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BOARD OF SUPERVISORS

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Patty Hansen - Recorder 05/13/2020 04:48 PM
COCONINO COUNTY BOARD OF SUPERVISOR

3872875

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\$15.00



ORDINANCE NO. 2020-04

**AN ORDINANCE OF THE COCONINO COUNTY BOARD OF SUPERVISORS
FOR A ZONE CHANGE FROM OS (OPEN SPACE) TO G (GENERAL, 10-ACRE
MINIMUM PARCEL SIZE) FOR ASSESSOR'S PARCEL NUMBERS 403-21-014, 403-
21-015, 403-21-016, 403-21-017 and 403-21-018**

WHEREAS, the subject property is 121 acres on five parcels located between Blue Ridge and Forest Lakes on Forest Service Road 56, identified as Assessor's Parcel 403-21-014, 403-21-015, 403-21-016, 403-21-017 and 403-21-018, the proposed development is described as Mogollon Ranches; and

WHEREAS, an application was filed by Forest Lake Ranches of Mogollon Rim LLC, Gilbert, Arizona for a Zone Change from OS (Open Space) to G (General, 10-acre minimum parcel size); and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on March 25, 2020 and recommended approval of the Zone Change with a vote of 7-0; and

WHEREAS, the Board of Supervisors has held a public hearing on May 12, 2020; and

WHEREAS, the Board of Supervisors has determined that the findings for a zone change, as follows, have been met:

1. The proposed Zone Change is in compliance with the goals and policies of the Comprehensive Plan. The Zoning Ordinance provides for the Planned Community (PC) Zone to allow for modified development standards as proposed and appropriate for the proposed development.
2. The change is in the interest of or will further the public health, safety, comfort, convenience and welfare. It allows for development of housing consistent with the local community in an area served by a community water and wastewater system and a fire station located near the site.
3. The change is consistent with the character of the local community that includes multifamily housing developments.

NOW THEREFORE BE IT ORDAINED by the Coconino County Board of Supervisors that the requested Zone Change is approved subject to the following conditions:

1. FS Road 56 shall be maintained in an access easement consistent with the submitted Development Plan.
2. Access easements demonstrated on the Development Plan shall be recorded, developed and maintained consistent with Zoning Ordinance Sec. 2.2D.4: A minimum 30-foot access and utility easement with a 20-foot improved all-weather travel surface capable of supporting a 42,000 lb. emergency vehicle, as permitted by the Engineering Division. A 25-foot radius turnaround is required for dead-ends of over 150 feet in length. Access shall be constructed to any parcel before building permits are issued on that Parcel.
3. CC&Rs shall be recorded on the subject property with the following provisions:
 - a. A maintenance plan for all access easements, to be approved by the Engineering Division.
 - b. Removal of trees greater than 18" DBH is prohibited.
 - c. All fencing shall be consistent with AZGF Wildlife Friendly Fence Standards.
 - d. All properties shall meet Zoning Ordinance section 4.4.E. FireWise and Weed Mitigation standards prior to building permits being issued.

Passed and adopted this 12th day of May, 2020 by the following vote:

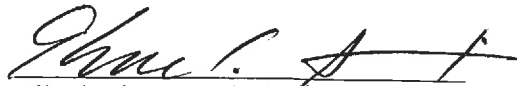
AYES:

NOES:

ABSENT:


COCONINO COUNTY BOARD OF SUPERVISORS

(SEAL)



Elizabeth C. Archuleta, Chair
Coconino County Board of Supervisors

ATTEST:



Lindsay Daley, Clerk of the Board

APPROVED AS TO FORM

By: 
Rose Winkeler, Deputy County Attorney