



OFFICE OF THE COCONINO COUNTY BOARD OF SUPERVISORS

SPECIAL SESSION AND REGULAR SESSION MINUTES

September 14, 2021

3:00 p.m. – Special Session (*Consent business items
and discussion items were conducted during Special Session*)

6:00 p.m. – Regular Session

3:00 p.m. – Special Session

Present: Chair Matt Ryan, Vice Chair Lena Fowler, Supervisor Jeronimo Vasquez and Supervisor Judy Begay were present virtually via Zoom meeting technology.

Absent/Excused: Supervisor Patrice Horstman.

Also Present: County Manager Steve Peru, Deputy County Manager/Public Works Director Lucinda Andreani, Deputy County Manager Sue Brown, Deputy County Attorney Rose Winkeler, Clerk of the Board of Supervisors Lindsay Daley and Deputy Clerk of the Board Valerie Webber were present virtually via Zoom meeting technology.

Chair Ryan called the Special Session meeting to order at 3:01 p.m.

Recognition:

1. Recognition of Franklin Willis for displaying his artwork in the Board of Supervisors Chamber Room. **Board of Supervisors**

Chairman Ryan noted the purpose of this item was to recognize Franklin Willis for loaning and displaying his art in the Board room. He provided information on Mr. Willis's professional background and read a certificate of appreciation into the record.

Franklin Willis spoke about the support he received from various artists, his travels, professional career and his art studies.

Individual Board members expressed their appreciation of Mr. Willis's leadership in the community and for donating his art to display in the Board of Supervisor's conference room.

Former District 2 Supervisor and spouse of Mr. Willis, Elizabeth Archuleta, thanked the Board and the County for allowing artists to display their work in the Board's conference room and throughout the County and congratulated her husband, Mr. Willis.

County Manager Peru stated the County will continue with the art display program even after modifications in the Board room are complete.

Vice Chair Fowler thanked former Supervisor Archuleta for all the hard work she put into this artwork program and other programs she facilitated for the community.

Former Supervisor Archuleta spoke about the importance of providing the community an opportunity to display their art.

Board of Supervisors Consent Agenda:

Motion: Accept the Board of Supervisors Consent Agenda items 2 through 14, separating items 7 and 8, **Action:** approve, **Moved by:** Supervisor Jeronimo Vasquez, **Seconded by:** Supervisor Lena Fowler. The motion passed unanimously.

2. Consideration and possible action regarding approval of the minutes from the Board of Supervisors meeting conducted August 31, 2021.
3. Consideration and possible action to ratify and/or approve warrants, electronic fund transfers, and other payments as listed on the agenda. An itemized list of the below-numbered claims is filed in the official records of the Coconino County Board of Supervisors.

<u>Run Date</u>	<u>Warrant Numbers</u>	<u>Computer Register Totals</u>
09/02/2021	EFT – 12698 – 12760	\$95,968.17
09/02/2021	Checks – 92201065 – 92201183	\$612,996.36

4. Consideration and possible acceptance of the Fiscal Year 2022 Court Security Improvement Grant from the Administrative Office of the Courts and corresponding budget amendment, in the amount of \$36,720, for court security improvements (security access control system) at the Page Justice Court facility.
Courts
5. Consideration and possible acceptance of the Fiscal Year 2022 Court Security Improvement Grant from the Administrative Office of the Courts and corresponding budget amendment, in the amount of \$1,578.00, for court security improvements (wireless panic alarm system) at the Fredonia Justice Court facility.
Courts

6. Consideration and possible action to approve a revised FY22 budget amendment to increase the AZ Department of Forestry and Fire Management (DFFM) Grant, increasing the budget capacity an additional \$500,000, for post-fire flood mitigation. **Emergency Management**
7. **Separated:** Consideration and possible action to approve the distribution of Forest Fees received in Fiscal Year 2021 for Schools and Roads. **Finance**

Chair Ryan requested clarification of items 7 and 8.

Finance Director Siri Mullaney noted the County received the distribution and the first item includes 5.7% sequestration.

Motion: Approve the item, **Action:** approve, **Moved by:** Supervisor Judy Begay, **Seconded by:** Supervisor Vasquez. The motion passed unanimously.

8. **Separated:** Consideration and possible action to amend the FY2021 budget for Title III funding under the Secure Rural Schools Act, to transfer \$180,283 to offset some of the unreimbursed costs of Sheriff Patrol on qualified federal land in Coconino County, and \$0 to the estimated costs of Search and Rescue. **Finance**

Chair Ryan asked for clarification.

Finance Director Mullaney noted item 15 is related to the current comment period for Title III funding, this item is for a change to the allocation of funds for the fiscal year that just closed, FY2021. Originally the Board adopted an allocation of Title III funds with a distribution of funds for Sheriff patrol and Search and Rescue funding. The Sheriff's Office stated that during the fiscal year, they were able to procure additional funds for Search and Rescue which made the Title III allocation less critical, therefore staff recommends that the Board offset patrol expenses that are on federal lands that are greatly in excess of the amount proposed for FY2021 in terms of the actual expenses for those services and in excess of funds received.

Supervisor Begay asked for clarification on the fiscal impact, as to what other reimbursement program is being looked at.

Finance Director Mullaney stated the Sheriff's Office was able to apply and receive funding as a pass through from FEMA for a percentage of costs for search and rescue operations. As we are not able to double dip on federal funds that are restricted, we are allowed to expend Title III funds for the cost of patrol of federal lands. Staff is requesting to offset expenses with the \$180,283 Title III allocation.

Motion: Amend the FY2021 budget for Title III funding under the Secure Rural Schools Act, to transfer \$180,283 to offset some of the unreimbursed costs of Sheriff Patrol on qualified federal land in Coconino County, and \$0 to the estimated costs of Search and Rescue, **Action:** approve, **Moved by:** Supervisor Judy Begay, **Seconded by:** Supervisor Jeronimo Vasquez. The motion passed unanimously.

9. Consideration and possible action to approve a budget amendment to increase fund 1330: County COVID Response for \$2,608,589 with a corresponding Health and Human Services general fund budget reduction to move County related COVID-19 expenses into the COVID-19 fund for improved tracking. **Finance**
10. Consideration and possible action to approve a purchase order between Jar Capital Group DBA Quality Vans and Specialty Vehicles and Coconino County to up fit a medical vaccination van to provide mobile vaccination, not to exceed \$70,000. **Health and Human Services**
11. Consideration and possible action to approve an Independent Contractor Agreement with Native Americans for Community Action in the amount of \$244,519.40 responding to COVID-19 Health Disparities Among populations at high-risk and underserved populations in rural communities. **Health and Human Services**
12. Consideration and possible action to approve an Independent Contractor Agreement with Catholic Charities in the amount of \$264,519.40 responding to COVID-19 Health Disparities Among populations at high-risk and underserved populations in rural communities. **Health and Human Services**
- 12a. Consideration and possible action to approve the purchase and budget adjustment for the installation of a microwave radio link utilizing AZ State Contract #CTR046831 from Niles Radio in the amount of \$68,933.10. **Public Works**
13. Consideration and possible action to approve the agreement to accept the donation and transfer of a 1980 182Q Cessna Aircraft FAA #N155AZ, S/N 18267636 from the Arizona Department of Public Safety to the Coconino County Sheriff's Office for use in the air operations program at no cost in FY22. **Sheriff**
14. Consideration and possible action to approve a funding agreement with STEM City, in the amount of \$40,000, and corresponding budget adjustment, for the County Superintendent's Office to provide professional development to K-3rd grade teachers on science, technology, engineering, and math (STEM) curriculum as part of a grant awarded by Arizona Public Services (APS). **Superintendent of Schools**

Chair Ryan noted the original motion on the consent agenda also included the addendum consent agenda item 12a for the record , adding that it was posted appropriately.

Upon inquiry from Chair Ryan, Vice chair Fowler, Supervisor Begay and Supervisor Vasquez affirmed that was their understanding of the original motion.

Action Item:

15. Consideration and possible action on the review of comments received during the 45 day comment period and approval of FY22 Title III projects under the Secure Rural Schools and Community Self Determination Act. **Finance**

Finance Director Siri Mullaney explained that the purpose of the public hearing is to allow the Board to receive comments received from a 45-day comment period related to Fiscal Year 22 Title III projects under the Secure Rural Schools and Community Self Determination Act; noting that there were no comments received. She pointed out that the current recommendation is a change to what was proposed in the comment period to allow the Board to reallocate the entirety of the Title III funds towards the cost of patrol.

Motion: Approve item 15 as read, **Action:** approve, **Moved by:** Supervisor Lena Fowler, **Seconded by:** Supervisor Judy Begay.

There was discussion on the motion.

Supervisor Begay asked for clarification on what other funding it will impact in the general fund.

Finance Director Mullaney explained the cost of patrol is covered by the general fund for a majority of the expenditures. If the Board didn't approve this item today, the Board would have to go back to the allowable uses guidelines, which includes some other very limited activities that qualify for the use of the Title III funding.

Chair Ryan called for the question; the motion passed unanimously.

Discussion and Possible Action Items:

16. Presentation, discussion, update and possible action regarding the Coconino County Response to the COVID-19 pandemic, including testing, vaccine distribution and partnership opportunities. **County Manager**

Health and Human Services Director Kim Musselman announced that Eve-lyn Wolters has been appointed as Assistant Director of Health and Human Services and spoke about her professional career and dedication to public service.

Eve-lyn Wolters stated it is an honor to serve and continue her work at HHS and thanked the Board for their support.

Health and Human Services Director Musselman provided an update on vaccination percentages, current COVID-19 testing data, the President of the United State's Path Out of the Pandemic strategy and vaccine information. She answered questions asked by individual Board members related to the information presented, including vaccine and flu outreach campaigns.

The Board provided feedback on the information presented and shared thoughts on increased vaccination messaging.

17. Discussion, update and possible direction to staff regarding state and/or federal legislative, redistricting and/or administrative matters. **County Manager**

Claire Harper spoke about the upcoming County Supervisor's Association (CSA) Summit and noted she will compile binders of all the CSA legislative proposals for the Board to review. She advised that a letter was submitted to the Governor regarding HB2001.

County Manager Peru provided a brief update on the current status of staff's work towards redistricting.

18. Discussion and update from the County Manager regarding possible community, regional and/or administrative matters. **County Manager**

Deputy County Manager Lucinda Andreani provided a brief update on the status of staff's preparations for long term flood mitigation and possible funding sources related to the Museum Fire flooding. She stated the Forest Service just released a statement saying they are terminating the procurement process for 4-FRI, there is an upcoming meeting with the 4-FRI group to understand the statement. She answered questions regarding the information presented. Upon inquiry from Supervisor Vasquez, Deputy County Manager Andreani clarified that measurements are being taken to mitigate the dust left over from flooding and testing of the water for contaminates.

19. Roundtable: To be discussed. Pursuant to A.R.S. § 38-431.02(H), these matters will not be acted upon: Reports from Supervisors; updates on new projects, district budgets, requests for services and initiatives, updated from county staff:
 - District 1 – Supervisor Patrice Horstman
 - District 2 – Supervisor Jeronimo Vasquez
 - District 4 – Supervisor Judy Begay
 - District 5 – Supervisor Lena Fowler
 - District 3 – Supervisor Matt Ryan

- Chair's Report

Individual Board members provided a brief update on current events, projects and meetings they've attended relative to their respective districts and committee appointments.

Chair Ryan adjourned the Special Session portion of the meeting at 5:04 p.m.

6:00 p.m. – Regular Session

Present: Chair Matt Ryan, Vice Chair Lena Fowler, Supervisor Patrice Horstman, Supervisor Jeronimo Vasquez and Supervisor Judy Begay were present virtually via Zoom meeting technology.

Absent/Excused: Supervisor Patrice Horstman and County Manager Steve Peru.

Also Present: Deputy County Manager/Public Works Director Lucinda Andreani, Deputy County Manager Sue Brown, Deputy County Attorney Rose Winkeler, Clerk of the Board of Supervisors Lindsay Daley and Deputy Clerk of the Board Valerie Webber were present virtually via Zoom meeting technology.

Chair Ryan called the Regular Session portion of the meeting to order at 6:04 p.m. and led the pledge of allegiance.

Call to the Public:

Karin Vonkay, 13112 E. Fallow Deer Road, Parks, Arizona, thanked the Board for hearing the RV Park Appeal.

Chair Ryan requested Ms. Vonkay wait to make comments regarding the RV Park as it is an item on the agenda, and at this time the public is only allowed to speak about items not on the agenda.

Public Hearing:

20. Public Hearing, consideration and possible adoption of Resolution 2021-37, approving case number SUB-21-010, a preliminary plat for a 50 lot subdivision for Walnut Creek Meadows, with approval of a master development plan and subdivision preliminary plat located on Leupp Road. **Community Development**

Presenter: Community Development Director Jay Christelman.

Powerpoint: Walnut Creek Meadows Subdivision – SUB-21-010.

Community Development Director Jay Christelman provided a presentation that outlined the applicant's request for approval of a preliminary plat for a 50-lot subdivision for Walnut Creek Meadows with a masterplan development and preliminary plat located on Leupp Road. He highlighted various elements of the development such as road maintenance, building envelopes, access, long range plan conformance, citizen participation and the findings that need to be made for approval of the proposal.

Representative Ian Braun, 61 E. Route 66, Flagstaff, Arizona, briefly spoke about the development.

Director Christelman answered questions asked by individual Board members regarding the wildlife corridor, building envelopes, the flood plain and prairie dog removal.

Chair Ryan opened the public hearing at 6:37 p.m.

Paula Mack, resident of Doney Park, 10305 E. O'Neil Lane, thanked Director Christelman for the thorough presentation. She stated she fully supports the development and that she is a realtor. It is difficult for property buyers to find property with acreage.

Seeing no one else that would like to comment, Chair Ryan closed the public hearing at 6:41 p.m.

Upon inquiry from Chair Ryan, Mr. Braun affirmed the applicant agrees with the conditions for approval.

Director Christelman noted that condition 7 needs amended to change Leupp Road to Townsend Winona Road.

Chair Ryan noted this is not a request for a change of zoning and stated he can make the findings for approval of the project. He spoke about the development being designed around environmental issues and the wildlife corridor. He spoke about each of the findings and how they can be made for public health and safety, objectives of ordinances, Comprehensive and Area Plans and conforms to design standards.

Vice Chair Fowler stated the development is well planned and she can make each of the findings, stating them on the record.

Supervisor Jeronimo Vasquez agreed that all the necessary developments are in place.

Supervisor Judy Begay thanked everyone involved with the project and stated she had all the answers to her questions. She spoke about various items presented, noting it the meets dark skies requirements and agrees the Board should approve the request.

Motion: Approve Resolution 2021-37, approving case number SUB-21-010, a preliminary plat for a 50 lot subdivision for Walnut Creek Meadows, with approval of a master development plan and subdivision preliminary plat located on Leupp Road, with the modification of Condition #7 as read in the record by Director Christelman, replacing the word Leupp Road with Townsend Winona Road, **Action:** approve, **Moved by:** Supervisor Judy Begay, **Seconded by:** Supervisor Jeronimo Vasquez. The motion passed unanimously.

21. Public Hearing, consideration and possible adoption of Resolution 2021-39, approving 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 on a 16.7-acre parcel in Parks; the property is located at 13358 E Old Route 66 in Parks and is identified as Assessor's Parcel Number 203-30-003D; the applicant is PLM Adventures, LLC (Lisa and Pete Mulgrew) of Chandler. **Community Development**

Presenter: Community Development Director Jay Christelman.

Powerpoint: Parks RV Park CUP.

Chair Ryan described the hearing process and addressed the ability for the public to access the meeting and how to participate.

Clerk of the Board Lindsay Daley explained that the agenda was posted on the website and provides a link to join the meeting via Zoom as well as a phone number so that the public may call in to make public comment.

Deputy County Attorney Rose Winkeler explained the Board's role in hearing the appeal of the applicants request for the Conditional Use Permit. Matters of water adequacy are regulated by the State and the Board is prohibited from considering any concerns related to water adequacy. She reiterated that the Board is hearing the matter as an Appeal from the Planning and Zoning Commission's decision and will make its own findings and decision and is not bound by a decision of the Commission.

Community Development Director Jay Christelman provided a presentation that outlined the applicant's request for a Conditional Use Permit (CUP) to re-establish an RV Park and campground. He highlighted various elements of the proposal such as the location of the subject property, site photos, background, and proposed development. He spoke about the Conditional Use Permit (CUP) Findings of Fact, Comprehensive Plan Policies, Parks Area Plan Policies, compliance with the Zoning Ordinance, and Planning and Zoning Commissions recommendation for approval with conditions and, the findings of fact that need to be made for approval of the proposal. Director Christelman outlined the Appeal that was submitted on the Planning and Zoning Commission's approval of the Conditional Use Permit.

Upon inquiry from Supervisor Vasquez, Assistant County Engineer Nick Hall provided clarification of the traffic report and described how it addresses traffic off of Parks Road and Route 66, and traffic in the area of homes.

Director Christelman further explained the proposed Fire-Wise Plan submitted. He answered questions asked by Supervisor Begay regarding trash disposal, storm water detention areas, tree thinning, access points for emergency ingress and egress and the wildlife corridor.

Applicant Lisa Duffield Mulgrew thanked staff for all the work on the project and spoke about planned efforts that were made to address traffic issues, the RV parking sites, cleanliness, lighting and sound.

Upon inquiry from Supervisor Vasquez, Ms. Mulgrew answered questions regarding enforcement of the prohibited use of terrain vehicles.

Appellant Savannah Sidney, 13374 E. Dog Haven Place, Parks, Arizona, placed her concerns with the proposed site and reasons for her appeal on the record. She spoke about issues such as traffic congestion, number of lots and recreational vehicles and animal leash law concerns. She spoke about elements of the Area Plan that address the character of the community.

Chair Ryan called for a break at 8:08 p.m. and reconvened open session at 8:15 p.m.

Clerk of the Board Lindsay Daley explained for the public how they may alert the Board that they would like to make public comment.

Chair Ryan opened the public hearing at 8:19 p.m.

Karin VonKay, 13112 E. Fallow Deer Road, Parks, stated that the proposed speed limit was 35 miles an hour and that would be horrific; a speed limit of even 25 miles an hour on a dirt road is difficult. People come through with all kinds of vehicles and they damage personal property, generate noise and create dust fogs, and doesn't allow the residents to enjoy their lifestyle. She expressed concerns with temporary people, like the hunters that leave beer cans and tobacco products and trash. Many people come from areas with no leash laws and they let their dogs run. She asked when the traffic study was done and added that Route 66 is a two-lane road that was severely flooded in August within the vicinity of the RV site. The County had to come in with heavy equipment to clear the road. She said they would welcome the RV Park and restaurant but only so far as its size does not encroach on their rights.

Robert Wiggins said he lives in Phoenix but has owned property on Aspen Drive since 1968. He said he does remember the RV Park that was there in the late 60's, early 70's and it was a small park that was used for overnight stays. The problem with the project is that it is too much too quick for the area. The two little stores will be inundated, and further commercial development will follow. The area provides property owners with a remote atmosphere and the project has potential to bring the big city to the residents whether the property owners want it or not.

Anna Schwartz, 3123 N. Spring Valley Road, said she concurs with everything Karin and Robert and Savannah have said. The Park does not serve the needs of the residents at all and serves a broader group of people that don't live in the community and don't contribute to the community. The all-terrain vehicles bring destruction and noise. She said she has concerns with how the Sheriff's Office will be able to handle calls to respond to incidences and hasn't heard anyone address the issue. She also has concerns with how the traffic will be controlled and with the whole project and she has concerns with the children and school. The whole project is a direct threat on her desire to continue living in Parks because it will radically change the basic nature of the community. It will increase the population by 20% or 30% and the addition of the commercial facility exceeds what is addressed in the Area Plan.

Jason Elliott, 13135 E. Fallow Deer Road, Parks, stated he wanted to echo the concerns of the neighbors that spoke before him. He added that the traffic report doesn't reflect the actual use at that intersection if you're living here and is not a reasonable assessment of the area.

Alan Simpson, 127005 E. Peaceful Valley Road, Parks, said every property owner has the right to use their property. There already was a park, and the applicant is proposing to improve the park. He said he fully supports the development and recognizes concerns with the traffic but doesn't feel the impact will impose on the quality of life.

Amanda Wheeler, 133250 King John Road, Parks, expressed her opposition to the project. She wonders if the report took into account that the size of the vehicles will be three times the size and may slow traffic and back it up to the exit. As a teacher, there is a concern in all schools with stranger danger, this would invite a larger population of strangers and there will be a lot of hikers, bikers and drivers bringing more traffic near the school. The Parks Area Plan is a blueprint for the neighborhood and the main points brought up by the Appellant were not taken into consideration.

Robin Guthrie, 13374 E. Fallow Deer, Parks, said she is concerned with increased crime and traffic, as it is already a mess. If the door is opened to this, it will be scary for what will come next. She requested the Board listen to the Appellant and thanked them for their time.

Sherry Lee Price, 733 N. Three Bears Loop, *(there was poor phone connection and some statements were not audible)* said the traffic report was based on 60 spaces for the RV site not 105. In the Board's packet tonight, there is a revised report, with different numbers, and she requested there be an updated traffic statement or some clarification to understand the true figures of the statement. She is concerned the information in the Board's packet might not be what the Planning and Zoning Commissions used.

Gary Price, Three Bears Loop, said he lives less than a mile from the proposed campground. He thanked the Board for hearing the Appeal. He is opposed because one of the Commissioner's said that if the Parks exit and I-40 is too congested, you can drive to the next exit. That statement is inconsiderate to the people who live here as that exit is 7 miles away. At peak times we have hunters and campers in the woods and Route 66 travelers and VRBO people. The Parks store parking is overcrowded now on holidays and weekends and not to mention the snow play area mess. Adding 105 camp spots, just look at the congestion in Bellemont, it is already to be avoided. How many campgrounds do we need in this section of I-40? Razors and ATV's already there do not pay any attention to public and forest roads. The infrastructure of Parks is not adequate to handle the extra people and traffic. This will negatively affect all of the people in the community of Parks.

Alice Carol, 252 West Parks Road, Parks, Arizona, said she lives full time in Parks and came from a place where she has seen a lot of traffic and crime near a theme park where they saw a lot of travelers going through the area and they negatively impacted their neighborhood and were disrespectful, and they were just traveling through. She spoke about the negative impact of snow play areas and said that Parks is a quiet, rural, sleepy little town that looks after each other. With all the extra people there were break-ins and weird crimes where people don't necessarily call the police. The last Sheriff she spoke with said there are just a couple of officers between there and Grand Canyon but with all the traffic and crime there isn't really anyone to handle it. They get pushed off the roads from the rangers traveling in the area. The residents are the ones that all pay taxes.

Jim Booth said he listened to a lot of the people talk and understands reluctance for change. ATV's and UTV's are here to stay and are licensed and insured. He understands the noise, but the property is adjacent to I-40, but if you sit and listen, the cattleguard is very noisy. Vacant property also invites crime. It is time to clean up the property and make it productive again.

Tom Tieman spoke about his concerns with traffic. He gets water at the Parks water hole and sits there and watches hunters and weekend recreational vehicles; you can't even get your car into the store as three or four RV's are in a line and blocking the road. The traffic survey wasn't done on a weekend or the Friday before a busy weekend. They clog up the place to where all the locals who have to go in there to get their mail can't get in. All it takes is two RVs in the parking lot and you cannot get in. The traffic pulling out of the park will pull into the store to get gas, but there's no place to park other than the street. The traffic guys should watch traffic coming in on the weekend and watch the RV's coming off the freeway or those that are there to hunt.

Larry Mathis, 7714 N. Hondos Lane, Parks, said he appreciates what everyone has shared. He personally doesn't believe the traffic situation will be as bad as people think. He is an avid RV traveler, and the reality is there aren't multiple people coming in or leaving at the same time. Of the 17 days he recently traveled, there was never anyone coming in or leaving at the same time he did. This is a different group of people traveling versus the traffic they see currently. He said he believes the traffic concerns are being over exaggerated. As a town, we need to pick our poison, something will eventually go there. He said he values all of his neighbors' comments and views and thanked the Board.

Clarence Bradshaw, 4344 N. Spring Valley Road, Parks, spoke about the amount of time he's lived in Parks and said there was a park there prior to 1975. This will actually keep people's property safer and provide people places to park their RV in a campground versus in the forest. The landscape plan shows they will groom the trees and trim stuff and there will be less trees taken out than folks think. The opposition wants to oppose the CUP approval, but the traffic has been addressed. The applicant is trying to do a quality campground and re-open the Rack and Bull, which everyone wants. He encouraged the Board to approve the project.

Jim Miller, 12696 Rustic Cabin Trail, Parks, said he has been a landowner in the Parks area since 2001. He said he is blown away by the folks who have financial gain in this endeavor. He said there is an incredible difference between the 2006 plat map and current plat map presented by staff as they are entirely different. He said he was concerned about a few of the Commissioner's comments related to same. He is all for the property being developed somehow, some way, just not this many RV sites as it doesn't make sense.

Jennie Addington, 12781 E. Thundering Pines Ranch Road, Parks, said she is the real estate agent in this transaction and also a resident of Parks. She said she understands everyone's concerns but she has put out information for people to look up to see for themselves and has never said to anyone that they need to do this because of this. She does not like to misrepresent anything and left it up to any potential buyer as to how many spaces. Of the letters that she read that the Board received, 28 were in support of the project and 21 were against it. She spoke about 50 members who joined Facebook groups that were put up. She also created a Facebook page and her page did not say you have to support this. She said she has been selling real estate for

over 20 years. She urged the Board to go by the findings of facts and pointed out several pages of the Parks Area Plan.

Dan Tavrytzky, 6267 North Sanderson Pass Road, Parks, said the feedback toward how this venture has played out has been interesting. He has owned property in Parks for 21 years and he has seen a lot of changes. The property suites itself well to an RV Park but an RV Park with numbers to the original plan in the 40 to 50 range of spots. He believes the Board is trying to find a middle ground that will work for the residents. The facility can be done at a low level, more in line with what the original RV Park was would be a middle ground. He wants the community to be safe, enjoyable, and quiet, some place that the residents can be proud of with the opportunity for property values to continually increase.

John Hall stated he was with Woodson Engineering and is present in support the applicant, Lisa Duffield Mullgrew.

Seeing no other members of the public who wished to speak, Chair Ryan closed the public hearing at 9:15 p.m.

Applicant Lisa Duffield Mullgrew said she would like to address some of the concerns raised in her closing comments. She spoke about planned activities for the residents at the RV Park, in the park, and concerns raised about traffic issues, trash and leash laws. She said the Park will provide a place to get people out of the forest and off the properties in the community and they are committed to keep the Park nice. She noted the same traffic report was provided to both the Commissioners and the Board. She further spoke about the safety of the neighbors and added that the Park was designed so that there will not be any slowdown of traffic and it will be community oriented.

Appellant Savannah Sidney provided closing comments, addressing the lack of infrastructure and all-terrain vehicle use.

Community Development Director Jay Christelman read a condition included in the resolution that addressed motorized vehicle use.

Assistant County Engineer Nick Hall re-addressed concerns related to the traffic study, noting there was only one traffic study reviewed with a fairly recent date. He reaffirmed his position on his review of the study.

Engineer for the applicant, John Hall stated the traffic study was done before the first hearing in late July. He spoke in support of the traffic plan and answered questions related to emergency egress.

Director Christelman displayed the site plan to show the proposed emergency ingress and egress.

Upon inquiry from Supervisor Vasquez, Director Christelman explained that there is an opportunity to address conditions of approval upon renewal of the CUP or, the Commission may revoke it if the applicants are not meeting said conditions.

Upon inquiry from Supervisor Vasquez, Applicant Lisa Duffield Mullgrew said on average, at maximum capacity of rentals, the park may include about 240 people, but they are there to relax.

Upon inquiry from Chair Ryan, Director Christelman answered questions related to drainage onsite.

Deputy County Manager Lucinda Andreani clarified that the recent rain events in the area were in excess of a 100-year rainfall event. There is no way to mitigate to those type of major storm events.

Chair Ryan noted for the public that these issues are tough to work through and thanked them for their comments. He spoke about the process taken to develop the Parks Area Plan and addressed the community concerns as they relate to the Area Plan, Comprehensive Plan and Zoning Ordinance. He outlined the Conditions added to the Resolutions to address the communities' concerns and placed his findings on the record, noting he can make all the findings necessary to approve the CUP.

Vice Chair Fowler stated that she can make the findings of facts and explained how she made each finding.

Supervisor Vasquez stated he has considered the concerns and with the conditions added to the CUP, there are ways to address the issues and adjust them moving forward. He said he is comfortable moving forward with the project.

Supervisor Begay agreed that the conditions allow the Board to work with the issues. She agreed she can also make the findings of fact.

Chair Ryan requested Director Christelman add that the emergency exit be only allowed to be used for emergency access and not for the residents of the RV Park for access or exit.

Director Christelman read the proposed modification of Condition 8 of the Resolution into the record: "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."

Chair Ryan read the Condition included in the resolution that addresses recreational vehicles and spoke about several other conditions that addressed the communities' concerns.

Upon inquiry from Chair Ryan, the Board agreed with the additional modification of the condition as read into the record by Director Christelman.

Motion: Move to deny the appeal of the renewal and approve Resolution 2021-39, to approve and uphold the Coconino County Planning and Zoning Commissions action to approve a Conditional Use Permit which allows a RV Park and Campground in a G, General 10-acre Minimum Parcel Size Zone within 500 feet of the Interstate highway intersection in Parks,

Arizona; recognizing that it meets all the findings of facts, which is to, that proposes the CUP, the proposed location of the conditional use is in accord with the objectives of the Ordinance and the purpose of the zone in which the site located, secondly, it also meets the requirements of the proposed conditional use and conditions under which it will be operated and maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity (we had a lengthy discussion on that), the proposed conditional use will comply with each of the applicable provisions of this Ordinance, except for approved variances and number 4, that the proposed conditional use is consistent with and conforms to the goals, objectives and policies of the Comprehensive Plan and the Area Plan for Parks, Arizona, and with modification as read by staff for Condition #8, **Action:** approve, **Moved by:** Supervisor Lena Fowler, **Seconded by:** Supervisor Jeronimo Vasquez.

There was discussion on the motion.

Chair Ryan restated that he could make the findings as read by Vice Chair Fowler.

Vice Chair Fowler thanked the community for speaking and sharing their thoughts and for being passionate about their community. She thanked the applicant and everyone for the respect that they had for each other.

Supervisor Vasquez thanked everyone for their input and their email comments. He said he is hopeful through addressing some of the concerns the community feels more comfortable with the project moving forward. Change is difficult but sometimes there are opportunities that is best for the community.

Supervisor Begay thanked everyone for their input from all aspects. She felt a lot of the concerns were brought to the table and addressed by the owner, who is aware there may be outstanding issues.

Chair Ryan called for the question; the motion passed unanimously.

There being no further discussion, Chair Ryan adjourned the meeting at 10:27 p.m.



COCONINO COUNTY BOARD OF SUPERVISORS

[Handwritten signature of Matt Ryan]

Matt Ryan, Chair

ATTEST:
[Handwritten signature of Lindsay Daley]

Lindsay Daley, Clerk of the Board of Supervisors

