110-15-001D, & 110-15-008, T18N R19E S30, 31, & 32, T17N, R19E, S05 & 06. Owner: Hashknife Energy Center LLC. Agent: James Williams.

The item was requested to be tabled until the June 18<sup>th</sup> meeting.

Chairman called for a motion. **Commissioner Rhodes** made a motion to table the item. **Commissioner Howe** seconded the motion. Motion carried 5 - 0.

**ITEM #5 – SUP 20-001 AJ's RV GETAWAY RV PARK, DISTRICT IV:** A request for a Special Use Permit to build and operate a 43 RV-camp sites and 30 spaces RV and boat storage. The property is 14.83 acres, addressed as 3537 Buckskin Road and located in the Heber area. APN # 206-34-003A, T12N R17E S20. Owner: Aaron and Wilma James. Agent: Painted Sky Engineering & Surveying, LLC.

The Community Development Director Ms. Berrin Nejad introduced the item, noting the property's location in relation to landmarks in the area. The applicant is proposing a short-term RV park. Surrounding properties are mostly commercial use, with some residential. The property was originally three parcels and it has been combined into one for the purposes of the project. The main entry would be from Buckskin Road, and there will be emergency exits to the highway. The flow of the roads are such that there will be no need for U-turns within the camp, with some signage for seasonal closures that will be visible from the highway, and the entrance will have some area set aside for U-turns just in case of accidental turn-ins during the off-season.

There is currently a residence on the property and will be used for the owners as a groundkeeper's quarters. There are plans for a club house and check-in building that will have a convenience store, as well as some storage and a workshop area. There will be an area with picnic tables on the west side, the quiet hours will be from 10PM to 7AM.

There will be solid wood fencing all around the property, and trash will be handled by waste management. Trees will be preserved as best they can with plans to plant more, and there would be boat and trailer storage along the highway. She then shared some renders that showcased the ideal finished project were shared.

The Applicants and their engineer Will Flake were available to answer questions.

**Commissioner Howe** asked if they were on septic or on the community sewer. Mr. Flake said that they would plan to put in a septic and work with ADEQ on all requirements.

**Commissioner DeCross** had looked at the property prior, he wanted to know if a nearby property with a sign that said "Morgen Stables" was commercial or not.

The Applicant said the zoning of the property in question was A-General.

The Applicants further wanted to thank the commission, but they also wished to note that they were going to be providing large spaces, they were conscious of bright lights at night and will have downward-facing lamps, they will have nighttime security, and they were working on emergency evacuation plans and they placed the entrance of the campground as close to the highway as they could to keep travelers from going too far down buckskin road, as well as a crash gate that lets out directly onto the highway. They were not planning on permanent residents, and as far as growth goes, they don't know what the future holds but are optimistic and eager to work with Navajo County in the future.

**Commissioner DeCross** asked how many of the lots were pull-through, the applicant replied all the lots were pull-through.

**Commissioner Howe** asked about the storage units, if they were slips, structures, or if they were covered. Applicant replied that they were slips at a 30-degree angle and would not be covered or have any structure over them.

**Chairman Teetsel** asked about the containers that were to be used as storage, if that was in keeping with the code. The applicant stated they would be set apart with some space between that would create the workshop, but they would be painted to beautify the area.

**Commissioner DeCross** read a letter from a Mr. Adrian Bell, which listed several concerns, the largest being the location of the entrance, and wished to know why it could not be moved to the highway.

Mr. Flake answered that ingress and egress off of a highway is just a bit more dangerous because of the speeds, but noted that there is an existing ingress-egress on the property, and altering the entrance would force them to remove well aged trees they wish to preserve in the area for shielding and moving the entrance would force them to cut those down.

With no further questions from the commission, the chairman opened the floor to the public.

**Adrian Bell** noted that his property was just a little north to the entrance of the park as proposed, he also listed several neighbors that were close to the project, and stated he had reached out and talked to the developers and was just concerned about four things, being the access, ATV's, speeding, dust, and property values.

**Nick Deleo** voiced much of the same concerns.

**Kyle Ritland**, who was concerned about the conditions of Buckskin Road and the impact the additional traffic would have on it, noted that Buckskin Road was paved in the renderings and wanted to know if that was the intent of the applicant, the chairman noted that he would ask that question at the end of public comments.

**Dayna and Debbie Young** voiced concerns about expansion and approved of the seasonal use.

**Lynn Legenzoff** spoke out in support of the project, stating that she lived down on the end of Buckskin and said that ATV's already were using Buckskin road to access the forest and did not see a reason to consider the project a nuisance.

**Becky McLarty** also spoke in support, saying she has lived in the area for a long time, and noting that they don't really have anything like this in the area, would personally love to help support the activities and bring more family-oriented and community culture into the area. She further spoke toward the integrity of the applicant.

**Sheri Hogg** also wished to speak to the integrity of applicant and their desire to do good, and spoke about her experiences with the applicant, and give her full support.

**Pamela Schwoere** also wanted to give her support and speak toward the thoroughness the applicants had in researching and working on this project.

**Commissioner Howe** asked if Buckskin Road was in fact dirt. The applicant replied that it was. Mr. Howe further asked staff what could be done about speeding, and the dust issue as he was sympathetic to it. Mr. Cooper stated that Engineering would be the best to address this as Buckskin road is a county-maintained road.

The applicant replied that speeding was a concern, and that their regulations within the campground are limiting speed to 25 mph, but felt that that was far too fast, and were willing to lower it to 15 if it pleased the commission.

Mr. Bill Bess stated that dust abatements are always a problem during summer, and there is not any type of abatement plan county-wide, but the county is slowly changing road materials to help with taking care of the dust problems. **Commissioner Howe** asked about the length of Buckskin Road, the applicant said they felt it was about half a mile long.

**Commissioner Decross** agreed and noted that whatever ATV's or other vehicles the patrons bring in must be street legal or they cannot legally be on Buckskin Road.

**Commissioner Howe** asked engineering about lowering the speed limit, Mr. Bess replied that it's not safe or conducive and it would require more work- and said that if people aren't obeying the speed limit at 25 mph, they won't obey 15 mph. Mr. Bess further said placing the entry onto the highway is a very bad and dangerous idea, and ADOT will likely not allow it. Furthermore, the crash gate is emergency only, it's not there for convenience and not considered proper access.

**Commissioners Rhoades** and **DeCross** asked if there was type of substance to put on the road to keep it from creating dust. Mr. Bess said there is, but it's expensive and the county does not have the budget for it. If it's not kept up it will eventually break apart and create potholes, and unsafe driving conditions.

**Commissioner Rhoades** asked if the applicant could pave the part of the road that goes into their entrance, to which Mr. Bess responded that it would make the road unsafe to travel upon, and that it was either not paved at all or all paved, mixing materials on a road was unwise.

**Chairman Teetsel** called for a motion. **Commissioner Decross** made a motion to recommend Approval to the Board. **Commissioner Rhoades** seconded the motion. Motion carried, 5-0.

**ITEM #6 – CONSIDERATION OF APPROVAL OF MINUTES FROM THE COMMISSION HEARING OF 12/19/2019.**

Possible approval of December 19, 2019 Minutes. **Commissioner Rhodes** made a motion to approve the minutes. **Commissioner Decross** seconded the motion. Motion passed, 5-0.

**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.

**ITEM #8 – REPORT FROM STAFF TO THE COMMISSION:**

The Commission reserves the right to change the order of any Agenda item.

The Commission reserves the right to adjourn into executive session when needed pursuant to ARS §38-431.03(A) (3) for legal consultation on the above-described agenda items.

**ADJOURN MEETING**

With there being no further business to come before the Planning and Zoning Commission, the meeting was adjourned at 7:30, a motion was made to adjourn the meeting by **Commissioner Decross**. **Commissioner Smith** seconded the motion. Motion carried unanimously.

Approved this 4<sup>th</sup> day of June, 2020

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Chairman, Navajo County  
Planning & Zoning Commission

ATTEST:

/S/

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Secretary, Navajo County  
Planning & Zoning Department