

MINUTES

P & Z COMMISSION HEARING

4/21/2022

ATTENDANCE

P & Z Commissioners

ATTENDED

1. Chuck Howe
2. Wendell DeCross
3. Ruth Ann Smith
4. Randy Murph
5. Logan Rogers
6. Sadie Lister
7. George John (Via Zoom)

ABSENT

1. Nick McVicker
2. Jack Latham

STAFF ATTENDANCE

1. John Osgood
2. Berrin Nejad
3. Cody Cooper
4. Bill Bess
5. Will Flake
6. Kristyn Saunders

Meeting held at the Navajo County Board of Supervisors Chambers, Holbrook, Arizona and through Zoom.us – Time: 6:00 to 8:25.

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

ITEM #1 – PLEDGE OF ALLEGIANCE

ITEM #2 – INTRODUCTION OF NEW COMMISSIONER: Introducing Commissioner Jack Latham, and welcoming back Commissioner George John to the Planning & Zoning Commission. **Commissioner John** was attending via Zoom

ITEM #3 – REVIEW OF AGENDA BY COMMISSIONERS

Chairman Howe called for a motion. **Commissioner Smith** made a motion to approve the agenda. **Commissioner Rogers** seconded the motion. Motion carried, 6- 0.

ITEM #4 – CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA

Hearing none, the Chairman moved on to the next item.

ITEM #5 – CONSIDERATION OF APPROVAL OF MINUTES FROM THE COMMISSION HEARING ON MARCH 17th 2022

Chairman Howe called for a motion. **Commissioner Murph** made a motion to approve the minutes. **Commissioner Smith** seconded the motion. Motion carried, 5 – 0, **Commissioner John** abstained from voting.

ITEM #6 – SUP 22-003 OVERGAARD RV STORAGE, DISTRICT IV: A request for a Special Use Permit to construct an RV storage facility with 140 spaces. The property is 3.56 acres in size, located south of Highway 277 and west of Mogollon Drive in Overgaard. **APN#** 206-34-021, T12N, R17E, S20. **Owner:** Tim Phelps, Whispering Pines. LLC.

Planning and Zoning Director, Berrin Nejad, introduced the item to the Commission for approval of a storage facility. She noted that the property was zoned Commercial-Residential (C-R) and gave a basic overview of the lay of the land. The access to the storage facility will be off Mogollon Drive with a driveway to the site already existing. The project will have 140 spaces and a solid fence will be placed around the property for screening from the neighbors. The facility will be self-service with a coded gate which will be recessed to allow large vehicles to not block traffic while accessing the facility. All light illuminations will be contained within the property, the roadway will meet County requirements for firetruck access and parking areas are to be gravel with delineated spaces. She noted that Engineering and the Fire Department have reviewed and approved the access.

Mrs. Nejad further noted that they will keep as much natural landscaping and trees as possible on the site and the perimeter to create natural buffer from the street, traffic, and neighbors. They will also add in landscaping to beautify the area along Highway 277. Mrs. Nejad also stated that we had advertised but failed to meet state public hearing notice requirements for this project and it was pushed back from the March meeting to this one due to this delay. Staff received 1 opposition letter in response to the first advertisement, and 10 letters about the proposal in support. There was no new response for opposition from the current advertisement.

Chairman Howe brought up concerns on Staff recommendation #2, noting that the storm water engineering plan seemed to be approved; the Staff recommendation stated that the construction of the ADWR's Storm Water Pollution Prevention Plan was required 30 days after approval of this permit, and that it should say required upon submittal for a permit. Bill Bess, County Engineer, said that it was a requirement for all projects over 1 acre and agreed that the wording was incorrect and that it should read as "required 30 days after application for permit". **Chairman Howe** suggested that the County quote the ASRS articles so that there was no confusion over the issue and provide that information to Staff for correction as soon as possible. Mr. Bess agreed to provide this.

Chairman Howe called for Commissioner comments and, hearing none, asked for applicant comments. The applicant had nothing more to add to the Staff presentation.

Chairman Howe called for those who wished to speak in favor from the audience and, hearing none, for those in opposition.

Mr. Michael Theis spoke to the Commission about his concerns to the project, stating that he had lived there for 14 years. He believed the project would devalue his property, and

that he was concerned over the entrance of the “RV Park” being placed on Mogollon Drive directly in front of his house, rather than on Highway 277. Mr. Theis also said that the applicant has already started clearing trees from the property, causing increased traffic.

Chairman Howe clarified that the request was an RV Storage facility, not an RV park and that there would not be people staying in the RV’s overnight.

Mr. Theis emphasized that the increase of traffic was still an issue that would affect his quality of life for his family and pets, and that he had heard the project would also be used as a construction storage facility.

Chairman Howe asked the applicant to address this. The applicant clarified that this was for storage, stated that he had done several similar projects, and that traffic was typically not an issue. There was no intention for this to be a storage yard for construction materials and that it would be for RV and Boat Storage. The applicant also clarified that there would be set hours for access to the storage area.

Chairman Howe asked for clarification on the hours. The applicant stated that hours would be sunup to sundown, varying by time of year.

Commissioner DeCross asked about the material for the six-foot fencing that would enclose the project, that he was not a fan of the use of concrete fencing in the provided example and that wooden fencing was a better fit for the area. Director Nejad clarified that the picture given was only an example, and the applicant stated they would be wooden fences.

Commissioner DeCross asked what the complainant property’s zoning was. The zoning was noted by staff as R1-10.

Commissioner Smith asked about the emergency exit and who owned the parcel that the emergency access easement was on. The applicant stated that they were also the owners.

Chairman Howe called for a motion. **Commissioner DeCross** made a motion to recommend approval to the Board of Supervisors, with corrections to Staff recommendation #2, regarding Storm Water Pollution Prevention Plan. **Commissioner Murph** seconded the motion. Motion carried, 6 - 0.

ITEM #7 – REPORT FROM STAFF TO THE COMMISSION

ITEM #8 – WORK SESSION: Plat Alterations – John Osgood

Commissioners may use this time to offer additional comments regarding any item on this agenda or any other topic; and the Commission may direct Development Services Department staff to study or provide additional information on topics of the Commissions’ choosing.

With there being no further business to come before the Planning and Zoning Commission, a motion was made to adjourn the meeting by **Commissioner DeCross**. **Commissioner Murph** seconded the motion. Motion carried 6 - 0.

The meeting was adjourned at 8:25 p.m.

Approved this _____ day of _____, _____

Chairman, Navajo County
Planning & Zoning Commission

ATTEST:

Planning Assistant, Navajo County
Planning & Zoning Department