

**ORDINANCE NO. 2023-03**

**AN ORDINANCE OF THE COCONINO COUNTY  
BOARD OF SUPERVISORS APPROVING AN AMENDMENT TO A PC (PLANNED  
COMMUNITY) ZONE MASTERPLAN FOR A CAMPGROUND TO INCLUDE  
EMPLOYEE HOUSING**

**WHEREAS**, the subject property is located at 979 Airpark Lane in Valle, AZ. It is identified as Assessor's Parcel No 503-01-020Z and is currently in the PC (Planned Community) Zone with a masterplan for a campground; and

**WHEREAS**, a Zone Change was initiated by Under Canvas, LLC (Case No. ZC-22-011) to amend the PC (Planned Community) Zone masterplan for a campground to include employee housing; and

**WHEREAS**, the Planning and Zoning Commission held a duly noticed public hearing on November 9, 2022 and recommended approval of the Zone Change on a vote of 7-0; and

**WHEREAS**, the Board of Supervisors has held a public hearing on January 11, 2023; and

**WHEREAS**, the Board of Supervisors has determined that the findings of fact necessary for approval of an amendment to a PC (Planned Community) masterplan for a campground to include employee housing as stipulated in Coconino County Zoning Ordinance Section 5.12.B.7.a, have been met;

**NOW THEREFORE BE IT ORDAINED** by the Coconino County Board of Supervisors that the masterplan amendment to the standards to the PC (Planned Community) Zone for a campground to include employee housing is hereby APPROVED subject to the following Conditions:

1. All requirements of ZC-18-003 shall remain in full force and effect except as modified in the conditions below. Any substantial modifications shall require additional approval from the Planning and Zoning Commission and Board of Supervisors through the Zone Change process for a change in zoning regulations.
2. All tents shall be made of canvas or other fabrics meeting the requirements of the Building Division. Tents shall remain on the site for no more than 180 days per year, after which the tents and all contents shall be removed excluding any platforms or decks on which the tents are erected. All platforms and decks shall require the approval of a building permit. The Building Division shall approve the erection of the tents each year prior to occupancy and the dismantling of the tents at the end of the camping season


3. The campground shall be staffed at all times.
4. The Urban Wildlife Planner shall inspect all fencing on the property to ensure that it meets wildlife friendly fencing standards. All recommended changes to fencing shall be made within one (1) year of approval. Fencing shall be maintained between the employee housing and the adjacent runways for the Valle Airport as approved by Urban Wildlife Planner and the Community Development Director.
5. The applicant shall provide all visitors with “Leave No Trace” materials resourced from the *Center for Outdoor Ethics* or another relevant organization. The applicant shall also provide forest forest/grassland ecology educational material to increase awareness concerning offsite biological impacts and fire danger.
6. The applicant shall provide maps showing appropriate and inappropriate areas for offsite recreation including road and trail maps.
7. There shall be no motorized vehicle rentals except bicycles.
8. Noise at the property line shall not exceed 50 dBa (decibels).
9. There shall be no OHVs allowed except for fire suppression, maintenance, and other staff vehicle needs.
10. Signage shall be installed to alert campers of the fire danger level consistent with the Kaibab National Forest.
11. The aesthetic design of all employee units shall substantially conform to the location and design on the submitted plans. Any substantial changes shall require additional approval from the Planning and Zoning Commission.
12. All required Building Permits, Environmental Quality or Arizona Department of Environmental Quality Permits, and Engineering Permits shall be issued by the Community Development Department prior to installation of the manufactured home units.
13. On-site driveways and access roads shall be improved with a 20-foot-wide all-weather surface with 14 feet of overhead clearance and shall be capable of supporting a 42,000 lb. public safety vehicle, subject to the approval of the Engineering Division and/or the Public Works Department.
14. Lighting shall meet all requirements of Section 4.3 of the Zoning Ordinance, except that all lighting fixtures shall be fully shielded per the *Valle Area Plan Policy 8*. A Lighting Permit shall be approved prior to the installation of any outdoor lighting.

15. Parking for employee housing shall be provided as shown on the submitted site plan and as specified in Section 4.1 of the Zoning Ordinance.
16. The applicant shall develop a plan to minimize topsoil and native plant disturbance during construction and operation of the facility

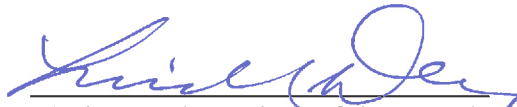
**Passed and adopted** this 11<sup>th</sup> day of January, 2023 by the following vote:

**AYES:** 4  
**NOES:** 0  
**ABSENT:** 1


**COCONINO COUNTY BOARD OF SUPERVISORS**

  
Patrice Horstman, Chair  
Coconino County Board of Supervisors

**ATTEST:**

  
Lindsay Daley, Clerk of the Board

**APPROVED AS TO FORM**

By:   
Monique Coady, Deputy County Attorney