

MINUTES

HEARING OF THE NAVAJO COUNTY PLANNING AND ZONING COMMISSION

October 15, 2015

ATTENDANCE P & Z Commissioners

Attended:

1. Chuck Teetsel
2. Chuck Howe
3. Fred Shupla
4. Randy Murph
5. Wendell DeCross
6. Ruth Ann Smith

Absent:

Bob Hall
Don Berry
Evelyn Meadows
Jason Hatch
Rick Slone
Carol Davis

Staff Attendance:

David Whittaker
Peggy Saunders
Jeanine Carruthers

Meeting held at the Navajo County Board of Supervisors Chambers, Holbrook, Arizona
– Time: 6:00 p.m. to 6:15 p.m.

CALL TO ORDER

Chairman Chuck Teetsel called the meeting of the Navajo County Planning & Zoning Commission to order at 6:00 p.m., and led the Pledge of Allegiance. **Chairman Chuck Teetsel** explained the housekeeping rules for the benefit of the public in attendance.

ITEM #1 CASE # 15-28: SPECIAL USE PERMIT AMENDMENT– DISTRICT II:

Discussion and possible action on a request by F Bar Cattle Company to allow Cellular One to raise the tower height from 180 feet to 250 feet for the approved second wireless cellular tower on APN: 108-23-997, a.k.a. a portion of Section 9, Township 18 North, Range 16 East of the G&SRM in the Winslow area.

Mr. David Whittaker presented the staff report for the project, but foregoes reading the Resolution conditions, at the recommendation of the Commission, since they have copies in their packet.

Mr. Dennis Baker with Cellular One, came earlier in the year on the 180' height which was an oversight on his and the business side. This site is being requested mostly for back haul, which is microwave coming in and out of the North from the Navajo Nation through Navajo County. They are not putting anything other than microwave antenna,

at this time, on the tower. This will also allow them to take heavier equipment off of the existing tower and keep the tower safe. The new tower will allow them to expand their network on the north side, off of the Navajo Reservation and get them back into the network by microwave safely. **Chairman Chuck Teetsel** asked if the tower and equipment would be fenced, since the resolution says, at the discretion of the owner. **Mr. Baker** stated that for insurance and liability purposes they always fence sites and that it will be fenced after the tower is built. It's currently fenced and they will add approximately 10' to the fence. Chairman Chuck Teetsel recommended that wording be changed to state that fencing shall be erected after completion of construction. Mr. Baker and Commissioners agreed with the Chairman's' recommendation. **Chairman Chuck Teetsel** asked if Game and Fish had any concern with the height, or if there was any other discussion with them. **Mr. David Whittaker** stated that Game and Fish was contacted and they had no input. **Mr. Baker** said that all their paperwork was run through the proper channels, which went to the Game & Fish Department in the original paperwork. **Commissioner Wendell DeCross** asked if the height falls under a different regulation as far as FAA is concerned. Mr. Baker stated that anything over 200' has to be lit. FAA sets the parameters of what Cellular One has to do, and they will follow their recommendations.

Chairman Chuck Teetsel called for anyone in the audience who wished to speak in favor or in opposition of the application. No one came forward from the public either in favor or opposed to the Special Use Permit Amendment.

Commissioner Ruth Ann Smith made the motion to recommend approval to the Board of Supervisors with all the conditions stated by staff and with the recommendation that item #5 reflect that the fencing will be erected at the completion of the project. The motion was seconded by **Commissioner Randy Murph**. The vote was (6 – 0) to recommend approval to the Board of Supervisors.

ITEM #2 – POSSIBLE APPROVAL OF MINUTES FROM THE COMMISSION HEARING OF August 20, 2015, September 17, 2015.

Chairman Chuck Teetsel tabled the August 20, 2015 minutes until the following corrections are made: Item #2: change FHA to FAA on the question regarding the light (two different locations); and Commissioner Chuck Howe questioned if the facility operates under a single phase, not Chairman Chuck Teetsel. Corrections were made and are resubmitted for approval.

Commissioner Wendell DeCross made the Motion to approve the September 17, 2015 minutes as written. The motion was seconded by Commissioner Ruth Ann Smith. The vote was (6 - 0) to approve the minutes as written.

ITEM #3 – COMMISSIONER'S COMMENTS AND/OR DIRECTIONS TO STAFF.

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

Commissioner Ruth Ann Smith asked if there were any updates on Potash. **Mr. David Whittaker** reported that he has not heard anything. **Commissioner Murph** reported that Potash is a thing of the past as it currently stands, the efforts in the area have been converted to helium exploration. Navajo, Arizona has one of the largest helium deposits in the Country.

Chairman Chuck Teetsel asked for an update on the Supervisors regarding the Kompo Care Growing Facility on the north side of Snowflake. **Mr. David Whittaker** gave an update on the construction status.

ITEM #4 – REPORT FROM STAFF TO THE COMMISSION.

Mr. David Whittaker offered his appreciation to the Commission members for attending the Planning & Zoning Commission meetings.

Commissioner DeCross made the motion to adjourn. The motion was seconded by **Commissioner Ruth Ann Smith**. The vote was (6 – 0) and the meeting adjourned at 6:15 p.m.

Chairman, Chuck Teetsel

ATTEST:

Secretary