



ORDINANCE NO. 2020-01

**AN ORDINANCE OF THE COCONINO COUNTY, ARIZONA,
BOARD OF SUPERVISORS APPROVING A CHANGE IN ZONING REGULATION
FROM THE PC (PLANNED COMMUNITY) ZONE SET TO MODIFIED MHP
(MANUFACTURED HOME PARK) AND MODIFIED CH-10,000 (COMMERCIAL
HEAVY) STANDARDS TO THE PC (PLANNED COMMUNITY) ZONE WITH
CUSTOM STANDARDS AS NOTED IN A MASTER DEVELOPMENT PLAN**

WHEREAS, the subject property is a 30-acre parcel located on the west side of Forest Service Road 171 approximately ¼ mile north of Brannigan Park Road in Bellemont and is also identified as Assessor's Parcel Number 203-40-001; and

WHEREAS, a Zone Change was initiated by the property owner, Pine Valley Resort, LLC (Case No. ZC-19-008) to change the zoning from PC (Planned Community) subject to the standards of the MHP (Manufactured Home Park) and CH-10,000 (Commercial Heavy) Zones to PC (Planned Community) to custom standards as noted in a master development plan; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on December 4, 2019 and recommended approval of the Zone Change on a vote of 8-0; and

WHEREAS, the Board of Supervisors held a public hearing on February 11, 2020; and

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

NOW THEREFORE BE IT ORDAINED by the Coconino County Board of Supervisors that the requested change in zoning regulation is hereby APPROVED subject to the following conditions and standards:

1. The use shall be designed and conducted in substantial compliance with the applicant's narrative (including densities and other performance standards), masterplan drawings, color and material submittals, etc., except as modified in the conditions below. Any substantial modification of the use or design of the project shall require additional approval by the Planning and Zoning Commission and Board of Supervisors.
2. As units interchange between type of use, the applicant shall maintain a current copy of the use for each space with the Community Development Department and on site.

3. Trails or recreational connections to adjacent Coconino National Forest shall be provided in substantial compliance with the submitted masterplan or as modified by approval of the Coconino National Forest.
4. The applicant shall pave Forest Service Road 171 to the property with a 28-foot total width and one lane in each direction. The applicant shall stripe bike lanes on each edge of the road or submit the Director of Community Development with written documentation from the Coconino National Forest Service as to their inability to do so.
5. The Recreation Center shall be used primarily as stated in the applicant's narrative and built in substantial conformance with the applicant's submitted plans. A Parking waiver is hereby approved for the Recreation Center for 15 full size vehicle spaces and 32 golf cart size spaces rather than 39 full size parking spaces.
6. Tent/Cabin units shall be limited to 30 and located as shown on the site plan. The applicant shall obtain Building Permits for cabins and tents with utilities prior to their installation.
7. The 289 spaces shown on the applicant's site plan may be RV spaces, spaces for Park Model RVs, or Manufactured Home Spaces for short term or long-term use in compliance with the performance standards of the amended Master Development Plan Page 4 submitted 11/27/2019. Spaces may be combined or reconfigured so long as minimum Spaces size and other performance standards are met. The applicant shall keep a current map of spaces with the Community Development Department.
8. Firepit design shall include timers and turn offs that can be locked per requirements of the Chief of the Ponderosa Fire District. All fire pits shall be turned off and locked during applicable fire restrictions.
9. Fire hydrants shall be installed throughout the development as approved by the Chief of the Ponderosa Fire District. Installation of fire hydrants shall occur prior to development of the property.
10. The emergency ingress/egress 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 Ponderosa Fire District. The ingress/egress shall be maintained and free of obstruction on a year-round basis.
11. The applicant shall submit an addendum to the Traffic Impact Analysis for the Engineering Division to review to determine whether the change in masterplan for the site with additional units will require any additional requirements. Any additional requirements shall be addressed prior to any development or use of the property.
12. The applicant shall be responsible for extending all utilities to the subject property, including natural gas, water, wastewater, and electricity. All utilities shall be underground.

13. The applicant shall grade the property only to the minimum extent required to develop the masterplan. A Grading Permit shall be obtained prior to any grading on the property.
14. A Floodplain Development Permit shall be obtained prior to placement of any Manufactured Home, Park Model, or structure within an identified floodplain.
15. The applicant shall submit an addendum to the drainage plan for Engineering Division approval.

Permitted Uses

The following uses are permitted in the Village Camp PC Zone per this Master Development Plan sited in substantial conformance to the attached Master Development Plan map (Exhibit A):

1. Manufactured homes
2. Park model homes
3. Recreational vehicles
4. Cabins for overnight rental
5. Tents for overnight rental
6. Recreational vehicle storage
7. Recreational amenities or social centers, which may be used for dancing, crafts, hobbies, games, meeting, banquets, and similar recreational uses
8. Convenience stations for guests and residents, which will include restroom and shower facilities
9. Accessory uses such as common laundry facilities, common shower facilities, private parks, trails, etc.

Property Development Standards		Village Camp PC Zone
1.	Minimum space size	1,500 square feet
2.	Minimum space depth	50 feet
3.	Minimum space width	30 feet
4.	Front setback	5 feet
5.	Side interior setback	3 feet for RV in all cases
		5 feet for Park Model or Manufactured Home
6.	Side street setback	3 feet
7.	Rear setback	5 feet
8.	Site setback	5 feet
8.	Lot coverage, maximum	75%
9.	Structure height, maximum	40 feet
10.	Off-street parking spaces per dwelling unit	1 motor vehicle; 1 golf cart
11.	Distance between structures	10 feet

Performance Standards

1. Recreational amenities or social centers, which may be used for dancing, crafts, hobbies, games, meeting, banquets, and similar recreational uses, may be of conventional construction. Recreational amenities will be reserved for Village Camp residents and guests.
2. All setbacks shall be measured from the space boundary lines.
3. There shall be a maximum density of 20 RV spaces per net acre.
4. There must be an easily identifiable office or registration area. The location of the office shall not interfere with the normal flow of traffic into and out of the RV Park.
5. Each RV unit shall be equipped with wheels which remain on the unit; however, the wheels may be blocked for stability.
6. Tents for overnight rental will not have private restroom, shower, or kitchen facilities. Guests in tent sites will have access to common restroom and shower facilities at the convenience station(s).
7. The on-site storage of RVs shall be permitted.
8. A common use laundry facility shall be provided.
9. A minimum of one (1) approved disposal site/pumping station for both water and sewer holding tanks for the RV units shall be provided.
10. Access to RV spaces shall be provided only from the interior of the park. There shall be no access to individual RV spaces from Forest Road 171.
11. Waste receptacles must be enclosed within solid masonry walls with metal gates.

Parking

1. Common parking shall be provided per the attached Master Development Plan exhibit. On-street parking shall be prohibited except during special events (weddings, etc.).
2. No on-street parking for guests/residents is permitted. All spaces will have 2 off-street parking spaces vehicle parking: one for a motor vehicle and one for a golf cart.
3. Community streets shall not be used for parking or any storage of any motor vehicle or vehicle accessory such as camper shells, trailers, motor bikes, or other wheeled accessory.

Landscaping

1. Common areas will be landscaped by the developer per the attached Landscape Master Plan.
2. The community will include site amenities indicated on the attached Amenity Master Plan. Amenities will include natural gas fire pits located in areas away from ponderosa pine trees, within RV and/or manufactured home spaces and within the designated amenities areas. These fire pits will not be used for burning wood, and they will be fitted with timers so that they cannot be left burning for more than a specified amount of time.
3. Perimeter fencing will be provided as shown on the attached Landscape Master Plan and Amenity Master Plan. As shown on the Amenity Master Plan, the fencing is intended to be see-through; however, the design of the fencing, including the height and material, is conceptual and may change during the final design phase of the project.
4. All required landscaping shall be permanently maintained in a neat and orderly manner.
5. Existing mature ponderosa pine trees will be preserved as practicable. Tree preservation will be determined in the field during the final design phase of the project.

Lighting

1. Site lighting will meet the Design Standards in the Bellemont Area Plan and will be installed per the attached Signage & Lighting Master Plan.
2. Exterior lighting will primarily be Narrow Band LED to meet Coconino County dark sky standards.

Signage

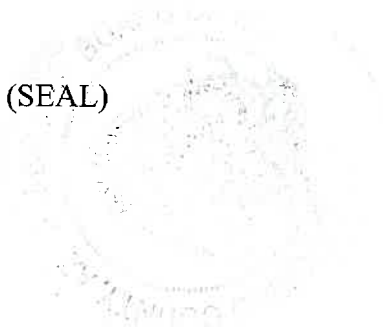
1. Signage will be installed per the attached Signage & Lighting Master Plan.

Passed and adopted this 11th day of February, 2020 by the following vote:

AYES: 4
NOES: 0
ABSENT: 1

COCONINO COUNTY BOARD OF SUPERVISORS

(SEAL)





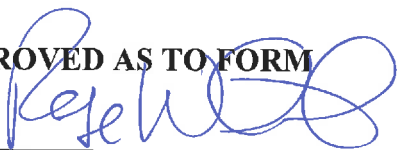
Lena Fowler, Chair
Coconino County Board of Supervisors

ATTEST:



Lindsay Daley, Clerk of the Board

APPROVED AS TO FORM

By: 

Rose Winkeler, Deputy County Attorney