

**NAVAJO COUNTY**  
**MINUTES**  
**BOARD OF ADJUSTMENT MEETING**  
**September 11, 2002**

Board of Adjustment Members

**ATTENDED**

1. Bill Arendell, Chairman
2. Harry Hancock

Staff Attendance

1. Alan Knight, Code Enforcement Officer
2. David Ashton, Director
3. Mary Bradley, Secretary

**ABSENT**

Carla Bowen

Meeting held at the Board of Supervisors' Administration Conference Room, Holbrook, Arizona – Time 10:00 a.m.

**Bill Arendell** called the meeting of the Navajo County Board of Adjustment to order, and requested a moment of silence in reflection of September 11<sup>th</sup>. Mr. Arendell then led the Pledge of Allegiance.

**Item #1: Use Permit:** Discussion and possible board action on a request by **Joanne Wilson**, for a use permit to allow the placement of a handicap friendly 56' x 26' manufactured home on the same parcel as her son's mobile home. Location: APN: 205-25-001, T11N, R20E, Section, 32, 1352 Pinedale Rd., in Pinedale. **Alan Knight** gave a case history of the project and presented maps showing the general area and site plan. The stated reason for this request is to allow placement of a handicap friendly manufactured home on the same parcel as her son's mobile home. The second residence will house Ms. Wilson and her daughter, who are both disabled. The original house will be gutted within three months (to be used as a storage building). Mr. Knight showed on the map the location of Mr. Wilson's mobile home, the location where Ms. Wilson's manufactured home will be situated, the septic systems, and the house that will be gutted for storage. Mr. Knight indicated that staff had not received any comments in favor or opposition. Staff recommends approval with stipulations. **Joanne Wilson** is the applicant and she was in attendance. **Chris Wilson** explained that he is Joanne Wilson's son and lives in a mobile home. Mr. Wilson said that the septic system is brand new and it was put in 2-years ago by Poteet Construction. **Bill Arendell** asked about the second septic system and how long ago was it put in. **Chris Wilson** indicated that Poteet Construction put it in around 1988. A motion was made by **Harry Hancock** to approve the Use Permit with the stipulations stated by staff. **Recommended Stipulations: 1. Septic System will be certified by a licensed contractor. 2. Neither residence shall ever be used as a rental. 3. All Set-up permits secured prior to placement of Manufactured home.** **David Ashton** asked the Board Member is they would like to include as a stipulation that the house will be gutted in three months and will be used as a storage room. **Bill Arendell** agreed and requested that the Mr. Hancock amend his motion. **Harry Hancock** amended his motion to include in the stipulations that the house be gutted within 3-months and be used as a storage room. **Bill Arendell** seconded the motion. Motion unanimously carried.

**Item #2:** Possible approval of the minutes for the **August 7, 2002** meeting. A motion was made by **Harry Hancock** to approve the minutes. **Bill Arendell** seconded the motion. Motion unanimously carried.

**Item #5:** Board Members 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 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 10:11 a.m. A motion was made by **Bill Arendell** to adjourn. **Harry Hancock** seconded the motion. Motion unanimously carried.

The Board reserves the right to adjourn into an executive session when needed, per A.R. S. 38-431.03 (A)(3) for legal counsel on the above matter.

NOTE: A copy of the agenda background material provided to the Board Members (with exception of material relating to possible executive sessions) is available for public inspection at the Development Services Office, Navajo county Complex, Holbrook, Arizona, and Monday through Friday, 8:00 a.m. to 5:00 p.m.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Signed: \_\_\_\_\_

**Chairman, Navajo County  
Board of Adjustment**

**ATTEST:**

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**Development Services Secretary**