

## MINUTES

### BOARD OF ADJUSTMENT HEARING

May 7, 2008

#### ATTENDANCE

##### Board Members

##### ATTENDED

1. Bill Arendell, Chairman
2. Carla Bowen
3. Hartley Turley

##### ABSENT

##### Staff Attendance

1. Linda Elliott, Planner I
2. Rob Crimm, Senior Planning & Zoning Engineer
3. Alberto L. Peshlakai, Secretary

Meeting held at the Navajo County Board of Supervisors Chambers, Holbrook, Arizona – Time: 10:00 a.m..

**Bill Arendell** called the meeting of the Navajo County Board of Adjustment to order and explained the meeting procedures to the public. **Bill Arendell** then led the Pledge of Allegiance.

**Item #1 – Variance:** Discussion and possible Board action on a request by Arizona Public Service Co., agent Robert A. Durkee, APPLICANT/OWNER: Robert L. Haneline, Arizona Public Service Co. **PARCEL INFORMATION:** Lot 3N, Reidhead Road, Snowflake area. APN: 202-27-003N, Township 14 North, Range 21 East, Section 5 of the Gila and Salt River Meridian, approximately 5 miles north of Snowflake. District: III Area: Approximately 2 miles west of SR 77, near Mile Post 368. Follow this dirt road west, take Reidhead Road north. Parcel Size: 30 Acres. **GENERAL CHARACTER OF NEIGHBORHOOD:** This property and all properties surrounding it are all zoned RU-20. The site is approximately 2 miles off of Hwy 77 and approximately 5 miles north of Snowflake. Ranch land, grazing, rolling hills and sparse vegetation. **ZONING DISTRICTS:** Current:RU-20 Uses: Residential Single-family dwellings, schools, parks, churches, farms public utility buildings, playgrounds, public riding stables, feed stores and other community buildings. **ZONING ORDINANCE:** Article(s): 28 – Board of Adjustment. Section(s): 2802- Power and Duties **STATED REASON FOR REQUEST:** Variance from the Navajo County required 6-foot fence height to 8-foot fence height. The fence will be topped with three strands of barbed wire. **CHANGING CONDITIONS:** No adverse effect anticipated. **FINDINGS OF FACT:** 1.This item has been properly noticed and posted in compliance with Arizona Revised Statutes and Article 28. **DEPARTMENT OF PUBLIC WORKS & COMMENTS & RECOMMENDATION:** **ENGINEERING COMMENTS:** Engineering has no objection to the variance, but will require a Drainage Report at time of Building Permit submittal. **FLOOD CONTROL COMMENTS:** Parcel 202-27-003N has been reviewed. FEMA map, 1975B does not indicate any flood hazards associated with this parcel. **PLANNING & ZONING DEPARTMENT:** Staff foresees no adverse effect with this request. **PUBLIC WORKS DEPARTMENT RECOMMENDATION:** Should the Board grant this Variance request, staff would recommend the following conditions be applied. The variance shall automatically expire if substantial construction, in accordance with the plans for which the

variance is granted, has not been completed within one year from the date on which the variance is granted.

**Linda Elliott** gave a brief description of the subject area and further showed an aerial map that showed the location and further informed the commission of the distance this future development is from the nearest road and to other developments that are near by. **Mr. Bill Arendell** asked if there are any questions for staff and hearing none then turned it over to the applicant/developer. **Rob Haneline**, a representative of APS then addressed the board members and briefly explained the purpose and intentions of the development of the substation. **Mr. Bill Arendell** asked if there are any in opposition and hearing none asked if there are any questions from the board and hearing none **Mrs. Carla Bowen** made a motion to approve the variance including staffs stipulations **Mr. Bill Arendell** seconded the motion. Approved by Resolution No: 08:05B. with a unanimous vote.

**Item #2 – Possible approval of the minutes for the March 12 meeting.** **Mr. Hartley Turley** made a motion to approve the minutes. **Mr. Bill Arendell** seconded the motion. Motion passed with a vote of 3 to 0.

**Item #3 – Board Members comments and/or directions to staff.** The Board Members may use this time to offer additional comments regarding any item on this agenda or any other topic; and the board may direct Development Services Department Staff to study or provide additional information on topics of the Boards' choosing.

With there being no further business to come before the Board of Adjustment, the meeting was adjourned at 10:07 a.m. A motion was made to adjourn the meeting by **Mr. Hartley Turley**. **Mr. Bill Arendell** seconded the motion. Motion passed unanimously.

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

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Chairman, Navajo County  
Board of Adjustment

ATTEST:

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Secretary, Navajo County  
Board of Adjustment