

## MINUTES

### SPECIAL P & Z COMMISSION HEARING

9/29/22

#### ATTENDANCE P & Z Commissioners

##### ATTENDED

1. Chairman Chuck Howe (Via Zoom)
2. Vice-Chair Ruth Ann Smith
3. Commissioner Logan Rogers
4. Commissioner Randy Murph
5. Commissioner Wayne Booher
6. Commissioner George John (Via Zoom)
7. Commissioner Sadie Lister (Via Zoom)

##### ABSENT

1. Commissioner Jack Latham
2. Commissioner Nick McVicker

##### STAFF ATTENDANCE

1. Bill Bess, County Engineer
2. Cody Cooper, Planner II
3. Kristyn Saunders, Planning Assistant
4. Mischa Larisch, Planning & Development Director (Via Zoom)
5. Berrin Nejad, Community Development Director (Via Zoom)
6. Will Flake, Assistant County Engineer (Via Zoom)

Meeting held at the Navajo County Board of Supervisors Chambers, Holbrook, Arizona – Time: 6:00 to 6:28.

**Vice-Chair Smith** called the meeting of the Navajo County Planning & Zoning Commission to order and explained the meeting procedures to the public. **Vice-Chair Smith** then led the Pledge of Allegiance.

#### ITEM #1 – PLEDGE OF ALLEGIANCE

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

**Vice-Chair Smith** called for a motion. **Commissioner Murph** made a motion to accept the agenda as written and **Commissioner Rogers** seconded. The motion carried unanimously.

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

Hearing none, **Vice-Chair Smith** moved on to the next item.

#### ITEM #4 – CONSIDERATION OF APPROVAL OF MINUTES FROM THE COMMISSION HEARINGS ON JULY 21<sup>st</sup>, & AUGUST 18<sup>th</sup>, 2022

**Commissioner Rogers** made a motion to approve the minutes. **Commissioner Murph** seconded the motion. Motion carried unanimously.

Due to a potential conflict of interest on Item #5, **Vice-Chair Smith** recused herself from presiding over the meeting and turned the meeting back over to **Chairman Howe**.

**ITEM #5 – SUP 22-006 WOODY’S RV PARK AND STORAGE, DISTRICT IV:** A request for a Special Use Permit to construct Overnight RV parking and RV storage with 25 overnight RV camping and RV storage area. The property is 4.30-acres in size, located east of State Route 260 and west of Buckskin Road, in the Heber-Overgaard area. **APN#** 206-02-012C, T12N, R17E, S30. **Owner:** Larry Holland & Dianne Family Revocable Trust **Applicant:** Steve Wood.

Director Nejad presented the project to the Commission, giving them the overview of the project area and its location on Highway 260. Director Nejad further detailed that the highway access would be both ingress and egress, but there would only be an egress off Buckskin Trail. Director Nejad showed the Commission a picture of the site plan, noting that it was zoned for Commercial-Residential use. The RV Park will have 25 overnight spaces with hookups for water, sewer, and electricity. The site will also be operational 24/7 with the gate remaining unlocked and one employee on site during the day. Most of the business will be run through online resources. The applicants plan for there to be a few buildings for patrons to use, including a bath house with two restrooms and showers, a laundry facility, greenspace in the front and a BBQ grill area with picnic tables. The lighting for the project will be dark sky compliant with downward shielding, and any reflections will be directed to the inside of the property. The property is covered with several trees which the applicant will work to preserve as he moves forward with his project. Furthermore, there will be an RV Storage on the east side of the property which will be open air storage with no cover. The project will have a six-foot fence to give privacy and screening all the way around. Staff had not received any comments either for or against this project.

**Chairman Howe** asked if there were any questions from the Commission for Staff. Hearing none, **The Chairman** called for the applicant’s comments.

The applicant, Steve Wood, approached the Commission and gave a bit of information on his background in construction and thanked the Commission for agreeing to this special meeting.

**Chairman Howe** asked if the Commission had any questions. Hearing none, he called for public comment. No comments were made for or against.

**Chairman Howe** then called for discussion from the Commission.

**Commissioner Lister** asked about the access off Highway 260 and if there would be a 2-lane road. Mr. Wood said that the access was 2 lanes and would have plenty of room to turn in completely off the highway, as it would be 30 to 35 feet wide.

**Commissioner Rogers** asked if the septic tank had enough capacity for the project. Mr. Wood said that he and his engineer had discussed this. According to his engineer, the

system could support up to 27 units. The tank itself is around 2000 gallons and they would have two drain fields, but they were not planning on going bigger.

**Commissioner Howe** asked if it was a pumped tank or a leech field. Mr. Wood said that he would have a leech field and a backup field.

**Commissioner Murph** commented that 2000 gallons didn't seem adequate. Mr. Wood said he wasn't sure of the exact numbers, but paperwork had been submitted and the engineer was confident in the numbers.

**Commissioner Murph** asked if Staff would be reviewing the septic permit and construction for this, should anything need to be changed. Mr. Cooper confirmed that everything would be reviewed by the Building Department or possibly even up to ADEQ for review depending on the size of the system.

**Commissioner Rogers** asked if they would have limits on how long the patrons would be staying or if he would have age limits on the RV's. Mr. Wood said there was no limits, and that if customers wished to pay for longer periods, this would be allowed.

**Commissioner Rogers** asked if that meant it would be a long-term RV park. Mr. Wood stated that it would be if customers wanted to use it in this manner.

**Commissioner Howe** asked if everything would be designed to his utilities and design specs based on year-round service. Mr. Wood replied yes.

**Chairman Howe** called for a motion. **Commissioner Murph** made a motion to recommend approval to the Board of Supervisors. **Commissioner Booher** seconded the motion. Motion carried unanimously, with Vice-Chair Smith not voting.

**ITEM #6 – REPORT FROM STAFF TO THE COMMISSION:**

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 Howe**. **Commissioner Rogers** seconded the motion. Motion carried unanimously. The meeting was adjourned at 6:28 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

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Chairman, Navajo County  
Planning & Zoning Commission

ATTEST:

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Planning Assistant, Navajo County  
Planning & Zoning Department

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