



NAVAJO COUNTY
PUBLIC WORKS DEPARTMENT
PLANNING & ZONING

STAFF REPORT

PLANNING AND ZONING COMMISSION

HEARING DATE: October 20, 2016
CASE #: 16-16
ACTION: Zone Change
APPLICANT/OWNER: Steve & Yolanda (Bomar) Strand
PROJECT NAME: Strand Zone Change

PARCEL INFORMATION:

Location: 9193 Sharp Trail, in the Snowflake area
APN: 403-82-006B
Legal Desc: A portion of Section 31, Township 13 North, Range 20 East, of the Gila and Salt River Meridian
District: III – Supervisor Jason Whiting
Parcel Size: 5.00 acres for 007D & 7.56 Acres for 007E (approximate)

STATED REASON FOR REQUEST: The applicants, Steve & Yolanda Strands, would like to change the zoning from Rural-20 Zoning to Rural-10 Zoning to allow the parcel to be split for development of another home on the second parcel. Six of the Strand neighbors have signed letters supporting the zone change. (Attached.)

BACKGROUND & DISCUSSION:

NAVAJO COUNTY ORDINANCES, PLANS & REGULATIONS:

ZONING DISTRICTS:

- (RURAL-20) ONE (20) ACRE PER DWELLING UNIT: The primary purpose of this district is to conserve and protect open land uses, foster orderly growth in rural areas, and prevent urban agricultural land use conflicts. The purpose of requiring large minimum parcels of not less than twenty (20) acres in area is to discourage small lot or residential subdivisions where public facilities such as water, sewage disposal, parks and playgrounds, and governmental services such as police and fire protection are not available or could not reasonably be made currently available. Uses permitted in this zoning district include both farm and non- farm residential uses, farms, and recreational and institutional uses.

- (RURAL-10) ONE (10) ACRE PER DWELLING UNIT: The primary purpose of this district is to conserve and protect open land uses, foster orderly growth in rural areas, and prevent urban agricultural land use conflicts. The purpose of requiring large minimum parcels of not less than ten (10) acre in area is to discourage small lot or residential subdivisions where public facilities such as water, sewage disposal, parks and playgrounds, and governmental services such as police and fire protection are not available or could not reasonably be made currently available. Uses permitted in this zoning district include both farm and non-farm residential uses, farms, and recreational and institutional uses.

COMPREHENSIVE PLAN / AREA PLANS:

The Navajo County Comprehensive Plan, adopted on May 24, 2011, indicates that the land use category for the site and surrounding area is in a Community Village/Rural Edge area.

GENERAL CHARACTER OF AREA: The immediate surrounding area is a mix of agricultural and low density residential uses.

REVIEWING AGENCY COMMENTS & RECOMMENDATIONS:

COUNTY ATTORNEY:

No legal objection to this Zone Change as long as applicant abides by all County, State and Federal rules and regulations.

Initial: B.C.

Date:

ENGINEERING:

Engineering has no objection to the Zone Change.

Initial: W.R.B.

Date:

FLOOD CONTROL:

The parcel is within flood hazard Zone X: the DFIRM map does not show a flood hazard for this area.

Initial: R.P.

Date: 9-21-16

PLANNING & ZONING:

Planning & Zoning staff has reviewed the Zone Change request and determined it is ready for Commission action. Staff supports the zone change.

Initial: P.S.

Date: 9-29-16

PUBLIC WORKS DEPARTMENT RECOMMENDATION: Should the Commission recommend granting this Zone Change, staff recommends the following condition be applied:

1. Future development of the site (new construction) shall comply with all applicable Navajo County requirements, including those of the Zoning Ordinance, Flood Control Ordinance, Building Safety Ordinance, etc.

NAVAJO COUNTY PUBLIC WORKS DEPARTMENT
PLANNING & ZONING
Post Office Box 668 - 100 East Carter Drive
Holbrook, Arizona 86025
(928) 524-4100 FAX (928) 524-4399

APPLICATION FOR A ZONE CHANGE

RU-20 Current Zoning to RU-10 Proposed Zoning

OWNER INFORMATION:

OWNER'S NAME: Yolanda STRAND
AGENT/POINT OF CONTACT: Yolanda STRAND
CONTACT PHONE NO.: 928 243-8550 FAX NO.: _____
MAILING ADDRESS: P.O. Box 1442
CITY: Snowflake STATE: AZ ZIP CODE: 85937

SUBJECT PARCEL INFORMATION:

LEGAL DESCRIPTION: T 14 N-R 23 E, SECTION 33, ASSESSOR PARCEL NO.: 40382006B
SUBDIVISION NAME: White Mountain Ranches Unit 8 LOT: _____
RURAL ADDRESS: 9193 Sharp Trail AREA: _____
PARCEL SIZE: 19.79 Acres DATE OF OWNERSHIP: 9-7-1995
PRESENT USE OF PROPERTY: Residential
GENERAL DIRECTION TO PARCEL: East on Concho Highway to Cedar hills (10 mile marker),
Cedar hills to Sharp Trail (Go Left).

CURRENT ZONING: (Please Check appropriate Zoning Classification)

A-Gen RU-20 RU-10 RU-5 RU-1 R1-43 R1-10
 R-2 R-3 C-R I-1 I-2 Special Development

OWNER'S AFFIDAVIT:

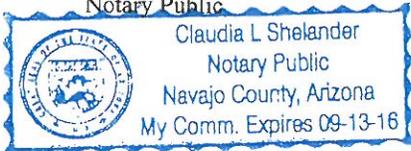
I, (print name) Yolanda STRAND, being duly sworn, depose and say that I am an owner of the property involved in this application and that the information herewith submitted is true and correct to the best of my knowledge.

Yolanda Strand
Owner's Signature

STATE OF ARIZONA)
COUNTY OF Navajo) SS

Sworn and subscribed before me on this 17th Day of June, 20 16

Claudia L. Shelander
Notary Public



9-13-16
My Commission Expires

June 16, 2016

Public Navajo County Works Department
Planning & Zoning
P.O. Box 668
Holbrook, Arizona 86025
(928) 524-4100
(928) 524-4399-Fax

Dear Planning & Zoning Committee,

My name is Yolanda Strand, and I am writing to apply for a **zone change** from **current zoning RU-20** to **proposed zoning RU-10**.

The subject parcel is **T 14 N-R 23E, Section 33, ASSESSOR PARCEL #40382006B** in **White Mountain Ranches Unit 8**. The address is **9193 Sharp Trail** and is **19.79 acres**. The present use of the property is residential and would like to split 19.79 acres in half to 10 acres and keep it residential.

In our Township 14N, Range 23E, we noticed that a few 20 acre properties have been allowed to split to 10 acre parcels.

The reason for the proposed zone change is that my husband, Steve Strand, and I would like to build a custom home on the 10 acres. We believe it would be beneficial to the area because it would bring in **tax revenue** and help provide much needed new housing in our community.

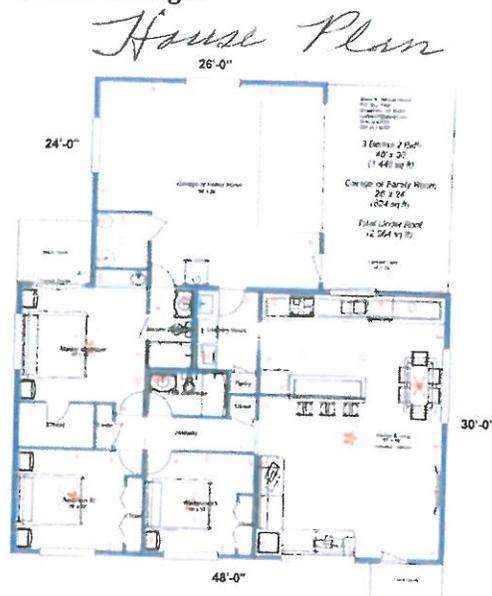
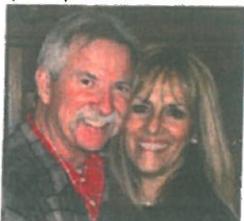
Our plans would be to build a home with total of 2,064 sq. ft. under roof with 3 bedrooms, 2 bath, & 2 car garage.

We hope that the committee passes our proposed zone change, as we love our area here in Snowflake and want to contribute to our community. We have plans to start the development of this project around September of 2016.

Thank you for your time and consideration of our request for a **Zone Change**.

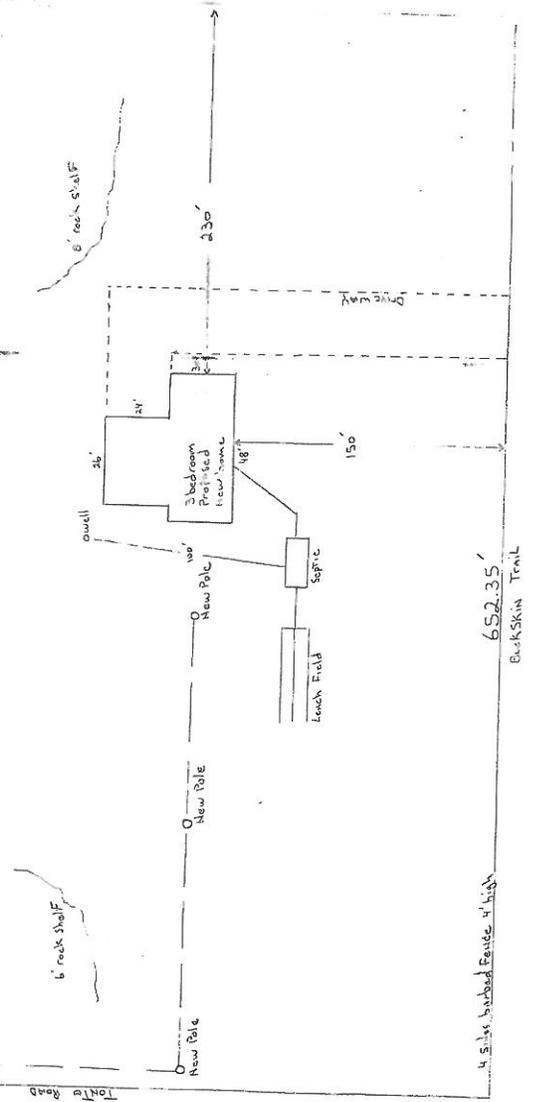
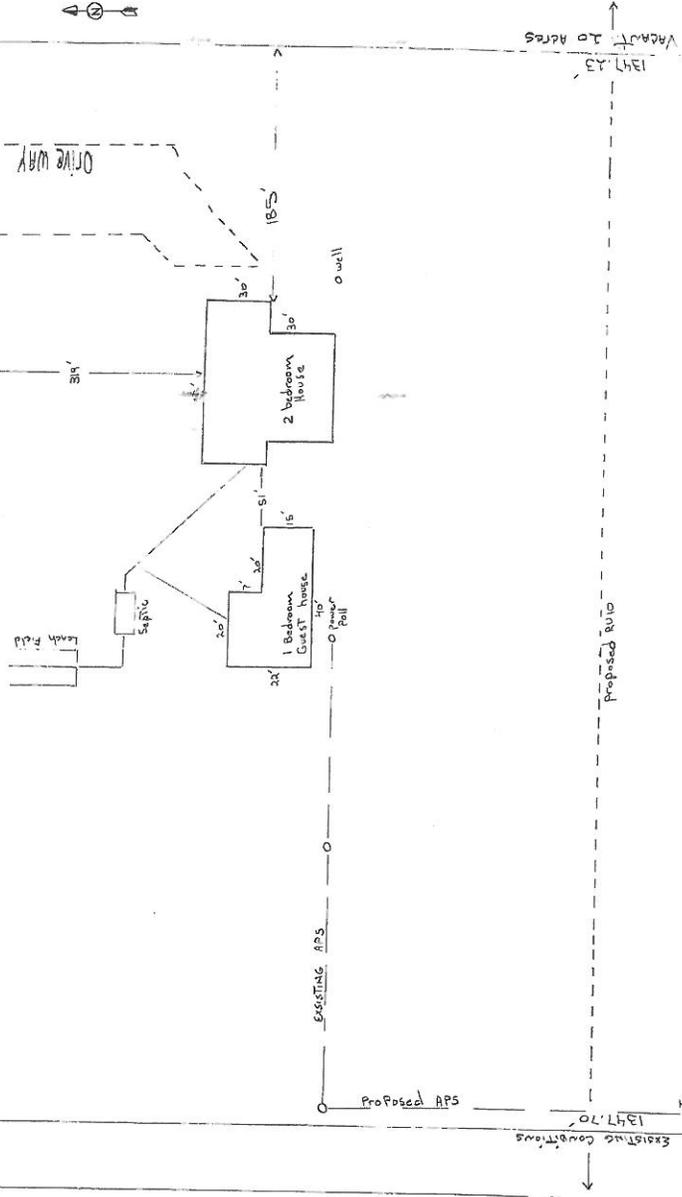
Sincerely,
Steve Strand
Yolanda Strand

Steve & Yolanda Strand
P.O. Box 1442
Snowflake, Arizona 85937
(928) 243-5025
(928) 243-8550



Parcel ID 403820068 R020

9143 Sharp Trail 654.73' Front of Property



1.5m barbed fence 4 high

652.35' Backskin Trail

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFTER RECORDING, MAIL TO:

Ms. Yolanda Bomar
9193 Sharp Trail
Snowflake, AZ 85937

MAIL TAX STATEMENTS TO:

Ms. Yolanda Bomar
9193 Sharp Trail
Snowflake, AZ 85937

RECORDING REQUESTED BY

VALERIE FISHGOLD MS CFP(TM)
8262 E. Via Dona Rd.
Scottsdale, Arizona 85266

WARRANTY DEED

TITLE OF DOCUMENT

FOR GOOD AND VALUABLE CONSIDERATION, I,

YOLANDA BOMAR, the GRANTOR,

Whose mailing address is 9193 Sharp Trail, Snowflake, AZ 85937;

DO HEREBY CONVEY TO:

YOLANDA M.L. BOMAR, as Trustee of THE YOLANDA M.L. BOMAR TRUST, U/A dated March 24, 2009, the GRANTEE,

Whose mailing address is 9193 Sharp Trail, Snowflake, AZ 85937;

All of THE FOLLOWING described real property located in the County of Navaho, State of Arizona:

Parcel ID 203-82-006B5, Section 0033, T14N RNG 23E, Acres 19.79, use 8714 Section 33, T14N, R23E: W2 Tract 39 out of 203-82-006. 94 Roll

Site Address: 9193 Sharp Trail, Snowflake, AZ.

Assessor's Parcel Number: _____

EXEMPT: per A.R.S. §11-1134-B8

NOTE: Pursuant to A.R.S. 33-404, the names and addresses of the beneficiaries of the Grantee Trust are attached hereto in EXHIBIT "A" and by this reference made a part hereof.

SUBJECT TO current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the GRANTOR does hereby bind herself to warrant and defend the title as against all acts of the GRANTOR herein and no other.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS my hand this 24th day of March, 2009.


YOLANDA BOMAR

STATE OF ARIZONA

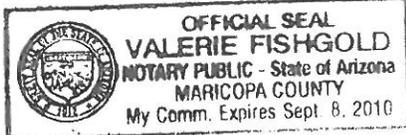
)

COUNTY OF MARICOPA

) ss.

)

The foregoing instrument was acknowledged before me on this 24 day of March, 2009, by YOLANDA BOMAR.



My commission expires: _____

Valerie Fishgold
NOTARY PUBLIC



Navajo County Public Works Department

100 W. Public Works Dr.
Holbrook, Arizona 86025

Tel (928) 524-4100
Fax (928) 524-4122

10/6/2016

Planning & Zoning

Re: Requested flood hazard information for **403-82-006B**, T 14 N; R 23 E; Section 33

In response to your request, the Public Works Department can supply the following flood hazard information. This information is for the above referenced parcel, and is based on the best data available to us at the time of the request. The existence of the location of structures on the parcel is not known by the Public Works Department, unless otherwise noted on this form. Flood hazard information will be provided for structures on a parcel if an acceptable site plan of the property is provided by the requestor. Please note that all parcels identified as being in a flood hazard area are subject to the requirements of the Navajo County Flood Damage Prevention Ordinance.

Federal law requires that a flood insurance policy be obtained as a condition of a federally backed mortgage or loan for structures in the special flood hazard areas shown on current Flood Insurance Rate Maps. Lenders are legally responsible for determining if a flood insurance policy is required for a loan. The information below is not a guaranteed determination.

The parcel is shown on Digital Flood Insurance Rate Map (DFIRM) number 040066 - 4075E dated 9/26/2008. The date of Navajo County's DFIRM index is: August 17, 2015.

The parcel is within flood hazard Zone X: the DFIRM map does not show a flood hazard for this area.

This determination may change as existing flood hazard maps are revised or new maps are added. This information does not create liability on the part of Navajo County, or any officer or employee thereof, for any damage that results from reliance on the information. Properties not designated as special flood hazard areas on the DFIRM maps may be subject to flooding from unmapped watercourses or from floods greater than those shown on the DFIRM maps.

Very truly yours,

A handwritten signature in cursive script that reads "Rebecca Petersen".

Rebecca Petersen
Navajo County Flood Control District

SHEET
AREA CODE 0340
ZONING
DIST OF

AUTOCAD 3/06

REVISIONS

DATE TO DATE
BY
DATE TO DATE
BY
DATE TO DATE
BY



SECTION 28

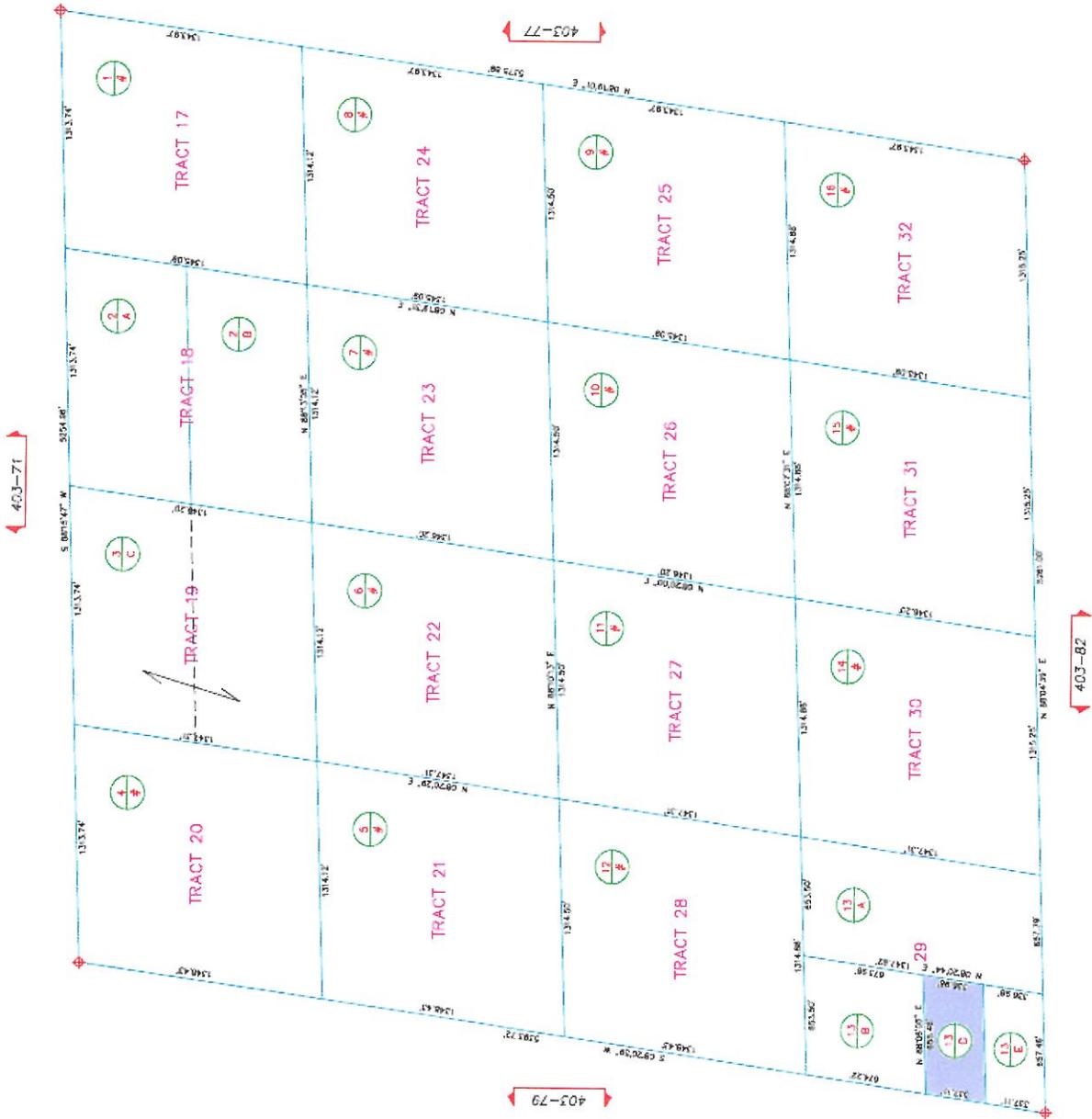
JANNEY XXXX
PLAT 11-40

SCALE: 1"=500'
LAST REVISED 03/06



ASSESSOR STAFF

THIS IS NOT A LEGAL DOCUMENT. LIABILITY ASSIGNED.
MAP PREPARED FROM AVAILABLE DATA. FOR INFORMATION ONLY.



September 22, 2016

Public Navajo County Works Department
Planning & Zoning
P.O. Box 668
Holbrook, Arizona 86025
(928) 524-4100

Dear Planning & Zoning Committee,

We are Bill and Nancy Pauling, neighbors west of Steve and Yolanda Strand. They have informed us that they are applying for a zone change from current zoning RU-20 to proposed zoning RU-10.

The Strands present use of their property is residential and would like to split 19.79 acres in half to 10 acres and keep it residential. The subject parcel is **T 14 N-R 23E, Section 33, ASSESSOR PARCEL #40382006B in White Mountain Ranches Unit 8**. The address is **9193 Sharp Trail and is 19.79 acres**.

Steve and Yolanda told us they would like to build a custom home on the 10 acres. We have no problem with the land split and custom home being built, as we know that it would be a plus to our neighborhood.

We appreciate your time and hope you consider their request for a zone change.

Cordially yours,



Bill and Nancy Pauling
9145 Sharp Trail
Snowflake, AZ.
85937

(703) 581-8094
(703) 250-9580

Public Navajo County Works Department
Planning & Zoning
P.O. Box 668
Holbrook, Arizona 86025
(928) 524-4100

September 22, 2016

Dear Planning & Zoning Committee,

Our names are Bob & Barbara Lupien and we live at 9144 Sharp Trail in Snowflake, Arizona. We live down the street from Steve and Yolanda Strand and they have informed us that they have applied for a zone change from their current zoning RU-20 to a proposed zoning RU-10.

Mr. and Mrs. Strand's present use of their property is residential and would like to split 19.79 acres in half to 10 acres and keep it residential. The subject parcel is **T 14 N-R 23E, Section 33, ASSESSOR PARCEL #40382006B in White Mountain Ranches Unit 8**. The address is **9193 Sharp Trail and is 19.79 acres**.

Steve and Yolanda notified us that they would like to build a site built home on the 10 acres. There is no problem with us in the zone change and them building a home on 10 acres.

Thanks for your consideration on passing this zone change for our friends and neighbor.

Sincerely,

Handwritten signatures of Bob and Barbara Lupien in cursive script.

Bob and Barbara Lupien
P.O. Box 2199
9144 Sharp Trail
Snowflake, AZ 85937
928-536-6839

John M. Ford
P O Box 2498
Snowflake, AZ 85937
928-536-5007
928-243-0134

Navajo County Public Works Department
Planning & Zoning
P.O. Box 668
Holbrook, Arizona 86025
(928) 524-4100

September 21, 2016

Gentlemen,

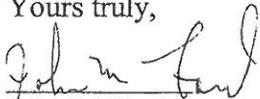
My name is John M Ford and for the past 20 years I have lived at 5121 N El Dorado Road which is slightly north and West of Steve and Yolanda Strand's property. They have informed me that they have applied for a zone change from the current zoning of RU-20 to a proposed zoning of RU-10.

The Strands present use of their 20 acre property, on which currently reside, is residential and they would like to split the 19.79 acres in half to approximately 10 acres each and retain the "Residential" designation. The subject parcel is **T 14 N-R 23E, Section 33, ASSESSOR PARCEL #40382006B in White Mountain Ranches Unit 8**. The address is **9193 Sharp Trail and is 19.79 acres**.

Mr. and Mrs. Strand have also informed me that they plan to erect a "Site Built" custom home on the 10 acres. I have no objection to the land split and construction of the home being built, as I know that Mr. Strand builds a quality home and that it would be an asset to the neighborhood.

Your immediate consideration of this letter will be greatly appreciated. Should you have any questions please do not hesitate to contact me.

Yours truly,


John M Ford

September 23, 2016

Public Navajo County Works Department
Planning & Zoning
P.O. Box 668
Holbrook, Arizona 86025
(928) 524-4100

Dear Zoning Committee,

We are Ryan and Marion Rasmussen and we live off Buckskin Trail in Snowflake, Arizona and live in the neighborhood below Steve and Yolanda Strands 20 acres. They have informed us that they have applied for a zone change from their current zoning RU-20 to a proposed zoning RU-10.

Mr. and Mrs. Strand's present use of their property is residential and would like to split 19.79 acres in half to 10 acres and keep it residential. The subject parcel is **T 14 N-R 23E, Section 33, ASSESSOR PARCEL #40382006B in White Mountain Ranches Unit 8**. The address is 9193 Sharp Trail and is 19.79 acres.

Steve and Yolanda notified us that they would like to build a site built home on the 10 acres. We have no issues with the land split and custom home being built, as we know that it would be a nice home for our area.

We thank you for your consideration on passing this zone change for our neighbors.

Sincerely,



Ryan and Marion Rasmussen
480-616-9573

September 22, 2016

Public Navajo County Works Department
Planning & Zoning
P.O. Box 668
Holbrook, Arizona 86025
(928) 524-4100

Dear Planning & Zoning Committee,

Our names are Charlie and Sally Baldwin and we live at 9188 Sharp Trail in Snowflake, Arizona. We live across the street from Steve and Yolanda Strand and they have informed us that they have applied for a zone change from their current zoning RU-20 to a proposed zoning RU-10.

Mr. and Mrs. Strand's present use of their property is residential and would like to split 19.79 acres in half to 10 acres and keep it residential. The subject parcel is **T 14 N-R 23E, Section 33, ASSESSOR PARCEL #40382006B in White Mountain Ranches Unit 8**. The address is **9193 Sharp Trail and is 19.79 acres**.

Steve and Yolanda notified us that they would like to build a site built home on the 10 acres. We have no issues with the land split and custom home being built, as we know that it would be a nice home for our area.

Thank you for your thoughts and consideration on passing this zone change for our neighbors.

Cordially yours,

Charlie and Sally Baldwin

Charlie and Sally Baldwin
9188 Sharp Trail
Snowflake, AZ 85937

Mailing Address:

Phone: 928 536-5841

9-21

, 2016

Public Navajo County Works Department
Planning & Zoning
P.O. Box 668
Holbrook, Arizona 86025
(928) 524-4100

Dear Zoning Committee,

We are RONALD G. MOSER, neighbors of Steve and Yolanda Strand. They have informed us that they are applying for a zone change from current zoning RU-20 to proposed zoning RU-10.

The Strands present use of their property is residential and would like to split 19.79 acres in half to 10 acres and keep it residential. The subject parcel is **T 14 N-R 23E, Section 33, ASSESSOR PARCEL #40382006B in White Mountain Ranches Unit 8**. The address is **9193 Sharp Trail and is 19.79 acres**.

Steve and Yolanda told us they would like to build a custom home on the 10 acres. We have no problem with the land split and home being built, as we know that it would be a plus to our neighborhood.

We appreciate your time and hope you consider their request for a zone change.

Sincerely,

Ronald G. Moser

RONALD G. MOSER

9208 SHARP TRAIL (P.O. Box 1074)

SNOWFLAKE, AZ 85937

(928) 536-5321

RESOLUTION NO. 16- 04P

A RESOLUTION OF THE NAVAJO COUNTY PLANNING & ZONING COMMISSION RECOMMENDING APPROVAL OF A ZONE CHANGE FROM RU-20 TO RU-10 FOR ASSESSOR PARCEL NUMBER 403-82-006B

WHEREAS, a Change of Zoning Classification from RU-20 to RU-10 was duly filed on August 22, 2016 by Steve and Yolanda (Bomar) Strand, in regard to the following described property: APN: 403-82-006B, a.k.a. a portion of Section 31, Township 13 North, Range 20 East of the G&SRM in the Snowflake area, and

WHEREAS, Yolanda (Bomar) Strand is the owner of the above parcel according to a Warranty Deed recorded in the Office of the Navajo County Recorder's on 3-25-2009 in recording 2009-05386; and

WHEREAS, a Public Hearing for a Zone Change, as required by Section 2902(2) of the Navajo County Zoning Ordinance was duly noticed and held on October 20, 2016; and

WHEREAS, the Planning & Zoning Commission, after considering the testimony and other evidence presented at the hearing, as well as the recommendations of staff, finds that the Board of Supervisors should approve the requested Zone Change.

NOW, THEREFORE, BE IT RESOLVED that the Planning & Zoning Commission hereby recommends APPROVAL of the Zone Change for APN 403-82-006B from RU-20 to RU-10 subject to the following condition:

1. Future development of the site shall comply with all applicable Navajo County and State of Arizona requirements, including but not limited to those of the Navajo County Planning & Zoning, Flood Control and Building Safety Ordinance.

BE IT FURTHER RESOLVED that the Secretary shall transmit this Resolution to the Navajo County Board of Supervisors as the recommendation of the Planning & Zoning Commission.

PASSED, APPROVED AND ADOPTED by the Planning & Zoning Commission by a vote of _____ yeas and _____ nays on October 20, 2016.

**Chairman, Navajo County
Planning & Zoning Commission**

ATTEST:

Public Works Secretary

RESOLUTION NO. 16-04P

**A RESOLUTION OF THE NAVAJO COUNTY PLANNING & ZONING
COMMISSION RECOMMENDING DENIAL OF A
ZONE CHANGE FROM RU-20 (RURAL 20 ACRE MINIMUM ZONING)
TO RU-10 (RURAL 10 ACRE MINIMUM ZONING)
FOR ASSESSOR PARCEL NUMBER 403-82-006B**

WHEREAS, a Change of Zoning Classification from RU-20 to RU-10 was duly filed on August 22, 2016 by Steve and Yolanda (Bomar) Strand, in regard to the following described property: APN: 403-82-006B, a.k.a. a portion of Section 31, Township 13 North, Range 20 East of the G&SRM in the Snowflake area, and

WHEREAS, Yolanda (Bomar) Strand is the owner of the above parcel according to a Warranty Deed recorded in the Office of the Navajo County Recorder's on 3-25-2009 in recording 2009-05386; and

WHEREAS, a Public Hearing for a Zone Change, as required by Section 2902(2) of the Navajo County Zoning Ordinance was duly noticed and held on October 20, 2016; and

WHEREAS, the Planning & Zoning Commission, after considering the testimony and other evidence presented at the hearing as well as the recommendations of staff, found that the Zone Change was not consistent with the public health, safety and general welfare and recommended denial.

DENIED by the Planning & Zoning Commission by a vote of _____ yeas and _____ nays on October 20, 2016.

**Chairman, Navajo County
Planning & Zoning Commission**

ATTEST:

Public Works Secretary