



Return To:
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Flagstaff, AZ 86001

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***Re-recording Ordinance 2023-05 to attach the correct
plat map.**

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Original map can be found
at the Community Development
Department.

BOARD OF SUPERVISORS

Clerk of the Board

219 East Cherry Ave

Flagstaff, AZ 86001

ORDINANCE NO. 2023-05

**AN ORDINANCE OF THE COCONINO COUNTY
BOARD OF SUPERVISORS APPROVING A ZONE CHANGE FROM THE G
(GENERAL, 10-ACRE MINIMUM PARCEL SIZE) ZONE TO THE CG-10,000
(COMMERCIAL GENERAL, 10,000 SQUARE FOOT MINIMUM PARCEL SIZE)
ZONE**

WHEREAS, the subject property consists of a total of 6.1 acres of a 9.17 acre parcel identified as Assessor's Parcel Number 302-02-002; and

WHEREAS, a zone change (Case No. ZC-22-021) was initiated by Shelley Smithson of Flagstaff, Arizona on behalf of Grand Canyon Oasis, LLC of Flagstaff, Arizona to change the zoning of the subject property from the G (General, 10-acre minimum parcel size) Zone to the CG-10,000 (Commercial General, 10,000 square foot minimum parcel size) Zone; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on February 22, 2023 and recommended approval of the zone change on a vote of 6-0; and

WHEREAS, the Board of Supervisors has held a duly noticed public hearing on April 11, 2023; and

WHEREAS, the Board of Supervisors has determined that the findings of fact necessary for approval of a zone change as stipulated in the Coconino County Zoning Ordinance Section 5.12.B.7.a have been met as follows:

1. That the change is consistent with the goals, objectives and policies of the Comprehensive Plan and this Ordinance.
Board Response: The proposed zone change is consistent with this finding and the Parks Area Plan that supports the proposed parcel size in this location.
2. That the change will not be detrimental to the public health, safety, comfort, convenience, and welfare.
Board Response: The proposed zone change is consistent with this finding as it retains low density zoning consistent with the local area.
3. That the change will not adversely affect the established character of the surrounding neighborhood nor be detrimental to adjacent properties.
Board Response: The proposed zone change would retain large lot sizes and not significantly affect the character of the neighborhood.

NOW THEREFORE BE IT ORDAINED by the Coconino County Board of Supervisors that a zone change from the G (General, 10-acre minimum parcel size) Zone to the CG-10,000 (Commercial General, 10,000 minimum parcel size) Zone is approved for the 6.1 acres of Assessor's Parcel Number 302-02-002, subject to the following conditions:

1. Development of the subject property shall substantially conform to the approved site plan, and narrative, except as modified in the conditions below. The maximum number of RV units permitted for the property shall be twenty-four (24). All applicable

requirements of Zoning Ordinance Section 3.18: Campgrounds and RV Parks shall be met for the duration of the use. Any major modifications shall require additional review by the Planning and Zoning Commission and Board of Supervisors.

2. The applicant shall maintain a valid service agreement and Firewise and Emergency Plan from Summit Fire and Medical District for the duration of the RV Park use. Any new requirements of the Fire Chief shall be met prior to additional phasing of the RV Park. The applicant shall provide documentation of approval to staff with each new phase of development.
3. The applicant shall obtain any required approval from ADOT prior to adding additional RVs to the subject property.
4. All internal driveways shall be improved to an all-weather surface capable of transporting a 42,000-pound vehicle subject to the approval of the Engineering Division and Summit Fire and Medical District.
5. Animal Keeping shall meet the requirements of Zoning Ordinance Section 3.3 and be consistent with the applicant's submitted narrative and site plan.
6. Temporary events shall be limited to those permitted in Zoning Ordinance Section 3.2 and the applicant shall obtain a Temporary Use Permit prior to conducting any temporary events.
7. All required Building Division and Environmental Quality Division permits shall be obtained prior to installation of additional RV spaces or changes of use in existing historic structures.
8. Additional landscaping shall be installed for new phases of the RV park consistent with Zoning Ordinance Section 4.4. A Weed Mitigation Plan shall be approved concurrently with new landscaping.
9. Signage shall meet the requirements of Zoning Ordinance Section 4.2. A Sign Permit shall be obtained prior to installation of any additional signage or changes to any existing signage.
10. All outdoor lighting shall meet Zoning Ordinance Section 4.3. A Lighting Permit shall be obtained prior to installation of any additional outdoor lighting or changes to any existing outdoor lighting. All outdoor lighting shall be fully shielded, narrow-spectrum amber LED lighting to the greatest extent possible. All Class 2 lighting less than 2500 lumens shall be narrow-spectrum amber LED lighting to the greatest extent possible. When the preceding requirements cannot be met, outdoor lighting shall not exceed 2700K CCT. A lighting permit shall be approved prior to the installation of any outdoor lighting.
11. The applicant shall obtain all applicable Coconino County Health and Human Services District permits and/or licensing requirements and maintain them for the duration of the use.

12. The facility shall be staffed at all times by personnel trained and equipped to extinguish fires as approved by the fire chief.
13. A dust mitigation plan shall be approved by staff.
14. The property shall be fenced with wildlife friendly fencing (or solid fencing as appropriate) and signed to prevent trespass onto state, private, or federal land as appropriate.
15. Applicant shall consult with nearby public land managers concerning offsite impacts. Applicant shall provide maps showing appropriate and inappropriate areas for offsite recreation, including road and trail maps.
16. Applicant shall provide all visitors with “leave no trace” materials. See the Center for Outdoor Ethics.
17. Applicant shall provide forest/grassland ecology educational material to increase awareness concerning offsite biological impacts and fire danger.
18. Noise at the property line shall not exceed 50 dBa.
19. The applicant shall develop a plan to minimize topsoil and native plant disturbance during construction and operation of the facility. (This will reduce invasive plants that will spread off site.)
20. Storage facilities on site shall be approved by staff.
21. Signage shall be installed to alert campers of the fire danger level consistent with the local National Forest.

Passed and adopted this 11th day of April 2023 by the following vote:

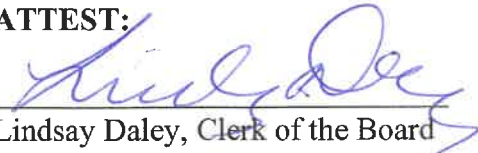
AYES: 5
NOES: 0
ABSENT: 0

COCONINO COUNTY BOARD OF SUPERVISORS



Patrice Horstman, Chair
Coconino County Board of Supervisors

ATTEST:

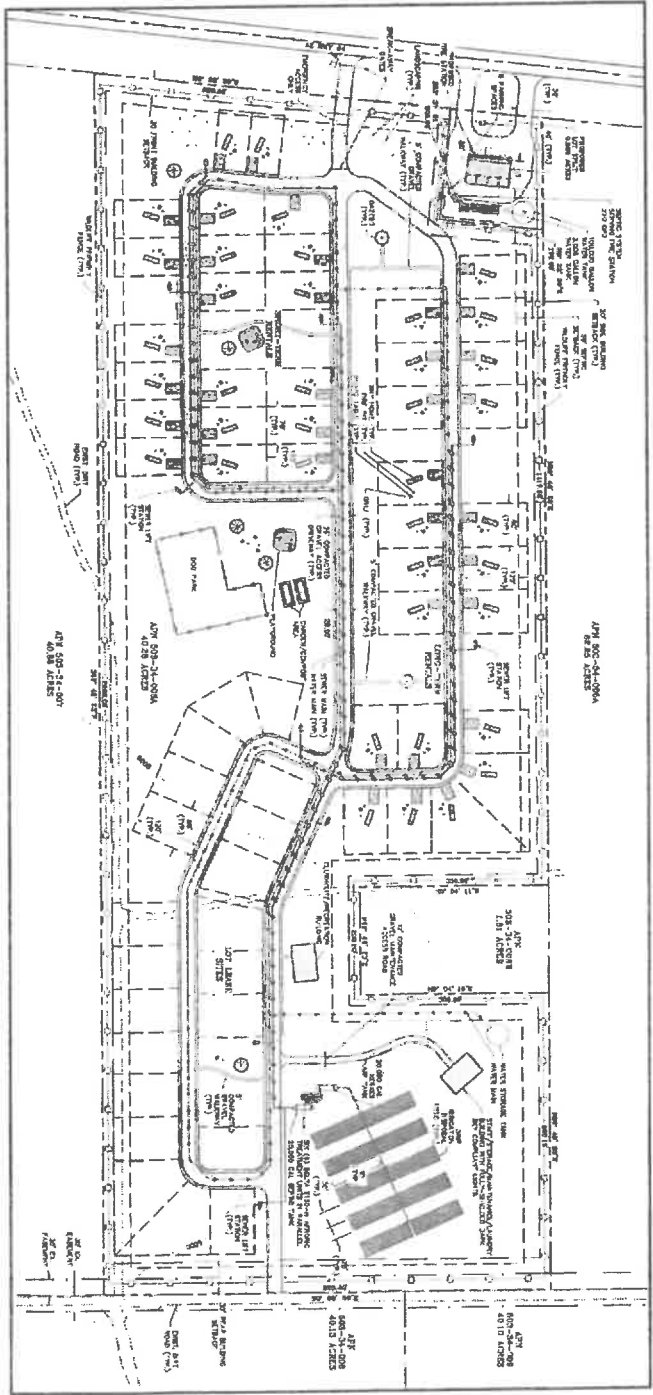

Lindsay Daley, Clerk of the Board

APPROVED AS TO FORM

By: 
Monique Coady, Deputy County Attorney



Wrong map



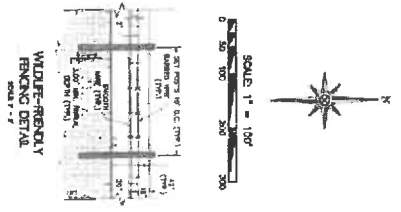
**ON-SITE WASTEWATER SYSTEM
MINIMUM SETBACK REQUIREMENTS**

STATUS OF FOOTPRINT IMPACT

STATUS	MINIMUM SETBACK
1. EXISTING	0'
2. NEW	5'
3. EXISTING WITH MODIFICATION	5'
4. NEW WITH MODIFICATION	5'
5. EXISTING WITH REMOVAL	5'
6. NEW WITH REMOVAL	5'
7. EXISTING WITH ADDITION	5'
8. NEW WITH ADDITION	5'
9. EXISTING WITH REPLACEMENT	5'
10. NEW WITH REPLACEMENT	5'

NOTES:

1. ALL DISTANCES ARE MEASURED FROM THE EXTERIOR FACE OF THE FOUNDATION.
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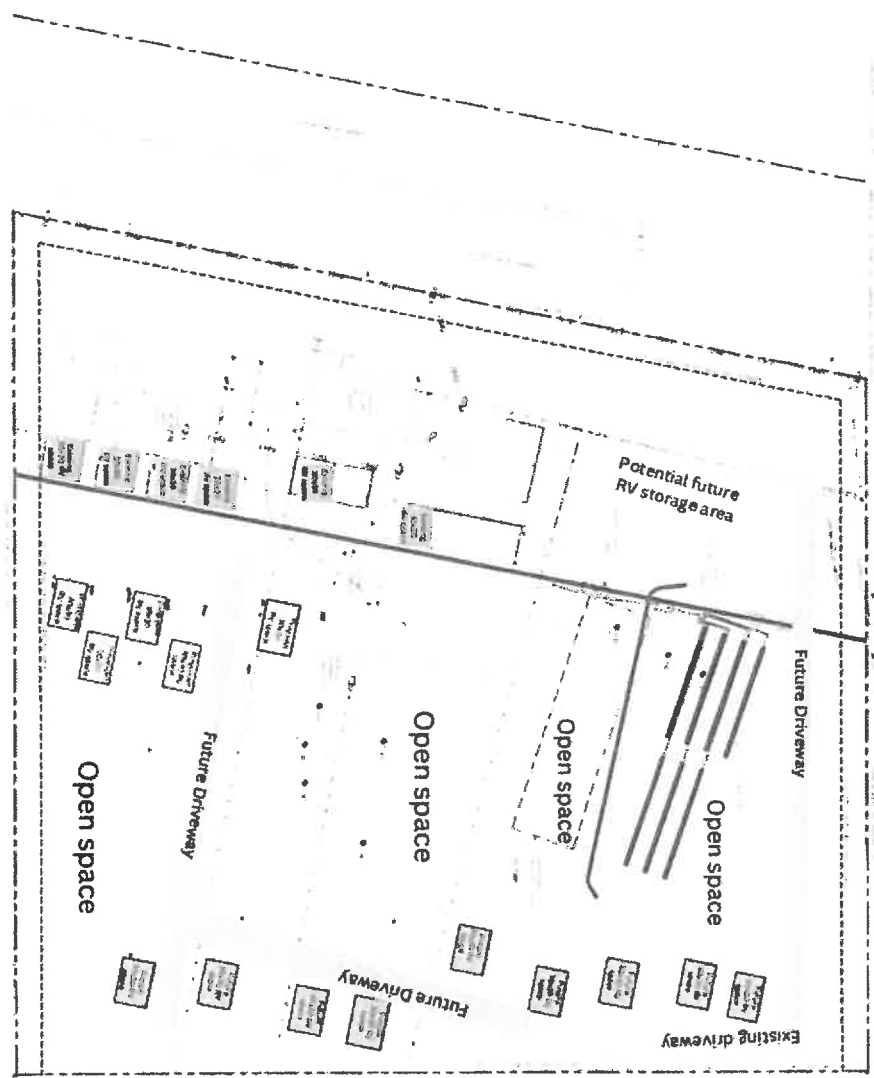


**WILDFIRE-RISKY
ENCING DETAIL**

<p>PRELIMINARY NO FOR CONSTRUCTION RECORDING</p>	<p>PRELIMINARY SITE PLAN GRAND CANYON TINY HOME VILLAGE APN 503-34-006A COCONINO COUNTY, AZ 86046</p>	<p>CIVIL DESIGN & ENGINEERING, INC. 518 E. SOLITE 66 FLAGSTAFF, ARIZONA 86001 PHONE (908) 522-5387 7075 W. HILL RD. STE. 9 CLENDALE, AZ 85608 PHONE 602-688-2700</p>	
	<p>DATE: 10/11/2023 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1" = 100'</p>	<p>PROJECT: GRAND CANYON TINY HOME VILLAGE SHEET: 1 OF 1</p>	<p>DATE: 10/11/2023 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1" = 100'</p>

Proposed spaces in yellow
 Proposed future spaces in green

Existing permitted 30x30 RV
 spaces in pink



NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.
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LEGEND:

- 1. SITE PLAN
- 2. SITE PLAN DETAILS
- 3. GRADING PLAN
- 4. SANITATION DETAILS & DETAILS
- 5. SANITATION PLAN/ UTILITY PLAN

SHEET INDEX:

1. SITE PLAN

2. SITE PLAN DETAILS

3. GRADING PLAN

4. SANITATION DETAILS & DETAILS

5. SANITATION PLAN/ UTILITY PLAN

Project: GRAND CANYON OASS LLC
 28272 N. US HIGHWAY 89
 APN 302-02-002
 COCONINO COUNTY, ARIZONA



i3i
ENGINEERING

DATE: 11/11/2014
 TIME: 10:00 AM
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]