



RESOLUTION NO. 2021-39

**A RESOLUTION OF THE COCONINO COUNTY
BOARD OF SUPERVISORS UPHOLDING THE COCONINO COUNTY PLANNING
AND ZONING COMMISSION'S ACTION TO APPROVE A CONDITIONAL USE
PERMIT WITH CONDITIONS TO ALLOW AN RV PARK AND CAMPGROUND IN
THE G, GENERAL 10-ACRE MINIMUM PARCEL SIZE ZONE WITHIN 500 FEET OF
AN INTERSTATE HIGHWAY INTERCHANGE**

WHEREAS, an application was filed by PLM Adventures, LLC (Lisa and Pete Mulgrew) Chandler, AZ (Case No. CUP-21-039), a request for a Conditional Use Permit to re-establish an RV Park and Campground in the G, General 10-acre Minimum Parcel Size Zone within 500 feet of an Interstate highway interchange, and is located at 13358 E Old Route 66 in Parks and is identified as Assessor's Parcel Number 203-30-003D.

WHEREAS, the Planning and Zoning Commission held a duly-noticed public hearing on July 28, 2021 and approved the requested Conditional Use Permit on a vote of 6-1; and

WHEREAS, an appeal was filed by Savannah R Sydney, Parks, Arizona within 15 days of the Planning and Zoning Commission hearing; and

WHEREAS, the Board of Supervisors has held a duly-noticed public hearing on September 14, 2021; and

WHEREAS, the Board of Supervisors has determined that the findings for the granting of a Conditional Use Permit can be met and that the conclusions of the Planning and Zoning Commission are appropriate and supported by the record, including the enumerated conditions of approval:

1. Development of the subject property shall substantially conform to the approved site plan and narrative, except as modified in the conditions below. Any changes or expansions shall require approval by the Planning and Zoning Commission.
2. A final site plan shall be filed with the Community Development Department at the time of building permitting, demonstrating a maximum of 80 RV spaces including 10 overnight rental on-site RVs, 25 tent camp sites, bathhouses, check-in building, dumpster locations and all other improvements on the site.
3. All new buildings on the site shall blend in color with the surrounding forest as approved by the Director.

4. The site shall remain in the Ponderosa Fire District for the duration of the use. All fire restrictions shall be followed. A Fire Wise plan, emergency services plan, grill and fire pit plans, and all building plans shall be approved by the Fire District. Facility shall be staffed at all times with personnel trained and equipped to extinguish fires as approved by the fire chief.
5. Check-in hours shall be limited between 8am and 6pm. Quiet hours shall be observed from 10pm to 8am. No generators shall be used. Noise shall not exceed 50 decibels at the property line at any time.
6. The applicant shall submit for an Encroachment Permit with the Engineering Division including a Traffic Impact Statement. Any required improvements shall be constructed prior to conducting the RV Park use on the subject property.
7. The applicant shall obtain all required Public Health Services District permits and licensing prior to use of the RV Park.
8. On-site driveways shall be improved with an all-weather surface, minimum fourteen feet overhead clearance and twenty foot or wider, capable of supporting vehicles weighing 42,000 pounds. One-way driveways may be a reduced width as permitted by the Engineering Division. The drive immediately south of the Texaco is to be used for emergency ingress and egress only. A dust mitigation plan shall be approved by staff.
9. All outdoor lighting shall meet the requirements of Section 4.3 of the Zoning Ordinance. All outdoor lighting shall be fully-shielded, narrow-spectrum amber LED. All Class 2 outdoor lighting less than 2500 lumens shall not exceed 2700K CCT or less. A Lighting Permit shall be obtained prior to installation of any outdoor lighting.
10. The applicant shall submit a landscape plan meeting Zoning Ordinance requirements at the time of building permitting. Retention of native forest on the site is encouraged to meet landscaping requirements. New landscaping plant species shall be consistent with the applicable habitat zone from *Native Plants for Northern Arizona Landscapes*. A Weed Management Plan shall be completed prior to and during operation for the campground per Section 4.4.E.2 of the Zoning Ordinance. The pre-construction requirement shall be met prior to the issuance of any Building Permit.
11. The applicant shall provide all guests with 'leave no trace' educational materials from the Center for Outdoor Ethics or another relevant organization.
12. There shall be no motorized vehicle rentals except for bicycles and no OHVs shall be operated on the property with the exception of firefighting equipment or maintenance vehicles.
13. The applicant shall consult with nearby public land managers concerning off-site impacts.

14. The applicant shall provide forest/grassland ecology educational material to increase awareness concerning off-site biological impacts and fire danger.
15. The applicant shall provide maps showing appropriate and inappropriate areas for off-site recreation including road and trail maps.
16. Signage shall be installed to alert campers to the fire danger level consistent with the National Forests.
17. This Conditional Use Permit is approved for a duration of five (5) years and set to expire on July 28, 2026. If continuation of the use is desired beyond that date, the applicant must submit for renewal prior to expiration. The applicant shall obtain a Building Permit within two years of this approval and diligently pursue it toward completion or formally request an extension before the Planning and Zoning Commission within that time. Failure to do so will result in lapse of this approval and the use permit will become void.
18. Failure to meet any of the conditions of approval may result in enforcement actions and revocation of this use permit per Section 5.7.B.12 of the Zoning Ordinance.

NOW THEREFORE BE IT RESOLVED that the Coconino County Board of Supervisors hereby upholds the action of the Planning and Zoning Commission granting approval of a Conditional Use Permit to re-establish an RV Park and Campground in the G, General 10-acre Minimum Parcel Size Zone within 500 feet of an Interstate highway interchange subject to conditions as approved by the Planning and Zoning Commission.

PASSED AND ADOPTED this 14th day of September 2021.

AYES: 4
NOS: 0
ABSENT: |

(SEAL)



COCONINO COUNTY BOARD OF SUPERVISORS




 Lena Fowler, Vice Chair

ATTEST:



 Lindsay Daley, Clerk of the Board

APPROVED AS TO FORM:



 Rose Winkeler, Deputy County Attorney