

## MINUTES

### BOARD OF ADJUSTMENT HEARING

November 12, 2014

#### ATTENDANCE Board Members

##### ATTENDED

1. Bill Arendell
2. Glen Johnson
3. James Maloney

##### ABSENT

##### Staff Attendance

1. Trent Larson
2. Peggy Saunders
3. Kristyn Saunders

**Meeting** held at the Board of Supervisors' Chambers, 100 E. Code Talker's Drive, Holbrook, Arizona – Time: 10:00 A.M.

**Chairman Bill Arendell** called the meeting of the Navajo County Board of Adjustment to order at 10:19 a.m., and asked all present to stand for the Pledge of Allegiance.

**ITEM #1 CASE # 14-23 USE PERMIT:** Discussion and possible Board action on a request by Wayne H. Flake for a Use Permit to place a primary dwelling and permanent guest quarters on a portion of APN: 206-37-009, in Section 33, Township 12 North, Range 18 East, G&SRM, Navajo County, in the Aripine area.

**Mr. Larson** presented the staff report to Members of the Board. The property is zoned A-General, which permits Guest Houses as an allowed use, if granted a Use Permit by the Board of Adjustment, as cited in Section 302.18.b of the Zoning Ordinance.

There was one (1) comment received by Planning and Zoning in favor of the project.

**Mr. Larson** added five requirements to the Use Permit, as stated in the Staff Report.

There were no questions from the Board, so **Mr. Glen Johnson** made a motion to approve the Use Permit with the conditions stated by staff. The motion was seconded by **Mr. James Maloney**. The item was approved with a vote of 3 to 0.

**Mr. Johnson** asked about the differences in use between A-General Zoning, and RU-20 zoning,

**Mr. Larson** responded that the uses are similar, but RU-20 zoning only allows servants, or caretakers quarters and not guest quarters. Neither zoning allows the quarters to be rented.

**ITEM #2 – POSSIBLE APPROVAL OF MINUTES FROM THE BOARD OF ADJUSTMENT HEARING OF AUGUST 13, 2014:**

**Mr. Maloney** made a motion to approve the minutes as written.

The motion was seconded by **Mr. Johnson**. The minutes were approved with a vote of 3 to 0.

**ITEM #3 – BOARD MEMBER’S comments and/or directions to staff.**

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 staff to study or provide additional information on topics of the Boards’ choosing.

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

The Board 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.

There were no questions from the board, and **Mr. Johnson** made a motion to adjourn the meeting. The motion was seconded by **Mr. Maloney**.

The motion was approved with a vote of 3 to 0.

Meeting adjourned at 10:35 a.m.

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

\_\_\_\_\_  
Bill Arendell, Chairman  
Navajo County Board of Adjustment

ATTEST:

\_\_\_\_\_  
Secretary, Navajo County Board of Adjustment