

**Coconino County Planning and Zoning Commission**  
**Meeting of May 26, 2021**  
**Zoom-Web-Based Technology**

**Members Present**

Tammy Ontiveros-Chair  
Don Walters – Vice-Chair  
Sat Best  
John Ruggles  
Tyanna Burton  
Jim Clifford  
Mary Williams

**Members Absent**

Dennis Baca

**Staff Present**

Jason Christelman, Director  
Jess McNeely, Assistant Director  
Bob Short, Principal. Planner  
Zach Schwartz, Sr. Planner  
Melissa Shaw, Long Range Planner  
Kelly Bingham, Planner  
Rose Winkler, Senior Deputy County Attorney  
Marty Hernandez, Recording Secretary

Chair Ontiveros called the meeting to order at 5:30PM. She noted procedures to the audience.

**I. PLEDGE OF ALLEGIANCE**

**II. APPROVAL OF MINUTES**

**MOTION:** Commissioner Clifford made the motion to approve the minutes from April 28, 2021.

**SECOND:** Commissioner Burton seconded.

**DISCUSSION:** N/A

**VOTE:** The vote was unanimous with Commissioner Williams abstaining as she was absent from the last hearing.

**III. PUBLIC HEARINGS**

1. Case No. CUP-21-020: A request for a Conditional Use Permit for a campground with 12 campsites on a 10.6-acre parcel in the G (General, 10-acre minimum parcel size) Zone. The subject property is located at 10150 N State Route 64 in Red Lake approximately 7.5 miles north of Williams and is also identified as Assessor's Parcel Number 202-63-033.

Property Owner: Truss Investments, Inc, Scottsdale, Arizona

Applicant: Cole North, Tempe, Arizona

County Supervisor District: 3 (Matt Ryan)

**STAFF:** Mr. Short gave a PowerPoint presentation and summarized the staff report. Commissioner Best spoke of restoration if the project ended. Would it be appropriate? In the REO, it states the weed management plan would go through 3 years after the project ends.

Mr. Short said the Ordinance sees this as a temporary use as well as a low impact use. A property with a septic is more valuable if sold later.

**APPLICANT:**

Cole North, 902 S Maple Ave, Tempe, AZ had read the staff report and agreed with the Conditions.

It is his goal to promote the area in a safe way where he sees so many illegal campsites.

**PUBLIC:**

Tim Vogel, 29836 N 71<sup>st</sup> St., Scottsdale, AZ, stated he and his wife owns the adjacent parcels to the property asking for a CUP. The zoning is misleading and does not want a campground next to his property. He was concerned about fire and their privacy. The density would be loaded with people and traffic. Mr. Vogel spoke of another campground nearby that has trash and unattended fires.

Chair Ontiveros informed Mr. Vogel the Conditions in the staff report addressed his concerns.

Commissioner Best asked about the unapproved campground. Mr. Short said this had been discussed and Compliance would be looking into it.

Mark and Zorana Holt, 5769 N Woodland View Road, Williams, AZ, asked about the road and if there was an egress into the area. Would ADOT be involved?

Chair Ontiveros stated the Conditions covered the traffic impact.

Ms. Holt was upset about the amount of trash being generated with the increase of traffic in the area already.

**COMMISSION:**

Commissioner Clifford stated everything seemed to be in order for a good project.

Commissioner Burton thought 12 camping spaces were not a lot and shouldn't impact the neighbors. She discussed adding a gate to keep traffic from going beyond the property.

Neighbors could always put in a complaint if the Conditions were not met.

Commissioner Williams thought this was a nice, small project. She encouraged neighbors to call Planning and Zoning with any concerns.

Commissioner Walters agreed with the others.

Commissioner Ruggles thought a secondary gate would not work as the road provides access to other properties.

Commissioner Best addressed the neighbors to let them know how many campgrounds had been approved in the area. He thought they should get a list of the Conditions, circulate them and call if any concerns.

Commissioner Burton clarified a secondary gate should not block residents, just prohibit campers from going beyond the property.

Commissioner Ruggles referred to a different case with gates that was contentious with neighbors.

Chair Ontiveros felt the applicant had a good project for the area.

**MOTION:**

Commissioner Walters made a motion to approve CUP-21-010 with the Conditions as stated in the staff report.

**SECOND:**

Commissioner Clifford seconded.

**DISCUSSION:**

NA

**VOTE:**

The vote was unanimous.

**IV. CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA**

No one from the public spoke.

Chairman Ontiveros adjourned the hearing at 6:25pm.

**V. CONTINUATION OF STUDY SESSION IF NEEDED**

Ms. Shaw continued with the Renewable Energy Ordinance discussion.

The discussion ended at 6:48pm.



---

Chairperson, Coconino County  
Planning and Zoning Commission

**ATTEST:**



---

Secretary, Coconino County  
Planning and Zoning Commission