The following applications are scheduled for a public hearing on Wednesday, March 27, 2019. At the Study Session, Commissioners will briefly discuss these cases:

1. **Case No. ZC-18-008:** A request for a Zone Change from the AR (Agricultural Residential, one acre minimum parcel size) Zone to the RS-16,000 (Residential Single Family, 16,000 sq. ft. minimum parcel size) Zone on three parcels totaling 2.28 acres. The subject properties are located in Oak Creek Canyon on Lower Indian Gardens Drive and are identified as Assessor’s Parcel Numbers 405-28-003A, 405-28-04 and 405-28-005.
   - **Property Owner:** Ellis Revocable Living Trust DTD 04-02-97, Sedona, AZ
   - **Property Owner:** Elizabeth W Kauffman Trust, Scottsdale, AZ
   - **Property Owner:** Cameron Family Trust, Sedona, AZ
   - **Applicant:** David Ellis, Sedona, AZ
   - **County Supervisor District:** 3 (Matt Ryan)

2. **Case No. ZC-18-010 and SUB-18-004:** A request for a Change of Zoning Regulations with approval of a Master Development Plan to provide for modified RM-20/A standards where CH-10,000 standards currently apply and a 94-lot Subdivision Preliminary Plat on two parcels totaling 8.02 acres in the PC (Planned Community) Zone. The subject properties are located north of Shadow Mountain Drive and east of the Pilot Travel Center and the Days Inn in Bellemont and are identified as Assessor’s Parcel Numbers 203-47-001F and a portion of 203-47-001M.
   - **Property Owner:** Flagstaff Meadows, LLC, Queen Creek, AZ
   - **Property Owner:** McCleve LC and DR Revocable Living Trust DTD, Queen Creek, AZ
   - **Applicant:** Tim Campbell, Finesse Properties, Queen Creek, AZ
   - **County Supervisor District:** 3 (Matt Ryan)

3. **Case No. ZC-18-011:** A request for a Zone Change from the RS-4 (Residential Single-Family, four acre minimum parcel size) Zone to the RS-1 (Residential Single-Family, one acre minimum parcel size) Zone on two parcels totaling 8.23 acres. The subject properties are located at 2861 and 2875 Kona Trail in Kachina Village and are identified as Assessor’s Parcel Numbers 116-17-007 and 116-17-008.
   - **Property Owner:** Michael Bode, Tempe, AZ
   - **Applicant:** Stephen Palmer, Flagstaff, AZ

   For further details, please refer to the agenda or contact the Community Development Department.
4. **Case No. ZC-19-001 and CUP-19-006:** A request for a Zone Change from the G (General, 10 acre minimum parcel size) Zone to the CH-10,000 (Commercial Heavy, 10,000 sq. ft. minimum parcel size) Zone and a conditional use permit for a recreational vehicle storage business on a 1.47 acre parcel. The subject property is located at 1183 Wild Rose Trail in Forest Lakes and is identified as Assessor’s Parcel Numbers 403-34-001W.

   **Property Owner:** Ryan D and Lonna D Keller Revocable Trust, Heber, AZ
   **Applicant:** Ryan Keller
   **County Supervisor District:** 4 (Jim Parks)

5. **Case No. CUP-19-007:** A request for a Conditional Use Permit for an agritourism business on a 15.87 acre parcel in the G (General, 10 acre minimum parcel size) Zone. The subject property is located at 19722 Leupp Road approximately 11 miles northeast of the intersection with Townsend-Winona Road and is identified as Assessor’s Parcel Numbers 303-25-009J.

   **Property Owner:** Painted Desert Demonstration Projects, Inc., Flagstaff, AZ
   **Applicant:** Mark Sorensen, Flagstaff, AZ
   **County Supervisor District:** 4 (Jim Parks)

6. **Case No. CUP-19-008:** A request for a Conditional Use Permit for a community center on a 2.6 acre parcel in the AR 2 ½ (Agricultural Residential, 2 ½ acre minimum parcel size) Zone. The subject property is located at 6925 Willopete Drive in Doney Park and is identified as Assessor’s Parcel Numbers 301-29-048B.

   **Property Owners/Applicants:** Jeffrey and Brittany Lehman, Flagstaff, AZ
   **County Supervisor District:** 4 (Jim Parks)

7. **Case No. ZC-19-002 and CUP-19-010:** A request for a Zone Change from the G (General, 10 acre minimum parcel size) Zone to the CH-10,000 (Commercial Heavy, 10,000 sq. ft. minimum parcel size) Zone and a Conditional Use Permit for an expansion of a recreational vehicle park on two parcels totaling 18.32 acres. The subject properties are located west of Interstate 17 in Munds Park and are identified as Assessor’s Parcel Numbers 400-43-001M and a portion of 400-43-001K.

   **Property Owner:** MBC Properties No 3, LLC, Phoenix, AZ
   **Applicant:** Terrascape Consulting, LLC, Phoenix, AZ
   **Representative:** Lisa Nelson
   **County Supervisor District:** 3 (Matt Ryan)

Pending review at this Study Session, the following applications may be eligible for Administrative Renewal by the Community Development Director:

1. **Case No. CUP-19-009:** A request for a Conditional Use Permit renewal (of CUP-09-049) for recreational vehicle storage on a 17 acre parcel in the PRD (Planned Residential Development) Zone. The parcel is located at 2201 Utility Road and also identified as Assessor’s Parcel Number 116-40-059.

   **Property Owner/Applicant:** Forest Highlands Association, Flagstaff, AZ
   **Representative:** Lindsey Church
   **County Supervisor District:** 3 (Matt Ryan)

2. **Case No. CUP-19-011:** A request for a Conditional Use Permit renewal (of CUP-14-009) for a 70 foot wireless telecommunication facility on a 2.58 acre parcel in the AR 2 ½ (Agricultural
Residential, 2 ½ acre minimum parcel size) Zone. The parcel is located at 8905 N Koch Field Road in Doney Park and also identified as Assessor’s Parcel Number 301-08-003A.

Property Owner: Doney Park Rural Fire District, Flagstaff, AZ
Applicant: Campbell A&Z for Verizon Wireless, Peoria, AZ
Representative: Michael Campbell
County Supervisor District: 4 (Jim Parks)

Community Development Department Update
1. The draft JLUS report is complete, the Policy Committee approved the report at their last meeting on January 30th. The draft JLUS is available for review at www.coconinojlus.com. The Planning and Zoning Commission will hold a public hearing on March 27th to make a recommendation to the Board of Supervisors on adoption of the JLUS as an amendment to the Comprehensive Plan.
2. Staff drafted the Bellemont Area Plan update, the final committee meeting was held on February 20th. The adoption public hearing is anticipated within the next few months. The Board of Supervisors will hear a report on the Bellemont Area Plan in a Work Session on March 12th. The Board will also discuss which Area Plan will be updated next.
3. The draft Subdivision Ordinance is available on-line. The Planning and Zoning Commission will hold a public hearing on March 27th to make a recommendation to the Board of Supervisors regarding adoption and replacement of the old Subdivision Ordinance.
4. The Building Code update is in process, the Building Division will provide information and answer questions at the March Study Session. The Commission public hearing to recommend Board Adoption is tentatively in April.
5. The Parks and Recreation Commission met on February 7th for a presentation and input on the draft Zoning Ordinance Ch 3 recreation and campground standards.
6. Review draft Zoning Ordinance Ch 4 – Performance Standards. May be continued after the public hearing if necessary.

Board of Supervisors Update
7. The next Work Session is scheduled for March 12th. It will cover the draft Zoning Ordinance Ch 3 and the draft Bellemont Area Plan update.

Commission and Staff Roundtable
Coconino County
Planning and Zoning Commission
Agenda

Meeting of February 27, 2019 – 5:30 PM
Board of Supervisors' Meeting Room
County Administrative Center
219 East Cherry Avenue
Flagstaff, Arizona

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that, at this regular meeting, the Planning and Zoning Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Commission’s attorneys on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A) (3). Items may be taken out of the order listed below at the call of the Chair.

I. **PLEDGE OF ALLEGIANCE**

II. **APPROVAL OF MINUTES**

January 30, 2019

III. **PUBLIC HEARINGS**

1. Case No. ZC-18-006 and SUB-18-006: A request for a Zone Change from G (General, 10 acre minimum parcel size) Zone to PRD (Planned Residential Development) Zone and a 38-lot Subdivision Preliminary Plat on six parcels including a total of 89.16 acres. The properties are located on Harkey Ranch Road north of Route 66 and west of Flagstaff Ranch Road. They are identified as Assessor’s Parcel Numbers 116-04-034, 116-04-004D, 116-05-003B, 116-05-003D, 116-05-003E, and 116-05-003F.
   Property Owner: Willard W Harkey Family Revocable Trust, Phoenix, AZ
   Property Owner: Harkey F Survivor’s Trust, DTD, Phoenix, AZ
   Property Owner: SWH Development, LLC, Phoenix, AZ
   Property Owner: L & K Sunflower, LLC, Phoenix, AZ
   Property Owner: Alkaid Properties, LLC; Flagstaff, AZ
   Property Owner: DSM & R, LLC, Phoenix, AZ
   Applicant: Woodson Engineering, Flagstaff, AZ
   Representative: Rick Schuller, Flagstaff, Arizona
   County Supervisor District: 1 (Art Babbott)

*THE APPLICANT HAS REQUESTED A CONTINUANCE UNTIL MAY 29, 2019*
2. Case No. ZC-18-009: A request for a Zone Change from the OS (Open Space) Zone to the G (General, ten acre minimum parcel size) Zone on a portion of two parcels totaling 425.6 acres. The subject properties are located approximately two miles north of Clint’s Well and west of Lake Mary Road and are identified as Assessor’s Parcel Numbers 402-3-008E and a portion of 402-31-007A.
   Property Owner: Clear Creek 820, LLC, Phoenix, AZ
   Applicant: Richard Schust, Phoenix, AZ
   Representative: Ross A. Wilson, Phoenix, AZ
   County Supervisor District: 4 (Jim Parks)
   *THE APPLICANT HAS REQUESTED A CONTINUANCE UNTIL MARCH 27, 2019*

3. Case No. CUP-19-001: A request for a Conditional Use Permit renewal (of CUP-13-032) for a wireless telecommunications facility with a 70 foot utility pole used as a cell tower and a 20 foot pole with an eight foot microwave dish on two lease areas in the G (General, 10 acre minimum parcel size) Zone. The site is located approximately 1.5 miles south of the Twin Arrows Casino and 500 feet west of Pollack Ranch Road on State Trust Land in Section 6, Township 20 North, Range 11 East, and also located in Assessor’s Book 406, Map 5.
   Property Owner: Department of State Lands, Phoenix, AZ
   Applicant: New Cingular PCS (AT&T Mobility), Mesa, AZ
   Representative: ATFAB Wireless Properties-Julie Cocca, Tempe, AZ
   County Supervisor District: 4 (Jim Parks)

4. Case No. CUP-19-002: A request for a Conditional Use Permit renewal (of CUP-09-019) for an 8 X 40 foot metal storage container on a 2.5 acre parcel in the AR 2 ½ (Agricultural Residential, 2 ½ acre minimum parcel size) Zone. The parcel is located at 9200 Stardust Trail, and also identified as Assessor’s Parcel Number 301-08-009F.
   Property Owners/Applicants: Jason and Elizabeth Sims, Flagstaff, AZ
   County Supervisor District: 4 (Jim Parks)

5. Case No. CUP-19-004: A request for a Conditional Use Permit to allow additional livestock on a .97 acre parcel in the AR (Agricultural Residential, one acre minimum parcel size) Zone. The parcel is located at 3071 Kachina Trail, and also identified as Assessor’s Parcel Number 116-15-058.
   Property Owners/Applicants: Kathyrn and Ralph LeFevre, Flagstaff, AZ
   County Supervisor District: 3 (Matt Ryan)

6. Case No. CUP-19-005: A request for a Conditional Use Permit modification (to CUP-95-015) to allow two helipads and modifications to the site plan on a 640 acre parcel in the G (General, 10 acre minimum parcel size) Zone. The parcel is located approximately six miles north of Leupp Road and 17 miles east of Highway 89, and identified as Assessor’s Parcel Number 303-01-001B.
   Property Owner: Skystone Foundation, Inc, Flagstaff, AZ
   Applicant: The WBL Group, Inc, Flagstaff, AZ
   Representative: Dan Burke
   County Supervisor District: 4 (Jim Parks)

IV. CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA

V. CONTINUATION OF STUDY SESSION IF NEEDED
February 27, 2019

To:    Coconino County Planning and Zoning Commission
From:  Department of Community Development
Subject: Zoning Ordinance Update: Chapter 4, Performance Standards

OVERVIEW

This is an ongoing informational update in the current round of revisions to the Coconino County Zoning Ordinance. The attached draft contains changes to Chapter 4, Performance Standards, with recommendations and comments of the Community Development Advisory Group (CDAG), Technical Advisory Group and planning staff.

The overall update to the Zoning Ordinance is anticipated to be completed in the Fall of 2019. The next chapter scheduled for review is Chapter 5, Administration.

SUMMARY OF CHANGES AND ADDITIONS TO THE PERFORMANCE STANDARDS, with COMMUNITY DEVELOPMENT ADVISORY GROUP RECOMMENDATIONS

The CDAG reviewed a draft on January 17, 2019. Comments from that group have been incorporated into the draft enclosed with this packet, and are detailed in italics below.

Section 4.1, Parking:

- The land uses listed in the required parking standards table has been updated to match the land uses proposed in Chapter 2, the Zoning Districts, for consistency and clarity.
- The parking standards for the land uses have been updated and modernized.
- Parking lot paving waiver and criteria are added.
- Parking adjustments allowing shared parking are added.
- Graphics will be updated.
- CDAG suggestion: shorten and group the table by land use and space requirement, such as for commercial, residential, etc. Staff did not make this change as specific land uses often require individual parking standards and direction from the zoning ordinance.
Section 4.2, Signs:

- Reference to Wayfinding signs is added, and a new corresponding definition included in Chapter 6, Definitions.
- Reorganization of some sections to better clarify exempt signs and permanent vs. temporary special purpose signs.
- Clarification added that lumen emitted by electronic signs apply to lighting emissions.
- Sign graphic illustrations are added.
- CDAG suggestion: Address signs that also function as art, such as murals. At this time Staff has not incorporated art-related signage into the standards. Art and murals are currently not regulated in the sign ordinance if they do not constitute a sign. The County has not experienced requests for nor has had issues with murals used as signs.

Section 4.3, Lighting:

- A complete revision to this Section is being undertaken as a separate effort in coordination with the City of Flagstaff and will be revised with a later update. Slight numbering corrections and clarifying language.

Section 4.4, Landscaping:

There are substantial revisions to this Section that include:

- New sections for fire protection and weed mitigation
- Credit allowed for retention of existing vegetation
- Updated plant unit requirements
- Findings are added for modifications to landscaping requirements
- CDAG discussion focused on how to mitigate weeds at a large landscape level, and the contribution that some weeds make to soil retention, in contrast to unintended soil degradation that can occur with large scale weed eradication. Staff noted that the Zoning Ordinance focuses primarily on small-scale projects where weed mitigation is feasible while promoting soil enhancement. CDAG also questioned who will monitor ongoing Firewise standards on properties.

Section 4.5: Projections into Required Yards and Separations between Structures

- Clarifications to allowed projections of structure section.
- Allowances for energy efficient improvements and cisterns into setbacks.
- Permits and Administration for approving projections clarified.
- Formatting changes, including a notation – S – identify sustainability-related features.

Section 4.6: Walls and Fencing

- This section was moved from Chapter 3, Special Uses, to this chapter.
- A purpose statement is added.
Section 4.7: Outdoor Storage and Visual Screening

- This section, titled Storage and Screening, was moved from Chapter 3, Special Uses, to this chapter.
- A purpose statement is added.

Section 4.8: Special Performance Standards Between Zones

- This is a new section that consolidates existing standards, listed within each zoning district, that establish compatibility setbacks between differing zones. The section also outlines criteria for modifying the standards.
- CDAG did not discuss this section in detail, and the format has been substantially revised and simplified since that meeting.

SUMMARY OF MEETING WITH THE PARKS AND RECREATION COMMISSION TO INTRODUCE UPDATES AND ADDITIONS TO CHAPTER 3, SPECIAL USES AND CONDITIONS.

At the request of the Planning and Zoning Commission, planning staff met with the Parks and Recreation Commission (PRC) to discuss changes and additions related to recreation matters proposed in Chapter 3, Special Uses and Conditions. Planning Commissioner Williams also attended the meeting. Although the PRC expressed the need for additional time and more thorough explanation of the Zoning Ordinance, the commissioners provided the following thoughtful comments and recommendations:

For the new campground standards:
- Duplicate the same emergency response plan standards listed for Campgrounds under Recreational Facilities, Outdoor.
- The following additional emergency management plan standards are suggested:
  - Emergency Evacuation Plan: Include a plan to evacuate the premises in a speedy manner and include notification to residents/participants either with loudspeakers, cell phones or some other means of communication
  - Post a list of Emergency Response Resources: Among those listed should be Coconino County Sheriff contact, EMT or Ambulance contact number and closest Fire and Rescue Department contact,
  - Helicopter Transport: In case of catastrophic injury and helicopter transport is necessary, be ready to provide latitude and longitude or other location information for helicopter landing
- Add more specifics regarding dust mitigation measures
- Consider how indoor arenas are defined and categorized
- Commented that noise level (decibel) for public address systems may not adequately addressed with the end time of “event conclusion”. Without a noise ordinance, another way to address and enforce noise is to cite a specific ending time for use of public address systems.
• The proposed residential-zone campground density at 2 per acre property may be too low to be economically viable.
• Suggested establishing a per person campsite limit.
• Generators may be needed where there is “dry camping”.

RECOMMENDATION

This report is informational only and requires no action.

Respectfully submitted,

Jess McNeely, AICP, Assistant Director / Planning and Zoning Manager

Prepared by: Melissa Shaw, AICP, Long Range Planner

Attachment:
Draft of Zoning Ordinance Chapter 4: Performance Standards
# CHAPTER 4. PERFORMANCE STANDARDS

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Section 4.1: Parking

Section 4.1.A: Purposes

The purpose of this Section is in order to regulate and ensure the provision of adequate parking and access for motor vehicles. This Section also provides options for the adjustment of parking requirements. In order to alleviate or to prevent traffic congestion and shortage of curb spaces, off-street parking facilities shall be provided incidental to new Uses and major alterations and enlargements of existing Uses. The number of Parking Spaces prescribed in this Section, shall be in proportion to the need for such facilities created by the particular type of Use. Off-street parking is to be laid out in a manner that will ensure its usefulness, protect the public safety, and, where appropriate, insulate surrounding land Uses from its impact.

Section 4.1.B: Applicability

1. Off-street parking shall be provided for any new Building constructed and for any new Use established; for any addition or enlargement of an existing Building or Use; and for any change in the occupancy of any Building or the manner in which any Use is conducted that would result in additional Parking Spaces being required, subject to the provisions of this Article.

2. No existing Use of land or Structure shall be deemed to be nonconforming solely because of the lack of off-street parking facilities prescribed in this Section, provided that facilities being used for off-street parking on the effective date of this Ordinance shall not be reduced in capacity to less than the minimum standards prescribed in this Article.

3. For additions or enlargements of existing Buildings or Uses, or any change of occupancy or manner of operation that would increase the number of Parking Spaces required, additional parking is required as follows:
   a. the additional parking shall be required only for such addition, enlargement, or change and not for the entire existing Building or Use,
   b. provided that No additional parking shall be required where the total number of spaces prescribed for the addition, enlargement, or change is less than 10 percent of the number of spaces prescribed for the use as conducted prior to such addition, enlargement.

4. Parking required by this Section for any Building or Use shall not be considered as providing parking for any other Building or Use, except where a joint-shared parking facility serves more than one Building or Use, or where shared parking is approved as prescribed by Section 4.1.D.1 or where the Planning and Zoning Commission determines that overlapping parking requirements will not conflict with each other.
5. All off-street Parking Spaces and Areas required by this Section shall be maintained for the
duration of the Use requiring such areas. Required Parking Spaces and Areas shall not be
used for the sale, display or repair of motor vehicles. Use of parking spaces for other
goods and services may permitted with issuance of a Temporary Use Permit as prescribed by
Section 3.2.B.

6. No Use shall be required to provide more spaces than prescribed by this Section or
prescribed by any conditional use permit.

Section 4.1.C: Performance Standards

1. General

   a. In the CN Zone, off street parking for a shopping center shall be provided on the same
      site at a ratio of 5 spaces for each 1,000 square feet of gross floor area.

   b. In all residential zones, for residential uses, off-street parking shall be provided in
      accordance with Section 2.1.D.1.a for G, AR and RR Zones; Section 2.2.C.2.f for
      Single Family Residential Zones; and Sections 2.3.C.2.r, s and t for Multi-
      family Residential Zones, and Section 2.10.D.1 for Planned District zones.

   c. In all other zones and for all other Uses, off-street parking shall be provided in
      accordance with the standards prescribed in Section 4.1.C.2. The requirement for any Use
      not specifically listed shall be determined by the Director of Community Development on
      the basis of the requirement for similar Uses.

   d. Where the application of the off-street parking requirements result in a fractional number
      of spaces, a fraction of one-half or greater shall be resolved to the next higher whole
      number.

   e. All required off-street Parking Spaces shall be located on the same lot as the use to be
      served unless shared parking is approved as prescribed by Section 4.1.D.1. A joint parking-
      facility or parking district is established and approved by the Planning and Zoning
      Commission.

2. Schedule of Off-Street Parking Requirements

   REFERENCE NOTE TO BE DELETED: General standards: commercial = 1 space per 200 SF;
   outdoor commercial = 1 space per 500 SF of sales area; office = 1 space per 250 SF; industrial =
   2 per 3 employees not less than 2 spaces per 1,000 SF

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<td>Administrative, business, professional, research, executive, and public buildings, utility offices and grounds</td>
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<td>Animal Hospitals and Veterinary Facilities, without commercial board</td>
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<td>Auction houses/storens</td>
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<td>Auto Lubrication and Oil Change Operation, General Automotive Repair, Tire sales and service</td>
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</tr>
<tr>
<td>Automobile, recreational vehicle, boat, motorcycle, farm implement and machine, sales and services, including rental agencies</td>
<td>1 space for each 500 square feet of building</td>
</tr>
<tr>
<td>Bakeries, Wholesale</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Banks, Financial Institutions</td>
<td>1 space for each 200 square feet of building</td>
</tr>
<tr>
<td>Banquet halls, conference centers and wedding facilities</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Bars, Micro-breweries, Craft Distilleries, Wineries, Tasting and Tap Rooms</td>
<td>1 space for each 100 square feet of building</td>
</tr>
<tr>
<td>Campgrounds</td>
<td>1 space per campsite</td>
</tr>
<tr>
<td>Cement products, block, brick, pipe, tile or asphalt manufacturing</td>
<td>2 spaces for every 3 employees</td>
</tr>
<tr>
<td>Cemeteries, human and animal</td>
<td>2 spaces per acre</td>
</tr>
<tr>
<td>Ceramic studio with outdoor kiln as a commercial use</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Commercial Fertilizer Operations</td>
<td>2 spaces for every 3 employees</td>
</tr>
<tr>
<td>Commercial Vehicle Service and Repair</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Commercial Trade or vocational schools</td>
<td>1 space for every 3 students</td>
</tr>
<tr>
<td>Community Centers</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Community Service Agency Camps</td>
<td>1 space for every 1 employee and 1 space for each camp vehicle</td>
</tr>
<tr>
<td>Contractors' Yards and Building trades offices</td>
<td>1 space for each 500 square feet of building</td>
</tr>
<tr>
<td>Convalescent homes</td>
<td>1 space for every 1 employee</td>
</tr>
<tr>
<td>Convenience Market</td>
<td>1 space for each 200 square feet of building</td>
</tr>
<tr>
<td>Day Care Center, Child and/or Adult Care</td>
<td>1 space for every 1 employee</td>
</tr>
<tr>
<td>Use</td>
<td>Minimum Off-Street Parking Required</td>
</tr>
<tr>
<td>---------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------</td>
</tr>
<tr>
<td>Drive-In Restaurants</td>
<td>1 space for each 100 square feet of building</td>
</tr>
<tr>
<td>Dry Cleaning, Laundry and Dying Plants</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Educational Institutions</td>
<td>1 space for every 1 employee, plus 2 spaces per classroom for K-8,</td>
</tr>
<tr>
<td></td>
<td>and 1 space per 4 students for high schools and colleges</td>
</tr>
<tr>
<td>Equestrian Centers, Riding Academies or Hunt clubs</td>
<td>1 space for every 3 anticipated customers</td>
</tr>
<tr>
<td>Farmers Markets</td>
<td>1 space per every 500 square feet of sales area</td>
</tr>
<tr>
<td>Feedlot, Commercial</td>
<td>2 spaces for every 3 employees</td>
</tr>
<tr>
<td>Feed store</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Fire Stations</td>
<td>1 space for each 450 square feet of building; 1 space for each 250</td>
</tr>
<tr>
<td></td>
<td>square feet of public meeting space</td>
</tr>
<tr>
<td>Hospitals</td>
<td>1 space for every 2 patient beds</td>
</tr>
<tr>
<td>Hotels, Motels and Resorts</td>
<td>1 space per employee and 1 space per rental unit</td>
</tr>
<tr>
<td>Industrial, heavy construction, earthmoving equipment, machines,</td>
<td>1 space for each 500 square feet of building</td>
</tr>
<tr>
<td>presses, forges, material sales and rentals</td>
<td></td>
</tr>
<tr>
<td>Kennel, Commercial</td>
<td>1 space for each 500 square feet of building</td>
</tr>
<tr>
<td>Laboratories: dental, medical, electrical, optical and mechanical</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Large retail establishments as defined in Chapter 6 (establishments</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>over 70,000 square feet are prohibited)</td>
<td></td>
</tr>
<tr>
<td>Libraries and Museums</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Lumber and building material yards; including product showrooms</td>
<td>1 space for each 500 square feet of sales area</td>
</tr>
<tr>
<td>Manufacturing, Heavy</td>
<td>2 spaces for every 3 employees</td>
</tr>
<tr>
<td>Manufacturing, Light with no outdoor storage</td>
<td>2 spaces for every 3 employees</td>
</tr>
<tr>
<td>Manufacturing, Medium</td>
<td>2 spaces for every 3 employees</td>
</tr>
<tr>
<td>Marijuana Dispensaries subject to the provisions of Section 3.12</td>
<td>1 space for each 200 square feet of building</td>
</tr>
<tr>
<td>Medical, chiropractic, dental and related health services for humans</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>including laboratories and clinics</td>
<td></td>
</tr>
<tr>
<td>Meat Processing Plants</td>
<td>2 spaces for every 3 employees, but not less than 2 per 1,000</td>
</tr>
<tr>
<td></td>
<td>square feet of building</td>
</tr>
<tr>
<td>Medical Marijuana off-site cultivation and infusion facilities</td>
<td>2 spaces for every 3 employees</td>
</tr>
<tr>
<td>Mortuaries, pet or human</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Nurseries and garden supply stores, including outdoor display and</td>
<td>1 space for each 500 square feet of sales area</td>
</tr>
<tr>
<td>sales</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Minimum Off-Street Parking Required</td>
</tr>
<tr>
<td>--------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------</td>
</tr>
<tr>
<td>Oil, Gas and Petroleum pumping, distributing, or storage facility</td>
<td>2 spaces for every 3 employees</td>
</tr>
<tr>
<td>Parks, Public or Private</td>
<td>Per parking analysis provided by the applicant. See Recreation</td>
</tr>
<tr>
<td>Personal Services Establishment such as barber shops, beauty and</td>
<td>Facilities, Outdoor</td>
</tr>
<tr>
<td>nail salons, massage and spa services, and body art studios</td>
<td>1 space for each 200 square feet of building</td>
</tr>
<tr>
<td>Printing and Publishing Shop</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Post Office Branch</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Postal Terminal</td>
<td>1 space for each 500 square feet of building</td>
</tr>
<tr>
<td>Pre-School</td>
<td>1 space for every employee, plus 2 spaces per classroom</td>
</tr>
<tr>
<td>Public Utility Service Yards</td>
<td>1 space for each 500 square feet of building</td>
</tr>
<tr>
<td>Recreational Facilities, Indoor</td>
<td>1 space for each 1,000 square feet of building</td>
</tr>
<tr>
<td>Recreational Facilities, Outdoor</td>
<td></td>
</tr>
<tr>
<td>Recreational Vehicle Parks</td>
<td>1 per employee and 1 per RV site</td>
</tr>
<tr>
<td>Religious Institutions</td>
<td>1 space for every 3 seats in main assembly room</td>
</tr>
<tr>
<td>Restaurants with or without outdoor seating areas</td>
<td>1 space for each 100 square feet of building</td>
</tr>
<tr>
<td>Retail business establishments conducted primarily within an</td>
<td>1 space for each 200 square feet of building</td>
</tr>
<tr>
<td>enclosed building</td>
<td></td>
</tr>
<tr>
<td>Self Service storage</td>
<td>2 spaces per 500 square feet of office</td>
</tr>
<tr>
<td>Stone and monument yards</td>
<td>1 space for each 500 square feet of sales area</td>
</tr>
<tr>
<td>Tire retreading and recapping</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Truck stops and travel centers</td>
<td>1 space for each 200 square feet of building</td>
</tr>
<tr>
<td>Vehicle body shop and painting</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Vehicle Wrecking and Salvage Yards</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Vehicular, Boat and Recreational Vehicle storage yards</td>
<td>1 space for each 250 square feet of building</td>
</tr>
<tr>
<td>Warehousing Operations</td>
<td>1 space for each 500 square feet of building</td>
</tr>
<tr>
<td>Wholesale uses and distribution centers</td>
<td>1 space for each 500 square feet of building</td>
</tr>
<tr>
<td>Automobile, boat, camper, or similar vehicle sales, display or</td>
<td>1 space for each 500 square feet of gross floor area, but not</td>
</tr>
<tr>
<td>rental uses</td>
<td>less than 5 spaces.</td>
</tr>
<tr>
<td>Automobile car wash</td>
<td>Spaces or reservoir parking equal to 5 times the capacity of the</td>
</tr>
<tr>
<td>Bank, financial institution, public or private utility office</td>
<td>1 space for each 200 square feet of gross floor area</td>
</tr>
<tr>
<td>Barber or beauty shop</td>
<td>1 space for each 200 square feet of gross floor area</td>
</tr>
<tr>
<td>Bed and Breakfast Establishment</td>
<td>1 space for each guest room plus 2 spaces for permanent residents</td>
</tr>
<tr>
<td>Use</td>
<td>Minimum Off-Street Parking Required</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Boarding-or-rooming house</td>
<td>1 space for each guest room or guest-dwelling.</td>
</tr>
<tr>
<td>Bowling alleys</td>
<td>3 spaces for each alley</td>
</tr>
<tr>
<td>Camp</td>
<td>1 space for each employee on largest shift plus one space for each camp vehicle normally parked on the premises plus 1 visitor space for each 10 campers.</td>
</tr>
<tr>
<td>Church, chapel, or mortuary</td>
<td>1 space for each 3 seats in the main assembly room; or 1 space for each 20 square feet in the main assembly room.</td>
</tr>
<tr>
<td>Cleaning or laundry use or similar-personal service use</td>
<td>1 space for each 250 square feet of gross floor area.</td>
</tr>
<tr>
<td>Clubs or lodges</td>
<td>1 space for each 3 seats in the main assembly room; or 1 space for each 20 square feet in the main assembly room.</td>
</tr>
<tr>
<td>College, or university, including auditoriums, stadiums and housing facilities; vocational schools</td>
<td>75 space for each full-time equivalent student, less the number of spaces provided for on-campus housing facilities according to this schedule.</td>
</tr>
<tr>
<td>Commercial service uses, repair shops, area garages, wholesale uses</td>
<td>1 space for each 200 square feet of gross floor (including display).</td>
</tr>
<tr>
<td>Community Center</td>
<td>1 space for each 250 square feet of gross floor area or 1 space for each 4 patrons to the maximum capacity plus one space for each employee on the largest shift.</td>
</tr>
<tr>
<td>Contractor’s Yard</td>
<td>2 spaces plus one space for each employee.</td>
</tr>
<tr>
<td>Convalescent Home</td>
<td>1 space for each 3 patient beds.</td>
</tr>
<tr>
<td>Convenience Markets</td>
<td>1 space for each 200 square feet of gross floor area.</td>
</tr>
<tr>
<td>Country club, swim club or recreation use</td>
<td>1 space for each 2 persons based on the maximum anticipated capacity of all facilities capable of simultaneous use as determined by the Director of Community Development.</td>
</tr>
<tr>
<td>Dormitories and other student-housing</td>
<td>2 spaces for each three guest rooms.</td>
</tr>
<tr>
<td>Drive-in Restaurants</td>
<td>1 space for each 100 square feet of gross floor area, but not less than 10 spaces for each such establishment.</td>
</tr>
<tr>
<td>Elementary or junior high school</td>
<td>2 spaces for each teaching station.</td>
</tr>
<tr>
<td>Fire-station</td>
<td>1 space for each 200 square feet of gross floor area.</td>
</tr>
<tr>
<td>Food store, supermarket or similar-use</td>
<td>1 space for each 150 square feet of gross floor area (including display).</td>
</tr>
<tr>
<td>Furniture or appliance stores</td>
<td>1 space for each 750 square feet of sales display area.</td>
</tr>
<tr>
<td>Government Buildings</td>
<td>1 space for each 200 square feet in addition to the parking required for employees.</td>
</tr>
<tr>
<td>High school, including auditoriums and stadiums on site</td>
<td>7 spaces for each teaching station.</td>
</tr>
<tr>
<td>Horse stable</td>
<td>1 space for each employee plus 1 space for each 4 stalls.</td>
</tr>
<tr>
<td>Hospital</td>
<td>1 space for each two patient beds.</td>
</tr>
<tr>
<td>Hotels and Motels</td>
<td>1 space for each guest room.</td>
</tr>
<tr>
<td>Kennel</td>
<td>1 space for each employee plus one space for each 1,000 square feet but no less than 4 spaces.</td>
</tr>
<tr>
<td>Manufacturing or industrial Uses, including office or other incidental operations on the site</td>
<td>2 parking spaces for each 3 employees, but in no event less than 2 spaces for each 1,000 square feet of gross floor area.</td>
</tr>
<tr>
<td>Use</td>
<td>Minimum Off-Street Parking Required</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Medical or dental office</td>
<td>5 spaces for each doctor.</td>
</tr>
<tr>
<td>Mineral extraction operations</td>
<td>1 space for each employee on the maximum shift.</td>
</tr>
<tr>
<td>Other business, technical service, administrative or professional</td>
<td>1 space for each 250 square feet of gross floor area.</td>
</tr>
<tr>
<td>office or commercial building</td>
<td></td>
</tr>
<tr>
<td>Plant nursery, garden shop</td>
<td>5 spaces plus additional space for each 1,000 square feet of sales or display area.</td>
</tr>
<tr>
<td>Post office</td>
<td>1 space for each employee plus 1 space for each 500 square feet of gross floor area.</td>
</tr>
<tr>
<td>Pre-school</td>
<td>1 space for each staff member plus one space for each 10 students.</td>
</tr>
<tr>
<td>Recycling center</td>
<td>1 space for each employee plus 1 space for each 500 square feet of gross floor area.</td>
</tr>
<tr>
<td>Restaurant, cocktail lounge, or similar Use for sale or consumption</td>
<td>1 space for each 100 square feet of gross floor area, but not less than 10 spaces for each such establishment.</td>
</tr>
<tr>
<td>of food or beverage</td>
<td></td>
</tr>
<tr>
<td>Retail, general</td>
<td>1 space for each 200 square feet of gross floor area.</td>
</tr>
<tr>
<td>Retail, outdoor</td>
<td>1 space for each 500 square feet of open sales and display area plus one space for each employee.</td>
</tr>
<tr>
<td>Retail, showroom</td>
<td>1 space for each 500 square feet of showroom/display area plus 1 space for each employee; additional parking required for associated Warehouse area.</td>
</tr>
<tr>
<td>Self-service storage</td>
<td>2 spaces plus 1 space for each 100 units.</td>
</tr>
<tr>
<td>Theater or auditorium not on a school site</td>
<td>1 space for each 3 seats in main assembly room, or 1 space for each 20 square feet in main assembly room.</td>
</tr>
<tr>
<td>Skating rinks</td>
<td>1 space for each 3 seats; or 1 space for each 50 square feet of rink area.</td>
</tr>
<tr>
<td>Warehouse and distribution industry</td>
<td>2 parking spaces for each 3 employees, but in no event less than 1 space for each 2,000 square feet for the first 20,000 square feet; 1 space for each 4,000 square feet of floor area of the remaining Building area. If there is more than 1 shift, the number of employees on the largest shift may be used in determining parking requirements.</td>
</tr>
</tbody>
</table>

3. Site Development Standards for Off-Street Parking Areas

a. Each off-street Parking Space shall consist of a rectangular area not less than 9 feet wide by 18 feet long, together with drives, aisles, turning and maneuvering areas and having access at all times to a public Street or Alley. All parallel parking stalls shall be a minimum of 8 x 24 feet.

b. Landscaping shall be provided for each off-street Parking Area as required by Section 4.4: Landscaping, and the following Standards:

  (1e) Any unused space resulting from the design of the parking area shall be used for landscape purposes.

Coconino County Zoning Ordinance
Adopted April 18, 2017 Draft February, 2019
d. All required landscaped areas shall be provided with a permanent and adequate means of irrigation and shall be adequately maintained.

e. All off-street Parking Areas, except for single family Dwellings, shall be constructed and maintained to provide the following:

4(1). Grading, drainage, and a minimum of two inches of asphaltic concrete paving over a four inch aggregate base or other acceptable paving design prepared by a registered professional engineer to the specifications of the County Engineering Supervisor. A paving waiver may be granted unless a paving waiver is approved by the Planning and Zoning Commission or a Variance is granted by the Board of Adjustment for projects requiring approval by the Planning and Zoning Commission or Board of Adjustment. A paving waiver may be granted by the Director through the Administrative Adjustment process as prescribed by Section 5.6 if the request meets the following criteria:

aa. The parking area is in a rural area where surrounding properties are also unpaved or accessed from unpaved roads, and

bb. Dust from the site will not negatively impact neighboring properties, and

c. An adopted Area Plan supports the waiver, where applicable, or

dd. The proposed alternative paving material is permeable, such as permeable concrete, "grasscrete pavers" or similar material approved by the Engineering Supervisor.

dd: If a paving waiver is granted, the Parking Area shall be improved with a compacted aggregate base or similar material as approved by the Community Development Engineering Supervisor.

2(2). Internal spacing, circulation, and dimensions as indicated on the sample parking lot plan.

3(3). Bumpers, wheel stops, stall markings and other vehicular controls to the specifications of the Director of Community Development.

(4) Where provided, parking lot lighting shall meet the requirements of Section 4.3: Lighting.

5(5). Drainage shall be provided to the specifications of the County Engineer.

(6) Parking lot turn-outs shall be a minimum of 100 feet from the nearest street intersection.

f. Parking Area design dimensions shall be as follows: (See sample parking lot plan.)
1. In the event practical difficulties and hardships result from the strict enforcement of the following standards due to existing permanent Buildings or an irregularly shaped parcel, an Administrative Variance by the Director of Community Development may be given for Standards Nos. 1 through 4 inclusive, not to exceed twenty (20) percent.

2. The number in the left-hand column of the following listing refers to the numbers on the attached sample parking lot plot plan UPDATE TO MATCH.

3. 14’ for one-way traffic; 24’ for two-way traffic (two-way aisles shall be permitted only on 90 degree parking designs).

4. Islands shall have a maximum length of 180 feet.

5. Islands shall have a minimum width of 5 feet. The minimum average width of islands at the extremities of 90 degree parking islands shall be 5 feet.

6. Curbs shall be installed at a minimum of 5 feet from walls, fences, Buildings or other Structures. This requirement excepts driveways that are not a part of the maneuvering area for parking. A curb shall be installed a minimum of three feet (3’) from the edge of driveways that are parallel to block walls or fences.

7. Curb radius shall be 3-foot minimum.

8. Driveway widths shall be 24 feet minimum and constructed to County standards.

9. First Parking Space shall be 10 feet minimum distance from Front and Street Side Property Lines.

10. Walk openings four feet (4’) wide shall be permitted in the island every 5 spaces.

11. All parallel parking stalls shall be a minimum of 8 x 24 feet.

g. Where off-street parking facilities are provided but not required by Section 4.1, such facilities shall comply with the development standards of this Section.

h. Loading spaces shall be provided to the specifications of the Engineering Supervisor.
i. Parking for the handicapped shall be provided in accordance with the requirements of all applicable laws.

j. At the discretion of the Planning and Zoning Commission, designated bus parking may be required for Uses subject to tour bus traffic. Where required, minimum dimensions for bus parking spaces shall be 12 x 42 feet for angle parking and 10 x 48 feet for parallel parking.

k. At the discretion of the Planning and Zoning Commission, off-street parking facilities providing more than forty (40) parking spaces may contain an on-site traffic circulation and parking plan to accommodate both full-size and compact car spaces. Said optional parking plans shall meet the following criteria:

1. Not more than 40% of the total number of parking spaces shall be designed for compact and sub-compact vehicles.

2. Compact spaces must be designed for 90 degree parking and located opposite a 45 degree or 30 degree full-sized aisle and parking stall.

3. Compact car parking spaces shall measure at least 8 feet by 15 feet in size.

Section 4.1.D: Parking Adjustments

1. Adjustments to Parking Standards. A reduction in the required number of parking spaces may be requested as follows:

   a. Shared On-Site Parking. Where two or more uses on the same site or adjacent parcels have distinct and differing peak parking usage periods. An agreement between property owners to maintain shared parking may be required to be filed with building and use permits.

   b. Modifications to Parking Standards. The Director of Community Development may grant minor modifications to the standards set forth in this Section constituting not more than a 20% reduction of required Parking through the Administrative Adjustment process.

2. A reduction in the required number of parking spaces as determined by the Director pursuant to Section 5.6, Administrative Adjustments, or as approved by the Planning and Zoning Commission for Conditional Use Permits, may be allowed based on the following information:

   a. The reduction in number of required parking spaces shall be based on a parking demand study and a traffic management plan, when required, performed in accordance with established professional practices.

   b. Modifications to Parking Standards constituting more than a 20% reduction of required Parking shall require approval of a Variance as outlined in Section 5.8 of this Ordinance.
Section 4.1.DE: Permits and Administration

Applicable Building, Environmental Quality and Engineering Permits apply. Planning and Zoning review shall be conducted through the issuance of such permits.
Section 4.2: Signs

Section 4.2.A: Purpose

1. The purpose of this section is to regulate the location, height, size, and illumination of Signs. The regulations are intended in order to maintain the attractiveness and environmental qualities of the County; to protect business sites from loss of prominence resulting from excessive Signs on nearby sites; and, to protect the public safety and welfare.

Section 4.2.B: Applicability

1. Exempt Signs

The following Signs shall be exempt from the provisions of this Section:

a. Official notices authorized by a court, public body, or public safety official.

b. Directional, warning or information or Wayfinding Sign package. Signs authorized by federal, state or county or municipal authority.

c. Memorial plaques and Building cornerstones when cut or carved into a masonry surface or when made of incombustible material and made an integral part of the Building or Structure.

d. Commemorative symbols, plaques and historical tablets.

e. Political Signs; provided pursuant to A.R.S. § 16-1019, provided however, that such Signs shall be displayed no more than sixty (60) calendar days prior to the primary election to which they refer, and shall be removed within three (15) calendar days following the date of the general election to which they refer. Signs shall not exceed sixteen (16) square feet in residentially zoned areas or a maximum of thirty-two (32) square feet in all other areas.

f. Non-commercial Flags, emblems, insignias and posters of any national, state, international organization, political subdivision or other governmental agency; unlighted non-verbal religious symbols attached to a religious; unlighted non-verbal religious symbols attached to a place of religious worship; and institution; and, temporary displays of a patriotic, religious, charitable, or civic character shall be exempt from the provisions of this Section; however, if the height exceeds thirty (30) feet the maximum allowable height of the zone—such Signs shall be subject require an Administrative Adjustment as prescribed in Section 5.6, or shall require approval of a Variance as outlined in Section 5.8 of this Ordinance, to the approval of the Director of Community Development. The preceding shall not be construed as to permit the use of such flags, insignias, etc., for the purpose of advertising or identifying a product or business.
2. Prohibited Signs

The following special purpose signs shall be prohibited:

1a. Billboards

   (1) Billboards and off-premise Signs shall not be permitted in any zone. All existing
       Billboards and off-premise Signs are Nonconforming Uses subject to the provisions
       of Section 3.14 of this Ordinance.

   (2) If any existing Billboard contains copy advertising a Use, business or product no
       longer in existence, or is left blank, or is maintained without paid copy for a period of
       180 days or more, such Billboard shall be removed immediately unless a conditional
       use permit is approved for its reuse.

2. Portable Signs

   Portable and sandwich board Signs are prohibited. Temporary real estate “open house”
   Signs shall be exempt.

3b. Vehicle Signs

   Signs painted on or attached to vehicles parked on public or private premises that are
   displayed in view of vehicular or pedestrian traffic for a period in excess of twenty-four
   (24) hours shall be prohibited.

Section 4.2.C: Performance Standards

1. All Signs

   a. All Sign illumination shall be from the interior or from top mounted, downward directed
      flood light projection. Signs may not be illuminated between the hours of 9:00-PM
      prescribed in Table 4.3.3, Lighting Curfews and sunrise, unless the Use they advertise
      is open to the public during those hours. If illumination is provided, all lights must be
      installed and used in conformance with Section 4.3, Lighting of this Ordinance.

   b. No Sign shall rotate, or simulate movement, or be animated, by means of fluttering,
      spinning or reflective devices.

   c. No Sign may encroach upon or overhang any adjacent property or any public Right-of-
      Way. No Sign shall be attached to any utility pole, light standard, tree or any other public
      facility. No Sign may be placed in any public Right-of-Way or Easement without an
      Encroachment Permit.
d. Canopy Signs shall not project above the canopy; Signs attached to a Building shall not project above the eave line except as approved by the Planning and Zoning Commission.

e. **Ground mounted signs may be placed within the building setback of the applicable zoning district.**

c. The square footage of a Sign made up of letters, words, or symbols within a frame shall be determined from the outside edge of the frame itself. The square footage of a Sign composed of only letters, words, or symbols shall be determined from imaginary straight lines drawn around the entire copy or grouping of such letters, words, or symbols. Only those portions of the construction elements that are an integral part of the Sign itself shall be considered in the allocation of square footage allowed.

f. All Signs shall be structurally safe and shall be maintained in good condition in the opinion of as determined by the Director of Community Development and the Chief Building Official. Furthermore, it shall be the responsibility of the owner of the land and/or improvements to remove any Sign or Signs on premises where the use has been discontinued for a period of ninety (90) days.

g. All Signs, together with all of their supports, braces, guys and anchors shall be kept in good condition. The display surfaces of all Signs shall be kept neatly painted or posted at all times. Also, all weeds shall be removed periodically as necessary. The Community Development Director may order the removal of any sign not in conformance with the provisions of this Section.

h. No cloth, paper, plastic or similar Advertising Signs or Devices other than in rigid frames as provided herein shall be permitted.

i. For retail commercial Uses in any zone where such Uses are listed as permitted or conditional Uses, Window Signs may be permitted. Signage exceeding 25% of the window area is prohibited. Window Signs above the ground floor shall be considered equivalent to a wall Sign and shall be included in the overall signage calculation.

**SIGN GRAPHIC**

j. No roof Signs shall be permitted. However, where no Building Setback is provided, roof Signs may be permitted subject to the approval of the Planning and Zoning Commission.

k. Projecting Signs shall not extend out more than thirty-two (32) inches from the wall to which they are attached, and shall not exceed ten (10) square feet in area. A minimum of eight (8) feet of clearance between the ground and the bottom edge of the Sign shall be provided.

l. No person shall exhibit, post or display upon any Sign or wall any statement, symbol or picture of an obscene nature.
m. No person, firm or corporation shall erect, construct, enlarge, modify or relocate any Sign in the County without first obtaining a Building Permit, as applicable, for each such Sign. Where said Sign is electrical or illuminated by electricity, a separate electrical permit shall be obtained.

n. Signs shall not blink, flash, or be animated by lighting in any fashion. Electronic reader-board copy shall not be changed more than once in 24 hours. Electronic signs are considered unshielded and externally illuminated and shall comply with Section 4.3, Lighting.

o. The operation of searchlights or similar lighting sources for advertising, display or any other commercial purpose is prohibited.

p. No Sign shall be located in such a manner as to obstruct or otherwise interfere with an official traffic Sign, signal, or device, or obstruct or interfere with a driver’s view of approaching, merging or intersecting traffic. A clear sight triangle shall be maintained at all street intersections and driveway entrances. Such clear sight triangle shall be determined by measuring twenty-five (25) feet along each property line at Street intersections, and along the property line and the driveway for driveway entrances. Signs that are to be located in such clear sight triangle shall not exceed three feet in height.

q. Signs that are placed on gasoline pumps or on spanners above gasoline pumps that do not exceed one quarter (1/4) square foot in area shall not be counted toward the maximum number of wall Signs allowed for each Use. One such Sign may be placed on each side of a gasoline pump or spanner. If such Signs exceed one quarter (1/4) square foot in area they shall be considered wall Signs and will be counted toward the maximum number of wall Signs allowed for each Use.

2. Special Purpose Signs

The following special purpose Signs shall be permitted:

4a. Permanent Special Purpose Signs

(1) Directional Signs. In any zone, one parking directional Sign not exceeding ten (10) square feet in area or six (6) feet in height at each Parking Area entrance or exit. Directional Signs painted on paved Parking Areas shall be permitted. No advertising message of any kind shall be displayed on a parking directional Sign.

(2) Subdivision entrance Signs. At the major Street entrance(s) to a Subdivision or development, not more than two (2) signs, each not exceeding twenty (20) square feet in area per Sign, shall be permitted. Such Signs shall be attached to and shall not extend above a wall or fence, and shall indicate only the name and/or the address of the Subdivision or development. Design, color scheme and height of entrance Signs are subject to the approval of the Director of Community Development. Such Signs shall be constructed of materials and shall be affixed to the wall or fence in such a manner as to render them not readily susceptible to vandalism.
b2. Temporary Real Estate, Development and Sale Signs

Real Estate and Development Signs

(1) For sale or rental Signs. In any zone, one on-site unlighted Sign not exceeding six (6) square feet on each Street Frontage adjoining a Site. Freestanding Signs shall not exceed six (6) feet in height. Parcels of 40 acres or more shall be allowed one freestanding Sign not exceeding twenty (20) square feet in area and eight (8) feet in height. All sale and rental Signs shall be removed within thirty (30) days from the date of sale.

(2) Open house Signs. Open house Signs shall be limited to four (4) square feet and shall not exceed three (3) feet in height. They shall be limited to no more than two days per week for any given property. One on-site and no more than three Off-Premise Signs are permitted. The Signs shall be placed no more than 30 minutes prior to the beginning of the open house and shall be removed within 30 minutes of the end of the open house. Off-Premise Signs placed in public Rights-of-Way or Easements shall be placed such that they do not obstruct traffic or visibility at the intersection. They shall not obstruct multi-purpose paths or sidewalks. When placed on private Easements, they shall be placed with the property owner’s permission.

(3) Construction Signs. On the Site of a property actively under construction, one unlighted Sign not exceeding twenty (20) square feet in area and six (6) feet in height in a residential zone or forty (40) square feet in area and eight (8) feet in height in a commercial or industrial zone to identify each contractor, architect or engineer engaged in the project. Said Signs shall be removed within five (5) days after the issuance of a certificate of occupancy by the Chief Building Inspector.

(4) Directional Subdivision Signs. In any zone, unlighted Signs advertising Subdivisions containing only the name of the Subdivision, the name of the developer and/or agent, an identification emblem and directional message shall be permitted, provided:

a. There shall be no more than three such Signs for each Subdivision;

b. The total area of all Signs shall not exceed thirty (30) square feet;

c. The total height of each Sign shall not exceed eight (8) feet;

d. Directional subdivision Signs may be displayed during the two years following the date of recordation of the final plat for the Subdivision, or until one hundred percent (100%) of the Lots have been sold, whichever occurs first.

e. Directional Subdivision Signs may be located outside the boundaries of the Subdivision, but no further than the closest intersection of a public Street.
v. Temporary on-site Subdivision Signs shall be permitted provided there shall be no more than one hundred (100) square feet of total Sign area for each Subdivision and a total of five (5) Signs. Freestanding Signs shall not exceed fifteen (15) feet in height in a commercial Subdivision and eight (8) feet in height in a residential Subdivision. Such on-site Signs shall be permitted to remain for two (2) years from the date the required Sign permit is issued. An extension beyond the two (2) year limitation may be granted for a one (1) year period subject to the approval of the Planning and Zoning Commission. However, if a conditional use permit is approved for a sales office, any temporary on-site Subdivision signs may remain for the term of the conditional use permit.

vi. Subdivision entrance Signs. At the major Street entrance(s) to a Subdivision or development, not more than two (2) signs, each not exceeding twenty (20) square feet in area per Sign, shall be permitted. Such Signs shall be attached to and shall not extend above a wall or fence, and shall indicate only the name and/or the address of the Subdivision or development. Design, color scheme and height of entrance Signs are subject to the approval of the Director of Community Development. Such Signs shall be constructed of materials and shall be affixed to the wall or fence in such a manner as to render them not readily susceptible to vandalism.

vii. Office Buildings and shopping centers and industrial Subdivisions may display leasing and rental Signs for a period of one year following final construction inspection. These Signs shall be limited to one freestanding Sign and two Building-mounted Signs not to exceed a total of one hundred fifty (150) square feet in area. Freestanding Signs shall not exceed eight (8) feet in height.

37. Special Sale Signs.

For retail commercial Uses in any zone where such Uses are listed as permitted or conditional uses, special sale Signs may be permitted while a special sale of goods or services is being conducted. Signs attached to the Building or to an existing freestanding Sign shall be in rigid frames securely attached to a building or support structure, and the display of the Signs shall be limited to fourteen (14) days per calendar quarter. The size of special sale Signs shall not exceed one hundred per cent (100%) of total square footage of any permanent on premise Signs that advertise the commercial Use. Portable and sandwich board signs shall be limited to four (4) square feet and shall not exceed three (3) feet in height.

4. Other Special Signs.

Flags, emblems, insignias and posters of any nation, state, international organization, political subdivision or other governmental agency; unlighted non-verbal religious symbols attached to a place of religious worship; and, temporary displays of a patriotic, religious, charitable, or civic character shall be exempt from the provisions of this Section; however, if the height exceeds thirty (30) feet, such Signs shall be subject to the approval of the Director of Community Development. The preceding shall not be
3. Signs in General, Agricultural Residential, and Rural Residential Zones

Except as prescribed in Section 4.2.C.2, Special Purpose Signs, only the following signs shall be permitted in a General, Agricultural Residential, or Rural Residential Zone:

4.a. Residential Uses

ii. One Ranch Arch Sign meeting the following provisions.

a. The Lot shall be a minimum of two (2) acres in area.

b. Signs may only identify a property and its residential use. No Ranch Arch Sign shall be permitted in conjunction with other Uses the property.

c. A minimum of fourteen (14') feet of clearance or alternative access for emergency vehicles shall be provided.

d. The Ranch Arch Sign and associated supports may be a maximum of sixteen (16') feet tall.

e. The maximum square footage of the Sign is capped at fifteen (15) square feet.

2.b. Agricultural Uses

ii. One unlighted Sign not exceeding six (6) square feet in area or six (6) feet in height pertaining to the sale of products raised on the premises.

iii. One unlighted identification Sign not exceeding ten (10) square feet in area or six (6) feet in height identifying an Agricultural or related Use conducted on the premises. Freestanding Signs shall not exceed six (6) feet in height.

iii. Only one Sign pertaining to the Agricultural or related Use of the premises shall be permitted.

3.c. Public and Semi-Public Uses

One Freestanding Sign not to exceed fifteen (15) square feet in area and six feet in height, and one unlighted wall Sign not to exceed six (6) square feet in area.

4.d. Commercial and Other Uses
One Sign not to exceed fifteen (15) square feet in area. Freestanding Signs shall not exceed six (6) feet in height.

5. Special Uses

Signs identifying special Uses shall be as authorized by the conditional use permit required for the establishment of special Uses within the G, AR, and RR Zones.

4. Signs in Residential Zones

Except as prescribed in Section 4.2.C.2, Special Purpose Signs, only the following Signs shall be permitted in a Single Family Residential, Multi-Family, Residential and Manufactured Home or Manufactured Home Park Residential Zone:

1a. Residential Uses

i. (1) Single-family Dwelling Units: one name plate not exceeding one square foot in area indicating the name of the occupant. On a site with more than one Dwelling Unit, name plates shall not be combined.

ii. (2) Multi-family Dwellings, Apartment developments, boarding or rooming houses, Dormitories: one unlighted identification Sign not exceeding fifteen (15) square feet in area. Freestanding Signs shall not exceed six (6) feet in height.

2b. Agricultural Uses

One unlighted Sign not exceeding six (6) square feet in area or six (6) feet in height pertaining to the sale of products raised on the premises. Freestanding Signs shall not exceed six (6) feet in height.

3c. Public and Semi-Public Uses

One freestanding Sign not to exceed fifteen (15) square feet in area and six feet in height, and one unlighted wall Sign not exceeding six (6) square feet in area. Lighting requirements for Signs shall be as specified in the required conditional use permit.

d. Commercial and Other Uses

One Sign not to exceed fifteen (15) square feet in area. Freestanding Signs shall not exceed six (6) feet in height.

5. Signs in Commercial Zones

Except as prescribed in Section 4.2.C.2, Special Purpose Signs, only the following Signs shall be permitted in a Commercial Zone:
a. Agricultural Uses in all Commercial Zones. One unlighted Sign not exceeding six (6) square feet in area pertaining to the products raised on the premises. Freestanding Signs shall not exceed six (6) feet in height.

b. Commercial Uses in the CN-2/A and CG-10,000 Zones

i. (1) One Freestanding identification Sign may be placed on each Lot or parcel of land. Freestanding Signs shall not exceed fifteen (15) feet in height. The maximum area of Freestanding Signs shall be as follows:

aa. In the CN-2/A Zone Freestanding Signs shall not exceed seventy-five (75) square feet in area.

bb. In the CG-10,000 Zone Freestanding Signs shall not exceed seventy-five (75) square feet in area; provided, however, that for each lineal foot of property frontage in excess of seventy-five (75) feet, an additional one square foot of Sign area shall be permitted to a maximum of one hundred (100) square feet.

c. Where more than one business or land use in a Mixed Use development is being conducted on a single Lot or parcel of land, the permitted sign area for each business may be combined into one Freestanding Sign up to a maximum combined area of one hundred and twenty-five (125) square feet.

ii. (2) Wall and Parapet Signs shall be allowed as follows:

aa. The total area of all wall Signs shall not exceed one square foot of area for each lineal foot of property frontage up to a maximum of one hundred fifty (150) square feet;

bb. The maximum size of any one Sign shall be seventy-five (75) square feet;

c. A maximum of two (2) wall Signs may be placed on any side of a Building;

d. The total area of Signs displayed on any side of a Building shall not exceed seventy-five (75) square feet.

e. A maximum of six (6) wall Signs may be displayed for each Use;

ff. Should a portion of a parcel be leased for development the dimensions and orientation of the leased portion shall be used to determine frontage and total Sign face square footage.

iii. (3) Wall Signs on multiple tenant commercial Buildings shall be allowed as follows:

aa. One tenant directory wall Sign may be displayed. The maximum size of the directory Sign shall be seventy-five (75) square feet. The directory Sign may be located on any wall of the Building.
bh. One wall Sign may be displayed for each tenant. The maximum size of the
wall Sign shall be forty (40) square feet. Each wall Sign shall be located on a
wall of the space occupied by the tenant that is advertised.

c.c. One Projecting Sign may be displayed for each tenant. The maximum size of
each Projecting Sign shall be as prescribed in Section 4.2.C.1.k. Each
Projecting Sign shall be attached to a wall of the space occupied by the tenant
that is advertised.

iv. (4) Signs on canopies above gasoline pump islands shall be allowed as follows:
a. The total area of Signs placed on such canopies shall be deducted from the
total area allowed by Subsection 4.2.C.5.ii.a above;

bb. A maximum of two Signs may be placed on such canopies. The number of
Signs placed on such canopies shall be deducted from the total number of
Signs allowed by Subsection 4.2.C.5.ii.e above;

c.c. A maximum of two Signs that do not exceed six (6) square feet in area (i.e.
franchise logos) may be placed on such a canopy. No more than one such Sign
may be placed on any one side of a canopy. Such Signs shall not be counted
toward the maximum total area allowed or the maximum number of Signs
allowed.

b2. Commercial Uses in the CH-10,000 Zone

Signs identifying commercial Uses in the CH-10,000 Zone shall be permitted to the same
extent as in the CG-10,000 Zone; provided, however, additional signage may be
approved under design review when applicable.

c3. Public and Semi-Public Uses: Commercial Zones

One Sign not exceeding thirty (30) square feet in area. Freestanding Signs shall not
exceed six (6) feet in height. Lighting requirements for Signs shall be as specified in the
required conditional use permit.

6. Signs in Industrial Zones

a.—Except as prescribed in Section 4.2.C.2, Special Purpose Signs, only the following Signs
shall be permitted in an Industrial Zone:

a. Agricultural Uses in all Industrial Zones. One unlighted Sign not exceeding six (6) square
feet in area or six (6) feet in height pertaining to the products raised on the premises

fa. Industrial Uses in the MP-20,000 Zone

i. (1) One single-faced wall or canopy Sign per Use, not exceeding one square foot of
area for each lineal foot of Building or portion thereof, may be placed on the side of
the Building facing the major Street frontage up to a maximum of one hundred (100) square feet.

ii. (2) One monument-type Sign per Use may be permitted providing the maximum area shall not exceed twenty (20) square feet and the maximum height shall not exceed six (6) feet.

2b. Industrial Uses in the M-1-10,000 Zone

i. (1) One single-faced wall or canopy Sign per Use, not exceeding one (1) square foot of area for each lineal foot of Building or portion thereof, may be placed on the side of the Building facing the major Street frontage up to a maximum of one hundred (100) square feet.

ii. (2) One Freestanding Sign not exceeding one hundred (100) square feet in area provided, however, that there be no more than one (1) such Sign per lot or parcel of land. Where more than one (1) Use is being conducted on a single Lot or parcel of land, the permitted Sign area for each business may be combined into one (1) Freestanding Sign up to a maximum of one hundred twenty-five (125) square feet. Freestanding Signs shall not exceed fifteen (15) feet in height.

3c. Industrial Uses in the M-2-6,000 Zone

Signs identifying industrial Uses in the M-2-6,000 Zone shall be permitted to the same extent as in the M-1-10,000 Zone.

4d. Public and Semi-Public Uses: Industrial Zones

One Sign not exceeding thirty (30) square feet in area. Freestanding Signs shall not exceed six (6) feet in height.

5. Should a portion of a parcel be leased for development the dimensions and orientation of the leased portion shall be used to determine frontage and total Sign face square footage.

7. Signs in Special Purpose Zones

a.—Except as prescribed in Section 4.2.C.2, Special Purpose Signs, only the following Signs shall be permitted in the following Special Purpose Zones:

ba. Signs in the MHP Zone

At the major Street entrance(s) to the Manufactured Home Park or Manufactured Home Subdivision, not more than two (2) lighted Signs, each not exceeding twenty (20) square feet in area, attached to and not extending above a wall or fence, indicating only the name and/or the address of the Manufactured Home Park or Subdivision.

eb. Signs in the PRD Zone
At the major Street entrance(s) to the planned residential development, not more than two Signs, each not exceeding twenty (20) square feet in area, attached to and not extending above a wall or fence, identifying only the name and/or the address of the planned residential development.

dc. Signs in the PC Zone

    Signs in the PC Zone shall be as specified in the text which constitutes the standards of development as approved by the Board of Supervisors.

dc. Signs in the PS Zone

    Except as prescribed in Section 4.2.C.2, Special Purpose Signs, only the following Signs shall be permitted in the PS Zone:

    i. Agricultural Uses. One unlighted Sign not exceeding six (6) square feet in area or six (6) feet in height pertaining to the products raised on the premises.

    ii. All Other Uses. Signs shall be as specified in the conditional use permit required for all Uses except Agricultural Uses.

dc. Signs in the OS Zone

    1. Permitted Uses. One unlighted Sign not exceeding ten (10) square feet in area or six (6) feet in height.

    2. Conditional Uses. Signs identifying Uses permitted subject to the granting of a conditional use permit shall be as specified in the approved use permit.

dc. Signs in the FPM Zone

    Signs in the FPM Zone shall be in accordance with the regulations applicable to the underlying zone in which the FPM Zone is combined or as authorized under a conditional use permit required for specified uses.

dc. Signs in the RC Zone

    Signs in the RC Zone shall be as specified on the development plan as approved by the Board of Supervisors.

dc. Signs in the P Zone

    Only those Signs as specified in Section 4.2.C.2.1, Directional Signs, shall be permitted in the P Zone except that additional signing may be permitted as authorized under a Conditional Use permit required for specified Uses.

dc. Signs in the MR Zone
(1.) Permitted Uses. One unlighted Sign not exceeding ten (10) square feet in area or six (6) feet in height.

(2.) Conditional Uses. Signs identifying Uses permitted subject to the granting of a Conditional Use permit shall be as specified in the approved use permit.

Section 4.2.D: Permits and Administration

1. Cash Deposit on Certain Signs

Directional Subdivision Signs. Applications for permits for directional Subdivision Signs shall be accompanied by a cash deposit of $250.00 for each Sign which shall be posted with the Finance Department. Such $250.00 cash deposit shall be used to defray the costs of Sign removal by the County in the event the permit holder defaults upon the agreement to remove same. Before any permit for any such Sign is issued, the applicant and the record owner(s) of the property shall furnish the Department of Community Development written authority granting the County permission to enter upon the premises to remove such Sign.

2. Elimination of Nonconforming Signs

The elimination of nonconforming Signs shall be as prescribed in Section 3.14.C.2, Nonconforming Signs.

3. Sign Permit Requirements

a. The following Signs shall not require a Sign permit: Real Estate For Sale, Rental and Open House Signs (see Section 4.2.C.2.2 i and ii), residential name plates (see Section 4.2.C.3.1.i) and residential construction Signs (see Section 4.2.C.2.2.iii). A Sign permit shall be obtained for all other Signs including new construction, modifications, replacements and Sign face changes prior to their installation.

b. The following information shall be submitted when applying for a Sign permit in addition to the requirements of Section 5.1.A, Administrative Permits.

(1.) Provide specific signage information (sketch or photographs) indicating color scheme, lettering or graphic style, lighting and material for each proposed or existing Sign.

(2.) All open zoning Violations shall be addressed prior to the acceptance of a complete Sign permit application.

(3.) All required Design Review Overlay, Conditional Use Permit, Variance, and other permits and licensing as necessary shall be obtained prior to the acceptance of a complete Sign permit application.
PROJECTING SIGNS

CANOPY SIGNS
Section 4.3: Lighting

Section 4.3.A: Purposes

1. It is hereby found that the topography, and atmospheric conditions of Coconino County, Arizona, are uniquely suited for astronomical observation. A substantial investment has been made in observatories in the County, and that the use of certain types of outdoor lights and certain outdoor lighting practices have an adverse impact on astronomical observation. It is further recognized that naturally dark landscapes and star-filled skies are valued by many, and that poor lighting practices in outdoor lighting waste energy, hamper the reasonable use and enjoyment of property and can endanger the public welfare by producing unnecessary glare.

2. Accordingly, it is the intent of this Ordinance to encourage lighting practices and systems which will minimize light pollution, light trespass, and conserve energy while maintaining night-time safety, utility, security and productivity. Since not all areas in the County are near established observatories, four Lighting Zones are established, allowing increased flexibility in the uses of outdoor lighting further from the observatories.

3. There may be other areas that are worthy of designation where protection of the night sky is deemed to be highly important, and where the establishment of more restrictive Lighting Zones is desired.

Section 4.3.B: Applicability

1. In the event of conflict between the regulations set forth in this Ordinance and any other regulations applicable to the same area, the more stringent limitation and requirement shall govern.

2. Airports: Airport navigation lighting systems are exempt from the provisions of this Ordinance. All other lighting at airports, including that used for loading areas, hangars, terminal aprons, parking areas, etc., shall conform to all applicable standards of this Ordinance.

3. Holiday Decorations: Low-wattage holiday decorations are exempt from the provisions of this Ordinance. Lighting and all associated wiring used outdoors must be certified for outdoor use by Underwriters Laboratories.

Section 4.3.C: Performance Standards

1. Approved Materials and Methods of Construction or Installation/Operation

   a. The provisions of this Ordinance are not intended to prevent the use of any design, material or method of installation or operation not specifically prescribed by this code,
provided any such alternate has been approved by the Community Development Director. The Community Development Director may approve any such proposed alternate provided he/she finds that it:

1. Provides at least approximate equivalence to the applicable specific requirements of this Ordinance; and

2. Is otherwise satisfactory and complies with the intent of this Ordinance.

2. Lighting Zones. Different areas, with different developed and natural conditions, and different distances from astronomical observatories, have differing levels of appropriate light usage, and different sensitivities to the various obtrusive aspects of outdoor light usage. Because of this, three Lighting Zones are hereby defined and established. These Zones are shown on the Lighting Zone Maps that are attached hereto as Map 1a and Map 1b and by this reference made a part hereof. In general, these Zones are described as follows:

a. Zone I: all areas within Coconino County located within two and a half (2.5) miles within the following locations:

   i. (1) The Hall telescope at Lowell Observatory on Anderson Mesa

   ii. (2) The Kaj Strand telescope at the U.S. Naval Observatory

   iii. (3) Roden Crater

   iv. (4) The Discovery Channel Telescope

b. Zone II: all areas within Coconino County more than two and a half (2.5) miles, yet less than seven (7) miles of the locations listed in 4.3.C.2.1 above.

b. Zone III: all other areas within Coconino County.

d. Split Parcels: A parcel located in more than one of the described Lighting Zones shall be considered to be only in the more restrictive Lighting Zone.

3. Preferred Source and Zone I Use Preference

a. Preferred Source: Low-Pressure Sodium (LPS) lamps are the preferred illumination source throughout the County; their use is to be encouraged, when not required, for outdoor illumination whenever its use would not be detrimental to the use of the property.

b. Day/Night Uses: Uses which can turn off their outdoor lighting during night hours are to be encouraged in Lighting Zone I; those which require all night illumination are to be discouraged.

4. General Requirements, all Zones.
a. Upward-directed Floodlighting: Outdoor floodlighting by flood light projections above the horizontal plane is prohibited.

b. The requirements for lamp source and shielding of light emissions for Outdoor Light Fixtures are as follows:

Use Code:

i. A = allowed

ii. F = fully shielded, allowed

iii. X = prohibited

**TABLE 4.3.1: LAMP TYPE AND SHIELDING STANDARDS**

<table>
<thead>
<tr>
<th>LAMP TYPE</th>
<th>ZONE I</th>
<th>ZONE II</th>
<th>ZONE III</th>
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<td>Class 1 Lighting:</td>
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</tbody>
</table>

**Note 1.** Lights shall be shielded whenever feasible to minimize light spilled into the night sky or adjacent properties.

**Note 2.** Unshielded lighting is limited to a total of 3,000 Lumens per Acre on non-residential and multi-family residential lands Uses; 2,000 Lumens per residence on single-family residential properties.

**Note 3.** For single-family residential Uses, unshielded fixtures up to 2,000 Lumens output per lamp and a total of 8,000 Lumens per residence are permitted if used in functioning motion-sensing fixtures that remain on for short periods only.

c. Total Outdoor Light Output, excluding streetlights used to illuminate public Rights-of-Way, shall not exceed the following limits averaged over the entire project (values listed are total initial lamp Lumens per Acre and per residence):
TABLE 4.3.2: MAXIMUM TOTAL OUTDOOR LIGHT OUTPUT STANDARDS (VALUES LISTED ARE LUMENS PER ACRE AND LUMENS PER RESIDENCE)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Lighting Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>I</td>
</tr>
<tr>
<td>Commercial, Industrial, and Multifamily (Lumens per Acre)</td>
<td></td>
</tr>
<tr>
<td>total (shielded + unshielded)</td>
<td>25,000</td>
</tr>
<tr>
<td>unshielded only</td>
<td>0</td>
</tr>
<tr>
<td>Non-LPS</td>
<td>2,500</td>
</tr>
<tr>
<td>Single-family Residential (Lumens per residence)</td>
<td></td>
</tr>
<tr>
<td>total (shielded + unshielded)</td>
<td>10,000</td>
</tr>
<tr>
<td>unshielded only</td>
<td>0</td>
</tr>
</tbody>
</table>

**Note 1.** Fixtures installed such that all parts of the fixture are located underneath and at least five (5) feet from the nearest edge of a Building overhang, roof eave, or balcony are to be included in the Total Outdoor Light Output as though they produced only on-quarter of the lamp’s rated Lumen output.

d. Effective Shielding: All light fixtures which are required to be shielded shall be installed in such a manner that the shielding is effective as defined in Section 6 under Fully Shielded Fixture and Partially Shielded Fixture.

e. Direct Lighting on Site: All fixtures, except streetlamps, shall be aimed or shielded so that the direct illumination shall be confined to the property boundaries of the source as much as is feasible.

f. Direct lighting off Roadways: All fixtures, except streetlamps, shall be installed in such a manner that the direct illumination does not fall onto any public or private Street or Road as much as is feasible.

g. Curfews: Class 1 and Class 3 lighting must be extinguished at the curfew times listed, or no later than 30 minutes after the business closes, whichever is later:
TABLE 4.3.3 LIGHTING CURFEWS (SPORTS, CLASS 1, CLASS 3, SIGNS)

<table>
<thead>
<tr>
<th>Lighting Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
</tr>
<tr>
<td>9:00pm</td>
</tr>
</tbody>
</table>

h. High-Intensity Lights: Search lights, laser source lights, or any similar high-intensity light shall not be permitted, except in emergencies by police and fire personnel or at their direction.

i. Mercury Vapor Sales: The installation, sale, offering for sale, lease or purchase of any mercury vapor light fixture or lamp for use as outdoor lighting is prohibited, except that until 1 January 2006, the provisions of this Subsection shall not apply to any replacement lamp.

5. Special Requirements, Outdoor Advertising Signs

a. Externally Illuminated Sign Standards: External illumination for Signs shall conform to all provisions of this Ordinance. In particular, such lighting shall be treated as Class 1 lighting and shall conform to the lamp source, shielding restrictions and Lumen caps of Section 4.3. All upward-directed Sign lighting is prohibited.

b. Internally Illuminated Sign and Neon Sign Standards: Illumination of Copy and Background; Colors: Outdoor internally-illuminated advertising Signs must be constructed as follows:

i. In Lighting Zone I: The Sign face(s) must be composed of illuminated text and symbols against an opaque (unilluminated) background. The colors of these elements are not restricted.

ii. In Lighting Zones II and III: The Sign face(s) must be either composed of illuminated text and symbols against an opaque background or with generally LIGHTER text and symbols against a colored (note white, off-white, light gray, cream or yellow) background.

c. Exclusion of Lamp Outputs: Lamps used for internal illumination of Signs shall not be counted toward the Lumen cap in Section 4.3.

d. Neon Signs: Neon Signs shall be treated as internally illuminated Signs for the purpose of this Code, and shall not have their luminous outputs counted toward the Lumen caps of Section 4.3. Neon lighting extending beyond the area considered to be the Sign area (as defined in Sign Code of this jurisdiction) shall conform to all provisions of this Code. In particular, such lighting shall be treated as Class 3 (decorative) lighting and shall conform to the Lumen caps and shielding standards of Section 4.3.

e. Non-Sign Lighting: Other internally-illuminated panels or decorations not considered to be signage according to the Sign code of this jurisdiction (such as illuminated canopy
margins or Building faces), shall be considered decorative (Class 3) lighting, and shall be
subject to the standards applicable for such lighting, including but not limited to the lamp
source, shielding standards and Lumens per Acre caps of Section 4.3.C.

f. Curfews: Illumination for all advertising Signs, both externally and internally
illuminated, shall be turned off no later than the curfew times listed in Table 4.3.3 or
when the business closes, whichever is later. Signs subject to curfews are required to
have functioning and properly adjusted automatic shut-off timers.

g. Curfews for Pre-Existing Signs: Light background (white, off-white, light gray, cream or
yellow) internally illuminated Signs, installed legally before enactment of this code
[December 18, 2001], may continue to be used and illuminated but must conform to the
curfews of Section 4.3.C.4.g and Table 4.3.3.

6. Special Requirements, Special Uses

a. Service Station Canopies:

i. (1) Lighting Class: Lighting for service station canopies shall be considered Class 1
lighting.

ii. (2) Shielding: All Luminaires mounted on or recessed into the lower surface of
service station canopies shall be fully shielded and utilize flat lenses.

iii. (3) Total Under-Canopy Output: The total light output used for illuminating service
station canopies, defined as the sum of all under-canopy initial bare-lamp outputs in
Lumens, shall not exceed sixty (60) Lumens per square foot of canopy in Lighting
Zone II and III, and shall not exceed twenty (20) Lumens per square foot in Lighting
Zone I (note: these values are not footcandle illuminances). All lighting mounted
under the canopy, including but not limited to Luminaires mounted on the lower
surface or recessed into the lower surface of the canopy and any lighting within
signage or illuminated panels over the pumps, is to be included toward the total at full
initial Lumen output.

iv. (4) Inclusion Toward Total Outdoor Light Output: The Lumen output of lamps
mounted on or within the lower surface of a canopy is also included toward the lumen
caps in Table 4.3.2 as follows:

aa. Fixtures installed such that any part of the fixture is five (5) feet or less from
the nearest edge of the canopy are to be included in the Total Outdoor Light
Output by simply adding the Lumen outputs of the lamps used;

bb. Fixtures installed such that all parts of the fixture are located at least five (5)
feet but less than ten (10) feet from the nearest edge of the canopy are to be
included in the total outdoor light output as though they produced only one-
quarter of the lamp’s rated lumen output;
3cc. Fixtures installed such that all parts of the fixture are located ten (10) or more feet from the nearest edge of a canopy are to be included in the Total Outdoor Light Output as though they produced only one-tenth of the lamp’s rated lumen output.

b. Outdoor Recreational Facilities:

1. Lighting Class: Lighting for Outdoor Recreational Facilities shall be considered Class 1.

2. Lumen Cap Exemption: Lighting for Outdoor Recreational Facilities areas only is not subject to the Lumens per Acre limit set in Subsection 4.3.C.d and Table 4.3.1.

3. Shielding: Fixtures used for field/track/arena Facilities areas must be fully shielded.

4. Curfew: No such facility shall be illuminated after the curfew times listed here except to conclude a scheduled recreational or sporting event in progress prior to the curfew, and prevented from concluding before the curfew by unforeseeable circumstances.

Section 4.3.D: Permits and Administration

1. Temporary Lighting Permits

a. Findings: The Community Development Director may grant a permit for temporary lighting if he/she finds the following:

1. The purpose for which the lighting is proposed is not intended to extend beyond thirty (30) days; and

2. The proposed lighting is designed in such a manner as to minimize light pollution as much as is feasible; and

3. The proposed lighting will comply with the general intent of this Ordinance; and

4. The permit will be in the public interest.

b. Application Contents: The application for the Temporary Lighting Permit shall include the following information:

1. Name and address of applicant and property owner;

2. Location of proposed fixtures;

3. Type, wattage and lumen output of lamp(s);

4. Type, shielding and use of proposed fixtures;

5. Intended use of the lighting;
(6) Duration of time for requested exemption;

(7) The nature of the exemption;

(8) Such other information as the Community Development Director may request.

c. The Community Development Director shall endeavor to rule on the application within five (5) business days from the date of submission of the request and notify the applicant in writing of his/her decision. The Community Development Director may grant one (1) renewal of the permit for an additional thirty (30) days if he/she finds that, because of an unanticipated change in circumstances, a renewal would be in the public interest. The Community Development Director is not authorized to grant more than one temporary permit and one renewal for the same property within one calendar year. A denial by the Director may be appealed to the Planning and Zoning Commission within 30 days.

2. Nonconforming Uses

a. Mercury Vapor: Mercury vapor lamps in use for outdoor lighting on the effective date of this Ordinance shall not be so used after 1 May 2006.

b. Bottom-mounted Sign Lighting: Bottom-mounted outdoor advertising Sign lighting shall not be used in Zones I, II and III after 1 May 1996.

c. Pre-existing Non-conforming Lighting: No Outdoor Lighting Fixture which was lawfully installed prior to the enactment of this Ordinance shall be required to be removed or modified except as expressly provided herein; however, no modification or replacement shall be made to a nonconforming fixture unless the fixture thereafter conforms to the provisions of this ordinance.

d. Conformance after Abandonment/Damage: In the event that an Outdoor Lighting Fixture is abandoned or is damaged to the point of requiring repairs for safe operation, the repaired or replacement fixtures shall comply with the provisions of this Ordinance.

3. Variances. Any person desiring to install an Outdoor Lighting Fixture in Violation of this Ordinance may apply to the Board of Adjustment for a Variance from the regulation in question per Section 5.8. Such Variances shall be allowed where a literal application or enforcement of the regulations would result in practical difficulty or unnecessary hardship and the relief granted would not be contrary to the public interest but do substantial justice and be in accordance with the spirit of the regulations and this Ordinance. Provided, that any Variance may be allowed subject to any reasonable conditions that the Board may deem necessary to effectuate the purpose of this chapter.

4. Lighting Permit Requirements

a. Non-Single Family Residential Lighting:
(1)Whenever a person plans to install new outdoor lighting is installed, or existing outdoor lighting, including fixtures and/or bulbs, is replaced, a Lighting Permit must be applied for and granted. The applicant shall, as a part of said application, submit sufficient information to enable the Community Development Director to determine whether the proposed lighting will comply with this Ordinance.

(2) The following information shall be submitted when applying for a Lighting Permit in addition to the requirements of Section 5.1.A, Administrative Permits.

(a) A description of each illuminating device, fixture, lamp, support and shield. This description may include, but is not limited to, manufacturer’s catalog cuts and drawings (including sections where required), lamp types and lumen outputs. For existing lighting, photographs of the fixtures will be accepted if original manufacturer’s information is not available.

(b) A separate Building Permit application shall be submitted for new lighting construction and electrical installation. Required Building Permits shall be obtained prior to the installation of lighting.

b. Single Family Residential Lighting:

When lighting on single family residential sites is a condition of approval the above permit process is to be applied and compliance with the Zoning Ordinance verified before issuance of the Certificate of Occupancy.

Section 4.4: Landscaping

Section 4.4.A: Purposes

The purpose of this Section is to establish Landscaping standards and guidelines in order to maintain, and enhance, and protect native landscapes and the environmental qualities of the County; to mitigate the impacts of adjacent Uses; and to enhance the quality and appearance of new or existing development in the County. By requiring adequate and environmentally compatible Landscaping will enhance, the visual qualities of the environment, will be enhanced, and other environmental qualities will be improved by promoting conservation of water used for Landscaping, addressing wildfire safety concerns, control Noxious Weeds and invasive plants, and, providing erosion and storm water runoff control. Use of native and drought tolerant plants will help, providing control of Noxious Weeds and invasive plants, requiring native and/or drought tolerant plants, and encouraging the preservation of existing trees and vegetation.

Section 4.4.B: Applicability

Conflicting Regulations
These Landscape standards shall apply to all new and existing development and redevelopment except Single-family and Duplex residential on individual lots/parcels, unless the Use has been determined to be legal non-conforming for Landscaping. Section 4.4.F.1 describes the threshold for when redevelopment will require additional Landscaping. Specific standards may apply to different Uses as described in this Section and other sections of this Ordinance.

In the event of conflict between the regulations set forth in this Section and any other regulations applicable to the same area, the more stringent requirement shall govern.

Section 4.4.C: Performance Standards

1. Requirements for all Landscaping

a4. All Landscaped Areas shall be permanently maintained in a neat and orderly manner and all plants shall be maintained in a healthy, living condition. Dead plants, weeds, and non-plant materials must be removed and replaced as necessary.

b2. All Landscaped Areas shall be provided with a permanent means of irrigation pursuant to Section 4.4.C.18 unless that requirement is waived by the Community Development Director pursuant to Section 4.4.e.iii.

3. In all areas of the County the preferred Landscaping materials are Native Plants as defined by the Native Plants for Northern Arizona Landscapes compiled by The Arboretum at Flagstaff. The use of specifically identified Invasive Species and Noxious-Weeds is prohibited. Some non-native species, which meet the definition of Drought-Tolerant, may be used.

d4. All portions of a Site where existing vegetative cover is damaged or removed, or where consists primarily of weeds have become the predominate vegetation, and are not otherwise covered with new improvements, must be successfully revegetated with a substantial mix of native and/or drought tolerant grasses and ground covers. The density of the re-established vegetation must be adequate to prevent soil erosion and invasion of weeds after one growing season.

e5. All required Landscaping must be located on the property it serves. Elements such as plants, walls, fences, buffering and screening located on adjacent properties or public Rights-Of-Way shall not count toward the Landscaping requirements.

f6. Additional Landscaping may be established in public Rights-Of-Way with the approval of the appropriate jurisdiction (i.e. A DOT or County Public Works).

g7. Retention of existing native vegetation and natural features is encouraged. Areas of native vegetation shall be protected with vegetation protective fencing to avoid construction impacts. See Table 4.4.1, Landscaping Credit for Existing Trees. Special consideration may be given to developments which retain existing trees, vegetation, and...
natural features of the Site where possible and which are replaced and enhanced when necessary.

18. All landscape design shall take into consideration the need for Defensible Space.

19. Lighting used in the landscape plan must comply with the provisions of Section 4.3 of this Ordinance.

j. Parking, Buildings, and display or storage of equipment or vehicles is not permitted in required Landscaped Areas.

102. Preferred Landscape Materials

a. All landscape plans must use native and/or Drought Tolerant plant materials appropriate for their location. Invasive Plants and Noxious Weeds are prohibited. Preferred Landscaping materials are native plants as defined by the Native Plants for Northern Arizona Landscapes compiled by The Arboretum at Flagstaff. Plants not listed on the Native Plants guide may be approved if the applicant can demonstrate the plant is non-invasive, is drought tolerant, and is appropriate for the climate zone. A detailed plant list shall be included with all plans. The list shall include both the botanical and common names.

b. If turf areas are included, they must use a sod or seed mix specifically cultivated to thrive in the conditions present at the particular Site. The use of non-native and/or high water consumptive turf such as Kentucky Blue Grass is discouraged. The applicant must provide information regarding the composition of a sod or seed mix as part of the detailed plant list as required.

c. Rock material used in Landscaping shall be subordinate to and not a substitute for plant material. When used, rock material must be compatible and appropriate.

d. The use of artificial trees, shrubs, turf, or plants shall not be permitted as Landscaping. Artificial turf may be approved by the Director if it is a minor feature and the use is based on special and unique situations.

443. Landscape Design

a. Site design shall consider the location of existing native trees and shrubs and these shall be retained to the greatest extent possible and only removed where required for fire prevention or to allow for the placement of roads, buildings, and other development. There shall be no clearing of the site prior to the approval of a Landscape plan.

b. Plants should be grouped in strategic areas and not spread thinly around the site.

b. Trees must be planted to allow for maximum growth in height and shape without the need for pruning in excess of that required to maintain the health of the plant.
de. New vegetation shall be selected, planted, and maintained so that at maturity it will not interfere with utility lines, snow storage areas, vehicular parking, pedestrian circulation, traffic sight visibility at driveways and Street intersections, and will not cause damage and upheaval of sidewalks and pavement.

dc. All landscape designs shall take into consideration the need for Defensible Space, as described in Section 4.4.E of this Section.

df. All Landscaped Areas shall incorporate a ground cover to tie the Landscaping together and to discourage weed growth.

dg. A mix of deciduous and evergreen plant materials shall be used to provide a year-round effect.

hg. A clear sight triangle shall be maintained at all Street intersections and driveway entrances. Such clear sight triangle shall be determined by measuring 25’ along each property line at Street intersections, and along the property line and the driveway for driveway entrances. Landscape materials in this area shall have a clear trunk height of six (6) feet from grade level; mature shrubs, groundcover, or other materials shall not exceed three (3) feet in height from grade level.

424. Preservation of Existing Vegetation

ab. All landscape plans must identify methods for protecting existing vegetation that will remain. Construction materials and debris may not be stockpiled within 1 1/2 times the drip line perimeter outside the drip line of all trees and shrubs being retained. This protection area must be clearly marked with temporary fencing or similar material.

ab. The preservation of healthy existing trees and shrubs shall be provided wherever possible, as described in Section 4.4.C.3.a above. These trees and shrubs must be shown on the landscape plan and labeled as “existing.” They must also be listed on the plant list with their current size shown.

b. All landscape plans must identify methods for protecting existing vegetation that will remain. Construction materials and debris may not be stockpiled within 1 1/2 times the drip line perimeter outside the drip line of all trees and shrubs being retained. This protection area must be clearly marked with temporary fencing or similar material. TABLE 4.4.1: LANDSCAPING CREDIT FOR EXISTING TREES

<table>
<thead>
<tr>
<th>Existing Tree Size (DBH)</th>
<th>Number of Trees not required</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-8&quot;</td>
<td>1 Tree</td>
</tr>
<tr>
<td>10-18&quot;</td>
<td>2 Trees</td>
</tr>
<tr>
<td>&gt;18&quot;</td>
<td>3 Trees</td>
</tr>
</tbody>
</table>

Note: When existing native trees and shrubs are retained, for each tree not required to be planted, the requirement for shrubs and groundcover associated with the tree shall be waived.
Section 4.4.D: Required Landscaping

13. Standard Plant Units

a.—All Landscaping requirements are stated in terms of the number of standard Plant Units as described in Table 4.4.2 and in the areas described in Table 4.4.3, unless otherwise noted in this Section. Table 4.4.2 below describes one Plant Unit. All landscape plans shall include a mixture of evergreen and deciduous plants and trees.

<table>
<thead>
<tr>
<th>TABLE 4.4.2: ONE LANDSCAPE PLANT UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quantity of Plants Required (see Note 1)</td>
</tr>
<tr>
<td>3</td>
</tr>
<tr>
<td>8</td>
</tr>
<tr>
<td>All Landscaped Areas</td>
</tr>
</tbody>
</table>

This Section defines 3 alternative Plant Units. All Landscaping shall conform to one or more of the Plant Unit alternatives of this Section.

b.—The following table specifies Plant Unit alternatives. In general, the three alternative plant mixes are interchangeable. In some instances, the Director of Community Development may require the use of a specific Plant Unit to achieve a particular result.

<table>
<thead>
<tr>
<th>Plant Unit Alternative</th>
<th>Quantity Required</th>
<th>Type and Size at Time of Installation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alternative A</td>
<td>3</td>
<td>8’ high evergreen trees</td>
</tr>
<tr>
<td></td>
<td>10</td>
<td>2’ high shrubs (or 5 gal min.)</td>
</tr>
<tr>
<td>Alternative B</td>
<td>2</td>
<td>6’ high evergreen trees</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>3” caliper deciduous tree (min 10-12” height)*</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>2’ high shrubs (or 5 gal min.)</td>
</tr>
<tr>
<td>Alternative C</td>
<td>1</td>
<td>3” caliper deciduous tree (min 8-10” height)</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>1-½” caliper deciduous trees (min 6’ 8” height)</td>
</tr>
<tr>
<td></td>
<td>14</td>
<td>2’ high shrubs (or 5-gallon minimum)</td>
</tr>
</tbody>
</table>

Note 1: e.—Clump or cluster planting which will achieve a total diameter of 4” may be considered in lieu of a 3” caliper tree.

d.—When applied through the Ordinance, and where the resulting number of required Plant Units is expressed in a fraction, the required number of Plant Units shall be rounded off to the nearest whole number (rounding is done at the end of calculations).

Note 2: In desert and grassland areas where trees are not common, large cacti may be used in lieu of trees subject to the approval of the Community Development Director.

| TABLE 4.4.3: AREAS REQUIRED TO BE LANDSCAPED |

Coconino County Zoning Ordinance
Adopted April 18, 2017 Draft February, 2019
<table>
<thead>
<tr>
<th>Required Area</th>
<th>Landscaped Area</th>
<th>Plant Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Lots</td>
<td>The perimeter and interior of parking areas</td>
<td>As shown in the Parking Lot Landscaping Table below</td>
</tr>
<tr>
<td>Street Frontages</td>
<td>10 ft. wide strip along all street frontages</td>
<td>1 unit per 100 lineal ft. of street frontage</td>
</tr>
<tr>
<td>Building Perimeter</td>
<td>Adjacent to and within 50 ft. of buildings</td>
<td>1 unit per 100 lineal ft. of building perimeter</td>
</tr>
<tr>
<td>Multifamily Developments or Manufactured Home Parks</td>
<td>Within the multifamily development or manufactured home space</td>
<td>1 tree and 5 shrubs per multifamily residence or manufactured home space</td>
</tr>
<tr>
<td>(Building perimeter does not apply to these developments)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detention Basins within setbacks or high visibility areas</td>
<td>Perimeter of the detention basin</td>
<td>2 units per 100 lineal ft. of basin perimeter</td>
</tr>
</tbody>
</table>

442. Parking Lot Landscaping. Landscaping in parking lots shall be provided according to Table 4.4.4 and the standards provided below:

**TABLE 4.4.4: PARKING LOT LANDSCAPING**

- Landscaping shall be proportionally distributed throughout parking and driveway areas, including the perimeter and interior of the parking area. Where islands are required or provided, they shall be landscaped.
- Parking lot Landscaping shall be provided according to the following table:

<table>
<thead>
<tr>
<th>Parking Spaces</th>
<th>Minimum Landscaped Area Required</th>
<th>Minimum Plant Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-5</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td>6-20</td>
<td>324 sq. ft.</td>
<td>1 unit</td>
</tr>
<tr>
<td>21-32</td>
<td>27 sq. ft./space</td>
<td>2 units</td>
</tr>
<tr>
<td>33-44</td>
<td>27 sq. ft./space</td>
<td>3 units</td>
</tr>
<tr>
<td>45+</td>
<td>40 sq. ft./space</td>
<td>3+ units</td>
</tr>
</tbody>
</table>

*Table Note-1: The number of Plant Units required shall be pro-rated for parking lots over 44 spaces at the rate of one plant unit per 324 square feet of landscaped area.

  a. Landscaping shall be proportionally distributed throughout parking and driveway areas, including the perimeter and interior of the parking area. Where islands are required or provided, they shall be landscaped.
  
  b. Landscape Islands. For parking lots with eight or more spaces aligned in a row, the required interior parking area landscaping shall be installed in islands separating adjacent parking spaces or in peninsulas parallel to the individual parking spaces. Up to 12 back to back spaces may be laid out in a row between islands or peninsulas if either a 36 square foot tree well is located midway between them or a landscape strip with a minimum width of five feet is installed between the rows of parking spaces. All rows of parking spaces shall have a terminal island no less than five feet in width to protect parked vehicles, confine moving traffic to aisles and driveways, and provide space for landscaping.
c. Where parking lots are adjacent to side or rear property lines, a minimum 5’ wide perimeter strip of Landscaping shall be provided.

d. All Landscaped Areas adjacent to vehicular parking and access shall be protected by 6” vertical concrete curbing, 6” bumper stops, or similar materials in order to control storm water flows and minimize damage by vehicular traffic.

e. The curb or barrier around Landscaped Areas may be utilized as a wheel stop provided the area of vehicle overhang does not exceed 2 ½ feet and does not damage or interfere with the Landscaping. A minimum five (5) foot wide planter is required for a single vehicle overhang and an 8 foot wide planter for a double vehicle overhang.

f. Parking, Buildings, and display or storage of equipment of vehicles is not permitted in required Landscaped Areas.

gf. To ensure that landscape materials do not constitute a driving hazard, trees used to landscape parking islands shall have a clear trunk height of six (6) feet from grade level; mature shrubs, groundcover, or other Landscaping material shall not exceed three (3) feet in height from grade level.

3. Buffer and Screen

a. All required Street Frontage Landscaping shall be a minimum 10 feet in width and fully landscaped in accordance with a minimum of one Plant Unit for every 100 lineal feet of frontage. In areas where greater buffer or screening is desirable additional Plant Units may be required by the Planning and Zoning Commission.

4. Building Perimeter Landscaping. One Plant Unit shall be required for every 100 lineal feet of perimeter of the Building footprint, located within 50 feet of and adjacent to the perimeter of the Building. Landscaping shall be consistent with Firewise and Defensible Space Standards as prescribed in Section 4.4.E. In situations where the Use or Building design makes planting within 50 feet impractical, such as mini storage warehousing, it may be permitted to place all or a portion of on-site Building Landscaping beyond the 50 foot limit, subject to the approval of the Director of Community Development.

5b. Detention Basin Landscaping. Where detention basins and/or drainage ways are constructed partially or entirely within setback areas or other high-visibility areas on Sites, they must be adequately landscaped. A minimum of two (2) Plant Units shall be required for every 100 feet of the perimeter of the basin, measured at the top of the basin. All detention basin surfaces shall be treated with a native groundcover seed mix or lawn mix as required, river rock, retention fabric or similar non-plant alternative may be allowed subject to the approval of the Director of Community Development.

6. General Landscaping Requirements

a. Undeveloped Areas. If phasing is proposed, or if only a portion of the parcel is being developed, the undeveloped area shall be maintained in existing Native Plants. If the area
has been disturbed or the existing vegetation consists primarily of weeds, the area must be successfully revegetated with a substantial mix of native and/or Drought Tolerant grasses and ground covers. The density of the re-established vegetation must be adequate to prevent soil erosion and invasion of weeds after one growing season.

b. Buffering and Screening. Where landscape screening is required by the Ordinance or through Commission or Board action, such Landscaping shall be in addition to the general Landscaping requirements.

c. In areas where greater buffering or screening is desirable, additional Plant Units may be required by the Planning and Zoning Commission.

d. When required, fences and walls adjacent to County roads or State highways shall have a unifying theme and provide variation by using any of the following: changes in height, different material combinations, offset angles, material articulation, and/or plant materials.

15. Screening

a. Where landscape screening is required by the Ordinance or through Commission or Board action, such Landscaping shall be in addition to the general Landscaping requirements.

b. Required fences and walls adjacent to County roads or State Highways shall have a unifying theme and provide variation by using changes in height, different material combinations, offset angles, articulation, and/or plant materials.

16. Site Landscaping

In addition to the required buffer and screen Landscaping, and parking lot Landscaping, the Building site shall include Landscaping designed to visually integrate the Structure(s) with the Site.

1. The Site Landscaping shall include one Plant Unit for every 100 linear feet of perimeter of the Building foot print, and located within 50 feet of, and adjacent to, the perimeter of the Building. In situations where the Use or Building design makes planting within 50 feet impractical, such as mini storage warehousing, it may be permitted to place some or all of their on-site Building Landscaping beyond the 50-foot limit, subject to the approval of the Director of Community Development.

2. If phasing is proposed, or if only a portion of the parcel is being developed, the undeveloped area shall be maintained in existing Native Plants. If the area has been disturbed or the existing vegetation consists primarily of weeds, the area must be successfully revegetated with a substantial mix of native and/or Drought-Tolerant grasses and ground covers. The density of the re-established vegetation must be adequate to prevent soil erosion and invasion of weeds after one growing season.
3. For Manufactured Home Parks or Multi-Family Developments, one Plant unit per single residential unit or Lot is required.

187. Installation and Maintenance

a. Landscaping and irrigation devices shall be installed in accordance with the approved landscape plan prior to issuance of a Certificate of Occupancy or commencement of the use. If approved landscaping and irrigation cannot be installed prior to occupancy or commencement of the Use, a temporary Certificate of Occupancy may be issued upon posting of an approved financial assurance based on a contractor’s estimate for completing the work, plus 10% contingency. The work shall be completed prior to the end of the next planting season.

b. It is the responsibility of the property and/or business owner to maintain the Site as approved and provide for replacement of plant materials that have died or otherwise been damaged or removed, and maintenance of all landscape materials including, but not limited to fencing, paving, rocks, and retaining walls.

19. Modification to Landscaping Standards

The Director of Community Development may grant minor modifications to the standards set forth in this Section if it is determined that:

1. The strict application of these standards is not possible due to existing physical conditions; and

2. The modification is consistent with the purpose of this Section; and

3. The modification is the minimum modification that would afford relief and would be the least modification of the applicable provisions of this Section.

Section 4.4.E: Fire Protection and Weed Mitigation

1. Firewise Standards and Defensible Space

All subdivisions and developments requiring a landscape plan located within the Wildland-Urban Interface shall incorporate Firewise management practices into the design and maintenance of Landscaping. Firewise standards identify three zones at different distances from buildings and structures, and describe the landscape design and maintenance that should occur in these zones. All defensible space within these zones shall be maintained at least once annually.

a. Zone 1: 0-10 feet from buildings, structures, decks, etc.

   (1) Remove native brush from under trees.

   (2) Trim all trees so that the lowest branches and canopy are above the roofline.
(3) Tree canopies shall be a minimum 10' apart.

(4) Trim or prune shrubs/vegetation to a maximum height of 2' and provide a clear space around each plant of at least 4'. Shrubs that normally grow taller than 2' shall be removed rather than being improperly pruned. Exception: Cultivated ground cover does not require clear space.

(5) Remove all dead materials.

(6) Remove all combustible materials and vegetation from under decks.

(7) Remove native brush and grass within 10' of buildings, structures and decks.

b. Zone 2. 10-30 feet from buildings, structures, decks, etc.

(1) Remove all ladder fuels by trimming, pruning up or removing vegetation from under trees. The distance to the lowest tree branch shall be a minimum of three times the shrub height.

(2) Trim tree limbs a minimum of 6' from the ground.

(3) Tree canopies shall be a minimum of 10' apart and no closer than 10' to any structure.

(4) Reduce the continuity of fuels by removing dead materials and removing/thinning shrubs so that a person can walk between them. Creating islands of shrubs/vegetation for wildlife habitat is recommended.

(5) Cut grasses to a height no greater than 4" above ground level.

(6) Where vegetation is greater than 4' in height, create a clear space around each plant (or group of plants), with a width that is twice the height of the plant(s).

(7) On slopes greater than 20% gradient, vegetation treatment shall be extended an additional 100' to a total of 130' from the structure, or to the property line, if less than 130'.

(8) Remove the top or most recent layer of undecomposed (light colored) pine needle or leaf droppings. The underlying darker, decomposing material should remain undisturbed.

c. Zone 3. 30-150 feet from buildings, structures, desks, etc where no slope exist.

(1) Remove all ladder fuels by trimming, pruning up or removing vegetation from under trees. The distance to the lowest tree branches shall be a minimum of 3 times the brush height.

(2) Remove all dead materials.
2. Weed Mitigation

All new subdivisions and developments requiring a landscape plan within the County shall provide for weed mitigation on development sites as outlined in this subsection. A qualified professional shall be consulted to develop effective weed treatment, re-vegetation and monitoring plans. The landscape plan shall be prepared by a landscape architect, a professional landscape designer, a plant nursery, or other qualified professional, unless a waiver is approved by the Director of Community Development.


(1) Identify all Noxious Weed species on the development site including weeds on new roads and in staging and parking areas.

(2) Treat and remove all existing weeds prior to any ground disturbance. Methods for removal should combine tools such as direct removal and herbicide application.

(3) Minimize the area of the ground disturbance footprint to the greatest extent practical.

(4) Use only outside aggregate materials that are certified or guaranteed to be weed-free.

(5) Decontaminate the undercarriages of all heavy equipment and machinery prior to use on the site.


(1) Use integrated weed management to eradicate any reoccurrence of weeds using direct removal, herbicide application, and follow-up treatment.

(2) Reseed or plant disturbed areas with native, drought-tolerant plants in sufficient density to prevent soil erosion and re-invasion of invasive weeds. Soil conditions shall be evaluated prior to revegetation, and treatment applied, and soil amendments added where necessary to establish reseeding.

c. Long-term: Monitoring and Control.

(1) Monitor the reoccurrence of Noxious Weeds across the entire property on an annual basis following construction.

(2) If weeds are found during annual monitoring, control is required as described above until the site is weed free.

(3) The site must remain weed free. A site visit may be conducted by the Community Development Department to document compliance.
Section 4.4.DE: Permits and Administration

Landscape Plan Requirements

a1. Landscape Plan required: An approved landscape plan designed in accordance with this Section is required for all new subdivisions, development and redevelopment for any Use other than single family residential and duplexes located on individual lots/parcels. The landscape plan shall be approved prior to any Site clearing for any Use other than single family residential. A landscape plan designed in accordance with this Section shall be provided for all new development and redevelopment, except for single family residential. The landscape plan shall be prepared by a landscape architect, a professional landscape designer, or a plant nursery, or other qualified professional, unless a waiver is approved by the Director of Community Development. additions to an existing building, or substantial improvements comprising 25% of the value of the building prior to the improvements, as determined by the Chief Building Official, shall prompt compliance with these requirements for that portion of the Site affected by the improvements. Additions to an existing building, or substantial improvements comprising over 50% of the value of the building prior to the improvements, as determined by the Chief Building Official, shall prompt compliance with these requirements for the entire Site.

b2. The plan shall include the following:

1a. A site plan drawn to scale providing sufficient detail to evaluate the features of landscaping and irrigation required by this Section. The site plan shall show the location of property lines, proposed contours, drainage structures, existing and proposed development including all buildings, parking, pedestrian, and circulation areas. If phased development is proposed, the phasing plan shall be identified. The plan shall show the location of all proposed landscaped areas, and the dimensions and total area (in square feet) for each interior parking lot landscaped area.

2b. The location, design and materials of all landscape areas including planting strips along all streets, earth berms, retaining walls, fences, water features, retention areas, trash enclosures, lighting, and paved areas shall be shown. Where fencing is used for required screening, a scaled elevation drawing of the fence must be included.

3c. The location, size, and type of all proposed plant and non-plant materials, including any existing vegetation to be retained and existing trees over 6" caliper proposed to be removed.

4d. A chart comparing the landscaping requirements to the proposed materials and area covered, including, but not limited to, the following information:

1(1) Total parking lot and circulation areas, including interior drives and driveways (in square feet);

1(2) Total number of parking stalls required and total provided;
iii. (3) Total parking lot Landscaped Area required and total provided (in square feet);

iv. (4) Total buffer and screen Landscaped Area required and total provided (in square feet);

v. (5) Total site Landscaped Area required and total provided (in square feet);

vi. (6) Total quantity and size of plant material required and the total provided;

vii. (7) Size, type, and quantity of non-plant material to be provided;

viii. (8) Any other information as the Community Development Director may determine is necessary to ensure compliance with this Ordinance.

5e. All landscape plans must provide an irrigation plan. Irrigation systems shall be designed to maximize efficient water use and minimize the waste of water. An automatic irrigation system designed to provide efficient irrigation coverage is required.

i. (1) The irrigation system should be designed to correlate to the organization of plants into zones with similar watering requirements.

ii. (2) The use of treated effluent, a collection system to capture runoff, and other alternatives for irrigation purposes are encouraged.

iii. (3) A waiver from the automatic irrigation system requirement may be approved by the Director of Community Development. If an alternative means of watering is proposed a specific plan must be provided.

3. Modification to Landscaping Standards. The Director of Community Development may grant minor modifications to the standards set forth in this Section constituting not more than a 20% reduction of required Landscaping through the Administrative Adjustment process as prescribed in Section 5.6. The following Findings shall be made before approving a modification.

a. The strict application of these standards is not practical due to existing physical conditions including limited water availability;

b. The modification is consistent with the purpose of this Section; and

c. The modification is the minimum modification that would afford relief and would be the least modification of the applicable provisions of this Section.

4. Modifications to Landscaping Standards constituting more than a 20% reduction of required Landscaping shall require approval of a Variance as outlined in Section 5.8 of this Ordinance.

5e. If the Community Development Director determines that the proposed Landscaping does not comply with this Ordinance, the plan will not be approved.
Section 4.5: Projections into Required Yards

Section 4.5.A: Purpose

1. The purpose of required yards are required to ensure that the use of a property does not infringe on the rights of neighbors, to allow room for light and sunshine in the home, to reduce the spread of fire from Structure to Structure, for space for outdoor recreation outside the home, and to serve as filtration areas for storm water run-off.

2. Minor Allowed projections are permitted into yards in order to provide reasonable levels of flexibility for encroachment into required Yards while protecting the purpose of the yard.

Section 4.5.B: Applicability and Exemptions

The following performance standards apply in all zones unless otherwise specified. (New to RC and all Special Purpose zones)

Section 4.5.C: Performance Standards

1. Required Separation distances between Structures on the same property may be reduced to five (5) feet if:

   a. Structures which encroach into separations have a one (1) hour fire rating on wall(s) which encroach into required separations.

   b. Have a Class A roof.

2. Portions of a Structure, such as steps or stairways, chimneys, bay or bow windows, and attached greenhouses, which are less than fifteen (15') feet in height and less than twenty (20%) percent of the length of the side of the Structure closest to said setback shall be permitted the following projections:

   a. In any Residential Zones may project not more than six (6') feet into any required Front, Street Side or Rear Setback, nor into any required Side Setback more than one half (1/2) of said required Side Setback.

   b. In any Commercial Zone (RC), may not project more than four (4) feet into any required Setback. Greater projections may be permitted when it is demonstrated that such additional projections are needed for solar or alternate energy purposes, subject to the approval of the Director of Community Development.

   c. In any Industrial Zone, may not project more than one-half (1/2) the width of the required Setback. Greater projections may be permitted when it is demonstrated that such additional projections are needed for solar or alternate energy purposes, subject to the approval of the Director of Community Development.
3. Uncovered paver/stone patios or slabs on grade may encroach into any Setback. Balconies, porches or decks shall not encroach or project into any required Setback.

4. Swimming pools and spas, including all Accessory or appurtenant Structures and equipment, shall be allowed to encroach so long as they maintain a minimum Setback of five (5') feet from all property lines and Buildings, except as permitted in Section 2.2.D.5.A.

5. A detached Accessory Structure, including Distributed (individual) Renewable Energy Systems in Residential Zones, regardless of the requirements for Building Permits, shall meet all Setback and separation requirements for the underlying zone except as provided herein:

a. A detached Structure shall meet the Setback requirements of the main Building for the Front and Street Side Setbacks.

b. A detached Accessory Structure which does not exceed fifteen (15') feet in height and 600 sq. ft. in area shall meet the Front and Street Side Setbacks, but may be located within an Interior Side or Rear Setback; provided, however, that such Structure shall not be located closer than five (5') feet to an Interior Side or Rear Lot Line.

c. A detached Accessory Structure which exceeds fifteen (15') feet in height, or 600 square feet in area, shall maintain the same minimum Side and Rear Setbacks as required for the main Dwelling.

d. In the RS-6,000 and RS-10,000, RMH and MHP Zones on parcels of one-half (1/2) acre or smaller:

   4i. Structures that are 120 square feet or less shall meet the Front and Street Side Setbacks but may be within six (6') feet of the main Dwelling and three (3') feet from any Interior Side or Rear Property Line.

   2ii. Structures that are sixty-four (64') square feet or less and eight (8') feet or less in height measured to the highest peak may have a zero (0') foot separation from the main Dwelling and a one (1') foot Interior Side or Rear Setback as long as the roof does not drain onto an adjacent property.

3. If there is more than one (1) shed on a property, there must be at least a six (6') foot separation between sheds.

6. Canopies and Eaves

a. In any residential Zone on Lots smaller than 1 acre, Canopies, or roofs attached to the main Building or connecting the main Building with a detached Accessory Structure, may extend into a required Rear or Interior Side Setback provided that portions of such Structure extending into the Setback:

   4i. Shall not exceed fifteen (15') feet in height nor project closer than five (5') feet to an Interior Side or Rear Lot Line;
2. Shall be entirely open on at least three (3) sides except for necessary supporting columns; except that a roof connecting a main Building and an Accessory Structure shall be open on at least two (2) sides.

b. In any non-Residential Zone, detached canopies shall be considered Accessory Structures and shall meet all of the Setback requirements for main Buildings. No portion of the canopy shall extend into the Setback. Canopies may be located in front of the main Building outside the required Front and Street Side Setback.

c. In any Zone, roof eaves may extend into any required setback up to three (3') feet.

7. Energy Efficient Improvements and Cisterns, Rain Barrels and other Water Collection Systems

a. Above-ground water collection systems may be located within an Interior Side or Rear Setback; provided, however, that such Structure shall not be located closer than three (3') feet to an Interior Side or Rear Lot Line.

b. The exterior walls of buildings of that are retrofitted for improved energy efficiency such as for insulation or vertical solar arrays, may project into required yard setbacks by one (1') foot.

7. Administrative Adjustments

a. Additional projections into required Yards may be permitted per the standards of Section

Section 4.5.D: Permits and Administration

1. Applicable Building, Environmental Quality and Engineering Permits apply. Planning and Zoning review shall be conducted through the issuance of such permits.

2. Administrative Adjustments

a. Required Yards may be reduced per the standards of Section 5.6, Administrative Adjustments.

2. Adjustments shall require issuance of an Administrative Permit subject to the provisions of Section 5.1.A-

a. Findings-

1. In granting an Administrative Adjustment, the Director of Community Development shall make findings of fact that establish that the circumstances necessary for granting a variance by the Board of Adjustment, as prescribed in Section 5.8.B.4 (Findings) do apply.
2. Site Area: Additional Findings

In order to grant approval of an Administrative Adjustment allowing a reduction in minimum site area the Director must make the following additional finding:

That the property cannot otherwise meet the minimum site area requirement of its current zoning classification.

b. Decision of Director

If the Director of Community Development denies an application for an Administrative Adjustment, or, if the applicant disagrees with the conditions imposed on the granting of an Administrative Adjustment, if any, the applicant may file for a Variance in accordance with Section 5.8, Variances.

Section 4.6: Walls and Fencing

Section 4.6.A: Purpose

The purpose of walls and fencing at or near the property line is to provide visual screening, security, privacy, decorative enhancement, and containment of animals, between properties of the same use and zone, and between properties that are zoned differently and that allow land uses that may require additional screening between uses.

Section 4.6.B: Applicability

The provisions of this Section shall not apply to a wall or fence required by any law or regulation of the State of Arizona or any agency thereof.

Section 4.6.C: Performance Standards

1. In any required Front or Street Side Setback, an opaque or solid wall or fence shall not exceed three (3) feet in height. Non-opaque fences, which are at least 50% transparent, may be established in any required Front or Street Side Setback to a maximum height of six (6) feet.

2. A wall or solid fence not more than six (6) feet in height, as measured from the highest adjacent Grade, may be maintained along the interior side or rear lot lines provided that such wall or solid fence does not extend into a required Front or Street Side Setback. Stacking firewood along a property line shall be considered a wall or fence and must meet height limits.

3. A wall or fence adjacent to a driveway providing vehicular Access to an Abutting Lot shall not exceed three feet in height within fifteen (15) feet of the intersection of said driveway and the Street Right-of-Way so as not to obstruct visibility.
4. Tires may not be used to construct walls, unless they are fully encapsulated so as to prevent the accumulation of water inside the tires, and subject to the granting of a Building Permit.

5. Industrial Zones allowances

Barbed wire, electrical fences, or other similar materials on top of walls and fences in Industrial Zone may be permitted per the standards of Section 5.6, Administrative Adjustments.

Section 4.6.D: Permits and Administration:

1. Applicable Building, Environmental Quality and Engineering Permits apply. Planning and Zoning review shall be conducted through the issuance of such permits.

2. Walls or fences exceeding six (6) feet in height may be permitted only through the Variance or Administrative Adjustment procedure set forth in Chapter 5, and subject to the granting of a Building Permit.

Section 4.7: Outdoor Storage and Associated Visual Screening

Section 4.7.A: Purpose

The purpose of outdoor storage and visual screening requirements is to ensure visual and aesthetic compatibility of uses that may impact neighboring properties, either within the same zoning or between properties of different zoning districts.

Section 4.7.B: Applicability

The following performance standards apply in all zones unless otherwise specified.

Section 4.7.C: Performance Standards

1. Residential

In all Residential Zones, outdoor storage of unlicensed or inoperable vehicles, vehicle parts, tires, secondhand building material, pipe, drums, appliances, household furniture, household refuse, unlicensed Travel Trailers or utility trailers, etc., shall be permitted subject to the following conditions:

a. For any Lot or parcel of land, the area permitted for the above described outdoor storage shall be 200 square feet. An additional 100 square feet of outdoor storage per acre for properties larger than one acre, shall be permitted up to a maximum of 2000 square feet.
b. On any Lot or parcel of land, all outdoor storage shall be located to the rear of the primary structure on the property, and screened from neighboring properties and roadways by a wall, opaque, rigid fencing, landscaping, or other structure. Second-hand materials may not be used for the construction of such screening unless otherwise approved by the Community Development Director. Any wall or fencing shall not exceed six (6) feet in height and shall be subject to the provisions of Section 4.6. Stored secondhand materials, vehicle parts, etc., shall not be stacked so as to be visible above the required screening, or more than six (6) feet high. The provisions of this paragraph shall not be construed to restrict the storage of firewood maintained for personal use by the occupant of the premises.

c. All permitted screened outdoor storage areas shall meet the minimum required Building Setbacks as prescribed by this Section.

d. Outdoor storage shall not be permitted on any parcel unless there is a Dwelling on the parcel.

e. Temporary storage of construction materials shall be permitted on any Lot or parcel of land provided such materials are being used in conjunction with a valid construction project on that Lot or parcel.

7. In the MHP Zone, outdoor storage of unlicensed or inoperable vehicles, vehicle parts, auto parts, tires, second-hand Building materials, pipe, drums, appliances, household furniture, household refuse, unlicensed Travel Trailers or utility trailers, etc. shall be subject to the following conditions:

   (1) A maximum area of 200 square feet may be used on any one Lot or Manufactured Home Space for outdoor storage.

   (2) Such outdoor storage shall be located to the rear of the main Dwelling.

2. Commercial

   The outdoor storage of any items, unlicensed and/or inoperable vehicles, Travel Trailers, boats, Recreational Vehicles, or secondhand materials is prohibited, unless a Conditional Use permit is approved by the Planning and Zoning Commission for said outdoor storage.

3. Industrial

   The outdoor storage of any items, including but not limited to items for sale, unlicensed and/or inoperable vehicles, Travel Trailers, boats, Recreational Vehicles, or secondhand materials is prohibited, unless a Conditional Use permit is approved by the Planning and Zoning Commission for said outdoor storage.

4. Outdoor Storage Associated with a Conditional Use Permit
Screening and landscaping requirements for a Conditional Use shall be specified in the use permit.

Section 4.7.D: Permits and Administration:

1. Applicable Building, Environmental Quality and Engineering Permits apply. Planning and Zoning review shall be conducted through the issuance of such permits.

2. Establishment of Storage and Screening requirements through the issuance of a Conditional Use Permit shall be in compliance with the provisions of Section 5.7.

Section 4.8: Performance Standards Between Zones

Section 4.8.A: Purpose

The purpose of this Section is to provide additional required standards between zoning districts to create visual, safety, noise and aesthetic buffers in order to improve compatibility between zoning districts.

Section 4.8.B: Applicability

The following performance standards apply to all new public/semi-public, commercial and industrial development, and existing parcels being redeveloped, except for Single-family and Duplex residential on individual lots/parcels, unless otherwise specified.

Section 4.8.C: Performance Standards

The following requirements are in addition to the requirements of the specific zoning district:

1. Compatibility Setback Standards apply as per Table 4.8.1:

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Setbacks when abutting or adjacent to a residential zone</th>
<th>Use of Compatibility Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public/Semi Public, Commercial, or Industrial Use</td>
<td>50'</td>
<td>20' of setback near a street or residential zone boundary must be landscaped; interior side and rear setbacks not adjacent to streets or residential zones may be used for off-street parking, landscaping and recreation purposes.</td>
</tr>
</tbody>
</table>
Mineral Resource Zone | 100' | 20' of setback near a street or residential zone boundary must be landscaped; interior side and rear setbacks not adjacent to streets or residential zones may be used for off-street parking, landscaping and recreation purposes.

2. Screening At the Property Line Standards apply as per Table 4.8.2:

**TABLE 4.8.2 SCREENING AT THE PROPERTY LINE STANDARDS**

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Screening at the property line along streets and when abutting a residential zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public/Semi Public, Commercial, or Industrial Use</td>
<td>Along front and street side setbacks, a 3' wall or berm in back of the landscaped area; along all property lines between the residential use, a 6' masonry wall or solid wood fence in back of the landscaped area.</td>
</tr>
<tr>
<td>Mineral Resource Zone</td>
<td>Along front and street side setbacks, a 3' wall or berm in back of the landscaped area; along all property lines between the residential use, a 6' masonry wall or solid wood fence in back of the landscaped area.</td>
</tr>
</tbody>
</table>

**Section 4.8.D: Permits and Administration:**

1. Applicable Building, Environmental Quality and Engineering Permits apply. Planning and Zoning review shall be conducted through the issuance of such permits.

2. Modification to Performance Standards Between Zones. The Director of Community Development may grant minor modifications to the standards set forth in this Section. Modifications constituting not more than a 20% reduction of required compatibility setback, or a waiver for screening at the property line through the Administrative Adjustment process, as prescribed in Section 5.6. The following Findings shall be made before approving a modification.

   a. The modification is consistent with the purpose of this Section and,

   b. The modification is the minimum modification that would afford relief and would be the least modification of the applicable provisions of this Section and,

   c. If the property requesting a reduction in compatibility setback is adjacent to non-residential development within a residential zone, or

   d. If existing or new landscaping provides solid screening at the property line, the requirement for a solid masonry wall or fence may be waived.
Coconino County Planning and Zoning Commission  
Meeting of January 30th, 2019  
Board of Supervisors’ Meeting Room  
County Administrative Center  
219 East Cherry  
Flagstaff, Arizona

Members Present
Don Walters - Chairman  
Tammy Ontiveros- Vice-Chair  
Sat Best  
Jim Clifford  
Ray Mayer  
John Ruggles  
Tyanna Burton

Members Absent
Mary Williams

Staff Present
Jess McNeely, Assistant Director  
Bob Short, Principal Planner  
Zach Schwartz, Sr. Planner  
Rachel Davis, Planner  
Brian Furuya, Deputy County Attorney  
Kendra Crawford, Recording Secretary

Chairman Walters called the meeting to order at 5:32PM. He noted procedures to the audience.

I. PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES

January 2nd, 2019: MOTION: Commissioner Clifford moved to approve the January 2nd, 2019 minutes as written. Commissioner Ruggles seconded the Motion. The Motion passed unanimously.

III. PUBLIC HEARINGS

1. Case No. ZC-18-009: A request for a Zone Change from the OS (Open Space) Zone to the G (General, ten acre minimum parcel size) Zone on two parcels totaling 425.6 acres. The subject properties are located approximately two miles north of Clints Well and west of Lake Mary Road. They are identified as Assessor’s Parcel Numbers 402-31-007A and 402-31-008E.  
   Property Owner: Clear Creek 820, LLC, Phoenix, AZ
Mr. Schwartz explained that the applicant met with staff after the legal noticing of the case and staff recommended a number of changes to bring the project more in line with Comprehensive Plan goals and policies. The applicant requests a 30-day continuance to the hearing of February 27th, 2019 in order to make those changes.

**MOTION:** Commissioner Ruggles moved to continue Case No. ZC-18-009 until the February 27th, 2019 meeting. Commissioner Burton seconded the Motion. The Motion passed unanimously.

2. **Case No. CUP-18-040:** A request for a Conditional Use Permit renewal (of CUP-13-015) for an educational facility and retreat center with modifications to extend the days of operation on a 3.68 acre parcel in the AR-2 1/2 (Agricultural Residential, 2 1/2 acre minimum parcel size) Zone. The property is located at 6085 Leupp Road approximately .85 miles northeast of Townsend-Winona Road and is also identified as Assessor’s Parcel Number 303-09-009W.

**Property Owner:** Youth with a Mission-Northern Arizona, Inc, Flagstaff, AZ

**Applicant:** Will Toms, Flagstaff, AZ

**County Supervisor District:** 4 (Jim Parks)

Ms. Davis summarized the staff report along with a PowerPoint presentation.

Commissioner Ruggles asked if the letter of support was from a neighbor or someone directly impacted with the use of the property. Ms. Davis replied that the letter came from Sarah Marsitto, 6065 Luepp Rd. Flagstaff Arizona, which is a neighbor on the same stretch of easement.

There were no more questions for staff, the floor was opened to the applicant for comment.

Will Toms, 6085 Leupp Road Flagstaff Arizona, stated that he and Ms. Toms are directors at the Youth with a Mission. They have been in Arizona for 22 years, which includes time on the Hopi Reservation. He gave a history of how they became to own this property and the work that they do as a Christian mission organization working with indigenous people, from all over the world. Mr. Toms stated that they do not want to be a commercial operation, their staff are volunteers and they raise their own support.

Chairman Walters asked Mr. Toms to read the conditions and see if he approves. Mr. Toms reviewed the conditions and would like condition number seven explained (The total occupancy of the facility for day-use activities shall not exceed forty (40) people. The total overnight occupancy of the facility shall not exceed twenty-two (22)
people). He also talked about working with the County on the wastewater system, they are well within the limits, and there will be no additional impact.

Ms. Davis clarified that staff is not wanting to limit the number of retreats, seminars or schools. They are asking to limit the day use occupancy or overnight occupancy; it can be done 365 days out of the year as long as they do not go over the occupancy limits.

Mr. Toms also asked for condition number twelve (School sessions, retreats, and seminars may be held onsite as facilitated by YWAM, with no more than one type of activity held in any 24-hour period. No other activities shall occur at this facility except those expressly permitted) to be clarified. Ms. Davis explained that talking with the Environmental Quality Division, for the septic constraints, you cannot have a school and a seminar happening simultaneously.

Mr. Toms stated that he agrees with the conditions listed in the staff report but would like the expiration to be more than five years.

Chairman Walters asked if the applicant comes back to renewal, can it be administratively approved. Mr. McNeely replied that as long as there were no changes to the conditions or complaints, then yes it could be administratively approved.

There were no questions for staff, the floor was opened to the public to speak.

Derek Swire, 12410 E Comstock Dr. Flagstaff Arizona, stated that he is one of their neighbors and has known the applicant for nine years. They are wonderful neighbors, very welcoming, quiet and no upheaval of problems.

Fernando Rodriguez, 12455 Comstock Dr. Flagstaff Arizona, stated that he has been a neighbor for about six months. They are very quiet and he supports this CUP.

Ginny Beitt, 4505 E Coldstream Flagstaff Arizona, stated that she is in real estate and helped them get their original CUP. They take care of the property and their neighbors. She stated that if they have events in the evenings everyone is told to keep the noise level down and be considerate of the neighbors.

Millie Toms, 6075 Leupp Rd. Flagstaff, Arizona, stated that she is Mr. Toms wife, and is very thankful that they are allowed to do this kind of training. She explained the work they are doing with the Hopi reservation and hope to be doing this for another thirty years.

The following speakers are staff or participants in the program; they all had supportive things to say about this program. The staff members explained that in orientation they state the rules; one of which is to treat the neighbors with respect and to keep the noise down. The program participants explained that this program has helped them in their worst times and has given them hope and purpose in their lives.
Lorenda Maktima, 1385 W University #151 Flagstaff Arizona, stated she is enrolled in the Disciple Training School along with her children.

Raissa Santos, 6175 Luepp Rd. Flagstaff Arizona, stated she works on the staff and in charge of some of the trainings.

Silvana Silva, Estrada Do Belmont, KM8 P.Veffo Brazil, stated she has worked with Youth with a Mission for over 25 years.

Steve Learned, 15440 Xkimo St. Ramsey Minnesota, stated that he is a recent staff member.

Matthew Pierce, 209 Monte Vista Dr. Gunnison Colorado, stated that he is a staff member.

Martha Jones, 6085 Luepp Rd. Flagstaff Arizona stated that she is a Disciple Training School student. She explained that they have chores every day and learn to respect and keep up the land.

Alicia Valenzuela, 6085 Luepp Rd. Flagstaff Arizona, stated that she became a member after moving in with her aunt, due to her mother and grandfather passing away.

Felicia Knoth, 6085 Luepp Rd. Flagstaff Arizona, stated that she has been involved with Youth with a Mission for over 25 years.

Elnora Monongye, Po Box 54 Hotevilla Arizona, stated that she has gone through the program and now works as a staff member. She has also translated the bible into the Hopi language.

Cleber Santos, 6175 Luepp Rd. Flagstaff Arizona, stated that he is a one of the leaders at the Disciple Training School and they help people discover their purpose in life.

Chairman Walters asked for Mr. Toms to come back to the podium. He stated that the public was very powerful, and they have a great mission. Mr. Toms replied that they are showing people they can follow a unique Christian path no matter which tribe or background you are from.

There were no more public to speak on this case, and the floor was opened to Commission for discussion.

Commissioner Best stated that after reading bad news in the newspaper daily, it is nice to hear when good things are happening in our County. He can make the findings to support this case.
Commissioner Mayer thanked everyone for speaking and stated it shows it’s an outstanding organization. He can make the findings to approve this renewal.

Commissioner Burton stated that it sounds like the neighbors love having them as neighbors and can make the findings.

Commissioner Ontiveros stated that she went to the property prior to the last CUP hearing and received an understanding on the lay of the land and what happens with this organization. She stated she was very happy to hear the remarks and that there were no contentious statements, which shows they are doing something right. She can make the findings to approve this.

Commissioner Ruggles stated that he was also here for the last meeting and the contentious statements were because of the previous owners. There haven’t been any problems in the last five years. He can make the findings to support this CUP.

Commissioner Clifford stated that he has been on this property multiple times. He liked to hear that through this organization they are keeping the Hopi language going and can make the findings to support this case.

**MOTION:** Commissioner Ruggles moved to approve Case No. CUP-18-040 with the twelve conditions as stated in the staff report. Commissioner Ontiveros seconded the Motion. The Motion passed unanimously.

3. **Case No. CUP-18-042:** A request for a Conditional Use Permit to use a recreational vehicle as a permanent residence on a 1.62 acre parcel in the AR (Agricultural Residential, one acre minimum parcel size) Zone. The property is located at 2528 Mission Drive in Valle and is also identified as Assessor’s Parcel Number 501-25-022.

   **Property Owner:** Itiya Anecece and Prakash Bhayade, Flagstaff, AZ
   **Applicant:** Itiya Anecece, Flagstaff, AZ
   **County Supervisor District:** 1 (Art Babbott)

   Mr. Short summarized the staff report along with a PowerPoint presentation.

   Commissioner Best asked how they will be handling their wastewater, and if they would drive the unit to a pumping station. Mr. Short stated that it must be approved by the Environmental Quality Division. In this case they are proposing that there is a tank that collects the wastewater that will be carried off on a caddy and dumped at an RV dump station. The Building and Environmental Quality Division have approved the composting toilet she is proposing.

   There was no further question for staff, the floor was opened to applicant for comment.
Itiya Aneece, 1201 E Ponderosa Pkwy Apt. 139 Flagstaff Arizona, explained that the person that mailed in the letter with concerns lives in Phoenix year around. Commissioner Ruggles asked if the solar panels will be her main source of electrical power. Ms. Aneece asked that they also would like to have an electrical generator. Commissioner Ruggles asked how much they anticipate operating the generator. Ms. Aneece replied that want to upsize the solar panels in the future, so they will not need the generator that often.

Chairman Walters asked if she has read the staff report and agreed. Ms. Aneece replied that she agreed.

There were no further questions for the applicant and no public to speak on this case, the floor was opened to the Commission for discussion.

Commissioner Clifford asked Ms. Aneece where she plans on dumping their waste. Ms. Aneece replied that there is an RV Park right across the street from them that she has asked to use. Commissioner Clifford stated that he can make the findings to approve this case.

Commissioner Ruggles stated that he ran sample calculations on her generator system and if there were any close neighbors, he would suggest a masonry enclosure. For reference, at the property lines the no-load sound level condition for operation of that generator would be 50-55 DBA. Commissioner Ruggles stated that he can make the findings.

Commissioner’s Ontiveros, Burton and Mayer stated that they can make the findings to approve this case.

Commissioner Best thanked the applicant for coming in and getting a CUP, and he indicated that he can make the findings to approve.

MOTION: Commissioner Ontiveros moved to approve Case No. CUP-18-042 with the three conditions as stated in the staff report. Commissioner Burton seconded the Motion. The Motion passed unanimously.

4. Case No. CUP-18-043: A request for a Conditional Use Permit renewal (of CUP-13-022) for a 94-foot wireless telecommunications facility with modifications to install additional equipment on a portion of a .96 acre parcel in the PS (Public and Semi-Public) Zone. The parcel is located at 475 E Pinewood Blvd in Munds Park and is also identified as Assessor’s Parcel Number 400-40-021A.
Property Owner: Pinewood Volunteer Fire Association, Munds Park, AZ
Applicant: Crown Castle, Chandler, AZ
Representative: Alexa Rhyme
County Supervisor District: 3 (Matt Ryan)
Mr. Schwartz summarized the staff report along with a PowerPoint presentation. He would like to change condition number six that states “This use permit shall be valid for a period of five years to expire January 30, 2024, before which time a new application shall be submitted for renewal if continuation of the use is desired” to a period of ten years expiring in 2029.

Commissioner Ruggles asked if condition number four was discussed with the applicant. Mr. Schwartz replied that it was not discussed with the applicant, but the company should easily be able to change the color.

There were no more questions for staff, the floor was opened to the applicant for comment.

Alexa Rhyme, 2055 S Stearman Chandler Arizona, representative for Crown Castle, stated that they agree with all the conditions listed in the staff report. She asked about the landscaping replacement listed in the conditions, would they be required in maintaining it or just replanting.

Chairman Walters asked if they understood the new color of the monopole condition. Ms. Rhyme replied that there will be no problem in painting the pole.

There were no further questions for the applicant and no public to speak on this case, the floor was opened to the Commission for comment.

Commissioner Ruggles stated that he has visited the site multiple times, a black monopole contrasts with a blue sky. This is an open area and the antenna array that is currently there is either the metallic supports, galvanize or aluminum (light grey color). He stated that the proposed ray is much larger than what is there, and a flat black will contrast with a cloudy or bright blue sky in an open area. Commissioner Ruggles stated that when the Navy was looking at colors for their ships, they looked for a color that gave the lowest contrast with a very open area. They came up with battleship grey; haze grey, which works better than camouflage. He suggests changing the color to light to medium grey, a lot of the poles come in this color during manufacturing.

The Commission discussed what the new condition should state, “color determined by staff”.

Commissioner Best stated it should state “shall be a color approved by staff”.

Commissioner Ruggles stated “All new equipment on the tower including arrays, antennas, microwaves, etc. shall be of a color as specified by the Director of Community Development.”

The rest of the Commissioners can agree with the new wording and can make the findings to approve this case.
MOTION: Commissioner Ruggles moved to approve Case No. CUP-18-043 modifying condition number four to read “All new equipment on the tower including arrays, antennas, microwaves, etc. shall be a color as specified by the Director of Community Development.” and modifying condition number six to state “This use permit shall be valid for a period of ten years to expire January 30th, 2029, before which time a new application shall be submitted for renewal if continuation of the use is desired”. Commissioner Best seconded the Motion. The Motion passed unanimously.

5. Case No. ZC-18-011: A request for a Zone Change from the RS-4 (Residential Single-Family, four-acre minimum parcel size) Zone to the RS-1 (Residential Single-Family, one acre minimum parcel size) Zone on two parcels totaling 8.23 acres. The subject properties are located at 2861 and 2875 Kona Trail in Kachina Village and are identified as Assessor’s Parcel Numbers 116-17-007 and 116-17-008.

Property Owner: Michael Bode, Tempe, AZ
Applicant: Stephen Palmer, Flagstaff,
County Supervisor District: 3 (Matt Ryan)

Ms. Davis summarized the staff report along with a PowerPoint presentation.

There were no questions for staff, the floor was opened to the applicant for comment.

Chairman Walters asked how the feet or bounds of the spring are being determined. Ms. Davis replied that she would need to consult with the surveyor who would be performing the survey and asking a hydrologist.

Ms. Davis stated the applicant or representative could not attend but does agree with the conditions listed in the staff report.

The floor was opened to the public for comment.

Dirch Foreman, 3350 Old Munds highway, Flagstaff, Arizona, Fire Chief for Highlands Fire, stated that in the staff report it states Summit fire, this should be changed to Highlands Fire District. He requests that the annexation occur with the entire parcel as it sits before the split. Mr. Foreman stated that on November 20th, 2018, his district sent all the annexation paperwork completed to the property owner and is awaiting his signature.

Doug Burke, 2722 Kachina Trl., Flagstaff, Arizona, stated that he is a home owner across the canyon from this property. He stated that he attended the public meeting and spoke with the applicant, he understood that the applicant was only splitting off the one acre around the house. Mr. Burke stated that the County recommended to not do any spot divisions and are the ones proposing the multiple parcels. He also asked what the owners are proposing for their fire wise plan.
Ms. Davis explained that the County worked with the applicant to develop this proposal, spot zoning is not favored in the County and they were looking for a larger development plan. They requested to be shown what is possible; this does not mean it will happen exactly this way. She stated that if the applicant does obtain this zoning, the applicant does not have to split the property or do anything. The County is not telling the applicant that he has to split his property this many times or this many ways, but saying to show a plan with the possibilities of what this property could be.

Eric Gold, 2791 Kachina Trl., Flagstaff, Arizona, stated that he lives across the street. He asked if the higher density does pass, where the access to the lots will come from; Kachina Trl. or Kona. The Commission replied that the staff report states Kona Trl.

Andrea Graber, 2749 Tolani Trl., Flagstaff, Arizona, stated that her property is right across the drainage that is mentioned in the staff report. She showed the Commission a picture on her phone of a picture of the snow from her back deck. Ms. Graber explained that her property hits at the bottom of the creek and has at least one spring. Her concern is losing her view of the creek and trees. If eight one-acre parcels were developed, she thinks the area she looks at will be gone. Chairman Walters asked her how big her parcel was. Ms. Graber replied an acre and a half. Mr. Furuya stated that her lot is 22,330 square feet.

Susan Williams, 2646 Nakai Trl., Flagstaff, Arizona, stated that no one is objecting to splitting off the one acre around the house, they are objecting to splitting it off more. She is also concerned about losing the view due to more buildings going up in the open space. Chairman Walters asked how large their lots were. Mr. Furuya replied that her lot is 8,580 square feet.

Joseph Anderson, 2646 Nakai Trl., Flagstaff, Arizona, stated he agrees with the previous speakers. He stated that they have the County saying they want to increase the density, but the community is saying they love looking to the east to see the forest and all the different animals walking through the property. He doesn’t think the increase in density will support quality of life for the community.

There were no more public members to speak; the floor was closed and opened to the Commission for discussion.

Commissioner Best stated that the two policy documents that govern what they do are the Flagstaff Regional Plan and the County Comprehensive Plan. He stated that the County Comprehensive Plan is a conservation-based document, but they both recognize conservation values strongly. The Commission’s job is to balance those values and sometimes they are in conflict. The conflict presented today is that they have chosen infill over sprawl; it is appropriate and written in the Regional plan. Commissioner Best stated that he is sensitive to what the neighbors are saying but the owner of a private property has the right to proceed. The important thing to him is the conservation asset: the spring, especially since the spring is the headwaters for Pumphouse Creek and ultimately down
to Oak Creek Canyon. If the property owner/applicant just wants to break out that one acre, he can make an exception if in the long run they can preserve the spring and its water course. Commissioner Best recommended they continue the case until the owner/applicant can attend and asked staff to work with the applicant to permanently preserve the spring.

Commissioner Mayer stated that given the statements, he can see all sides. We live in this area for a certain lifestyle and he would like to conserve what’s possible. He also recommends continuing until the applicant can attend to explain what his future plans are for the property.

Commissioner Burton stated that she does not have any issues with the applicant splitting off the one acre but would also like to hear what the applicant’s ideas are for the future of the property.

Commissioner Ontiveros asked where the spring is and who is going to determine where it is; this will help them know exactly what they are dealing with. She stated that she appreciates all the comments from the community members, but she needs to balance that with the rights of the property owner. The analysis that is written in the report is very good and their decision always needs to go back to the three Findings of Fact, which guides their decisions. Commissioner Ontiveros stated that she is unable to make those Findings (Finding number 3 “That the change will not adversely affect the established character of the surrounding neighborhood nor be detrimental to adjacent properties.”) tonight because she does not know exactly where the spring is located. She also recommends a continuance to allow the applicant to find out where the spring is and get the property annexed into Highland Fire district.

Commissioner Ruggles stated that he concurs with Commissioner Ontiveros about the continuance of the case and the balance between the community and property owner.

Commissioner Clifford stated that he agrees with his fellow Commissioners to continue this case; they have a lot of questions (spring, fire annex) that need to be answered by the applicant.

Chairman Walters gave a history about working with a contractor in this area fifty years ago. He stated that the expectation of having open space in this area for the smaller properties is not reasonable because of the zoning. The situation happens where they become accustomed with open space, but it is someone’s private property that has overlay zoning rights. Chairman Walters explained that in the Zoning codes and Regional plan there are protections for slope, protections for water resources and protections for riparian areas. The staff report has a lot of important details, but it is also missing details such as where the spring is; they come out of the ground based on an impervious surface and they seep out of the ground. He stated that the spring area could be the entire rock ledge that comes out of the side of the slopes; there needs to be some hydrologic studies done by somebody with expertise, like Dr. Abe Springer who works with the Museum of Northern Arizona and NAU. Chairman Walters stated they were also given the slope
resources, but he cannot properly identify the slope resources that could be protected. If they are going to go forward with the proposed zoning, he would like to see: building envelopes, sizes of the building envelopes, the entire property before its split be annexed into the fire district and into KVID. This way the Commission will know there are adequate resources to provide both sewage and water supply, which you need to fight fires in a heavily treed area. Chairman Walters stated a continuance is required for the applicant to provide these answers and data for the Commission.

The Commissioners discussed how long the continence should be to allow the applicant to get the data and information needed.

**MOTION:** Commissioner Best moved to continue Case No. ZC-18-011 for ninety days to the April 24th, 2019 meeting. Commissioner Mayer seconded the Motion. The Motion passed unanimously.

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

There was no public to speak.

The meeting adjourned at 7:50pm

Chairperson, Coconino County
Planning and Zoning Commission

ATTEST:

Secretary, Coconino County
Planning and Zoning Commission
MEMORANDUM

Date: February 27, 2019
To: Planning and Zoning Commission
From: Department of Community Development

Case No. ZC-18-006 and SUB-18-006: A request for a Zone Change from G (General, 10 acre minimum parcel size) Zone to PRD (Planned Residential Development) Zone and a 38-lot Subdivision Preliminary Plat on six parcels including a total of 89.16 acres. The properties are located on Harkey Ranch Road north of Route 66 and west of Flagstaff Ranch Road. They are identified as Assessor’s Parcel Numbers 116-04-034, 116-04-004D, 116-05-003B, 116-05-003D, 116-05-003E, and 116-05-003F.

Property Owner: Willard W Harkey Family Revocable Trust, Phoenix, AZ
Property Owner: Harkey F Survivor’s Trust, DTD, Phoenix, AZ
Property Owner: SWH Development, LLC, Phoenix, AZ
Property Owner: L & K Sunflower, LLC, Phoenix, AZ
Property Owner: Alkaid Properties, LLC, Flagstaff, AZ
Property Owner: DSM & R, LLC, Phoenix, AZ
Applicant: Woodson Engineering, Flagstaff, AZ
Representative: Rick Schuller, Flagstaff, Arizona
County Supervisor District: 1 (Art Babbott)

The applicant has met with neighbors on several occasions and has adjusted the design of the subdivision. A new conceptual plan has been provided showing one property has been removed and the total number of lots has been reduced to 38. The applicant has requested a 90-day continuance until the regularly scheduled meeting of the Commission on May 29, 2019 to allow for completion of a new preliminary plat based on the new conceptual design. The applicant would like to reserve the right to an earlier hearing date if a complete submittal is provided. Staff recommends a 90-day continuance.

[Signature]
Jess McNeely, AICP, Assistant Director
Prepared by Bob Short, Principal Planner

Attachment: Continuance Request dated 02/13/19
Bob, We would like to formally request a continuance for 90 days from the February Planning and Zoning meeting to insure we get all the needed information to you.
Thanks,
Jim Gilliland
928-863-0854

On Mon, Feb 11, 2019 at 4:39 PM Jim Gilliland <jjgill4@gmail.com> wrote:
Hello Bob,
I want to request a continuance for the March 27, 2019 Planning and Zoning Commission meeting.
Please let me know if you have any questions.
Thanks,
Jim Gilliland

On Mon, Jan 28, 2019 at 4:32 PM Short, Bob <bshort@coconino.az.gov> wrote:

Hello Guys,

Your case was continued until February 27, 2019, and that means you are on the study session agenda for Wednesday, January 30. What kind of progress have you made that I might shall with the Commission?

Thanks,

Bob Short
Principal Planner
Community Development
Phone: 928-679-8874
bshort@coconino.az.gov
www.coconino.az.gov
MEMORANDUM

Date: February 15, 2019

To: Planning and Zoning Commission

From: Department of Community Development

Case No. ZC-18-009: A request for a Zone Change from the OS (Open Space) Zone to the G (General, ten acre minimum parcel size) Zone on two parcels totaling 425.6 acres. The subject properties are located approximately two miles north of Clint’s Well and are identified as Assessor’s Parcel Numbers 402-31-007 and 402-31-008C.

Property Owner: Clear Creek 820, LLC, Phoenix, AZ
Applicant: Richard Schust, Phoenix, AZ
County Supervisor District: 4 (Jim Parks)

After legal noticing of the case staff realized that the above referenced parcels numbers had changed. Apparently, and without notice to staff and without applying for the required Land Division Permits, the applicant had begun selling off some land to the adjacent Happy Jack Lodge. Community Development staff contacted County Attorney staff who noted that the case would need to be renoticed with a proper legal description of the property reflecting the new parcel numbers involved.

Respectfully submitted,

[Signature]

Jess McNeely, AICP, Assistant Director
Prepared by Zach Schwartz, Senior Planner
Executive Summary

Conditional Use: Wireless Telecommunications Facility
Supervisor District: 4 (Jim Parks)
Owner: Department of State Lands, Phoenix, AZ
Applicant: ATFAB Wireless Properties—Julie Cocca, Tempe, AZ
Representative: New Cingular PCS (AT&T Mobility), Mesa, AZ
Location: On State Trust Land 1.5 miles south of the Twin Arrows Casino and 500 feet west of Pollack Ranch Road on State Trust Land in Section 6, Township 20 North, Range 11 East, and also located in Assessor’s Book 406, Map 5
Current Zoning: G (General) Zone
Project/Development Description: Conditional Use Permit renewal (of CUP-13-032) for a wireless telecommunications facility with a 70 foot utility pole used as a cell tower and a 20 foot pole with an eight foot microwave dish on two lease areas. The permit expired on August 27, 2018, which precludes administrative approval of the conditional use permit.
Aerial Photo

Photos showing the electric pole used as a cell tower and the pole containing the microwave dish
Recommendations and Findings of Staff

Findings of Fact: Staff is able to make all four required Findings of Fact consistent with the original approval with the recommended conditions.

Recommendation: Staff recommends approval of CUP-19-001 subject to the five conditions:

1. The height of the cell tower pole shall be limited to 70 feet, and the antennas shall be flush mounted. The pole shall be rust colored, and the antennas shall be painted to match the pole color.

2. The height of the pole containing the microwave dish shall be limited to 20 feet, and the diameter of the microwave dish shall be limited to 8 feet. The pole and microwave dish shall be painted an earth tone or a rust color to match the current poles, and shall be approved by the Community Development Director. The microwave must be painted within 60 days of approval of the conditional use permit.

3. There shall be no lights on the poles.

4. If the poles becomes obsolete, the applicant shall remove them within 60 days of termination of use.

5. This use permit shall be valid for a period of ten years to expire February 27, 2029, before which time a new application shall be submitted for renewal if continuation of the use beyond the expiration date is desired.

Surrounding Land Uses

The subject property consists of two small adjacent lease areas (10’ x 20’ and 14’ x 27”) including the wireless telecommunications poles, ground mounted cabinets, and a small transformer. There is a 69 kV line that runs from east to west very near the lease areas. The property is on located on large State Trust Land parcel with no development nearby. The Twin Arrows trading post that has been closed for a number of years is located to the north on Interstate 40 west of the interchange and a single family dwelling is located east of the interchange. The Twin Arrows Casino and a handful of other residences are located on the north side of the interstate.

Background

The applicant’s brief narrative has been attached as Exhibit 1, and the resolutions for the previous CUPs related to this application are attached as Exhibit 2. In 2003, the Planning and Zoning Commission approved UP-03-26 to allow a 70-foot tall wireless telecommunications
facility on a utility pole. Pursuant to the approved CUP, there were only two antennas mounted on top of the utility pole. In 2012 there was a request to modify this CUP to replace two existing antennas on this tower with six new UMTS antennas under CUP-12-031. Another request earlier in 2012 from a different contractor was to install an 8’ diameter microwave dish to be mounted on a 20’ pole in an expanded lease area under CUP-12-006.

Staff combined these two CUPs, and the cell tower and microwave dish were renewed together as CUP-13-032 on August 27, 2013. This CUP expired on August 27, 2018 prior to being renewed resulting in the need to reapprove the CUP through the hearing process. Upon visiting the site, staff noted that the microwave dish was not painted an earth tone or a rust color to match the current poles as was required under CUP-12-006. Since it was not yet installed when the renewal was approved in 2013 (CUP-13-032), staff did not observe this when visiting the site at that time. Staff has included a condition indicating the microwave must be painted a rust color within 60 days of approval. However, the microwave is 20 feet in height, and although visible, it is not readily noticeable from Interstate 40. If the Commission believes the application meets the Findings without requiring the microwave to be painted, this requirement can be removed. The applicant has requested a ten-year term for this application, which is the maximum term for a wireless telecommunications facility. Staff supports this request.

Public Participation

Property owners within 300 feet have been notified of this application, and no comments have been received by staff. This is an existing facility, and the requirement for a public participation report has been waived by the Director.

Respectfully submitted,

Jess McNeely, AICP, Assistant Director
Prepared by Bob, Principal Planner

Attachments:

Exhibit 1: Applicant’s Narrative
Exhibit 2: Resolutions 2362, 3186, 3219, and 3263
Exhibit 1:
Applicant’s Narrative
NARRATIVE:

Date: Dec. 10, 2018

REQUEST FOR CUP RENEWAL: CUP-12-006/CUP-12-031/CUP-13-032
WIRELESS COMMUNICATION FACILITY (WCF)

APPLICANT: AT&T MOBILITY

APPLICANT CONTACT INFORMATION:
ATFAB WIRELESS PROPERTIES – JULIE COCCA
2111 E Baseline Road Suite A6
Tempe, AZ 85283
602-421-4885 Cell

Land Owner: Arizona State Trust Land
Site Address: Unaddressed parcel located on AZ State Trust Land – T20N R11E SEC6- approx. 1.5 miles S of Twin Arrows Casino /Book 406- Map 5

Zoning: General
Existing Land Use: APS Substation

Request:
AT&T Mobility is requesting Coconino County Community Development approval to renewal conditional Use Permit for the existing Wireless Communication Facility (WCF). The current permit expired on August 27, 2018.

Currently there are no changes being made at location during this renewal request. This WCF continues as a critical site for AT&T Mobility network for coverage of I-40 and surround areas.

There are no changes or impact to traffic.
There are no changes or impact to surrounding properties.
There are no changes to FCC Emissions or Compliance.
There are no changes to Public Utilities and Services.

This WCF remain in compliance with all State and Local codes.

Thank you very much for your consideration of this request to renew the permit at this location.

Sincerely,

Julie Cocca
ATFAB Wireless Properties on behalf of AT&T Mobility
Senior Project Manager
Exhibit 2:
Resolutions 2362, 3186, 3219, and 3263
RESOLUTION NO. 2362

A RESOLUTION OF THE
COCONINO COUNTY
PLANNING AND ZONING COMMISSION

GRANTING A CONDITIONAL USE PERMIT

The Planning and Zoning Commission of Coconino County does resolve as follows:

SECTION 1: The Planning and Zoning Commission does hereby find and determine that an application was duly initiated by AT&T Wireless, Phoenix, AZ (Case No. UP-03-26), with respect to the real property described as follows:

200 square foot easement on state land approximately one-half mile south of Interstate 40 at the Twin Arrows interchange adjacent to an Arizona Public Service substation, located on May 5, Assessor’s Book 406,

requesting a Conditional Use Permit for a wireless communications facility (70-foot monopole); that a hearing was duly set for Tuesday, August 26, 2003, at 5:00 P.M. in the Board of Supervisors' Meeting Room, County Administrative Center, 219 East Cherry Street, Flagstaff, Arizona; and a notice of the date, time, place and purpose of aforesaid hearing was posted in the area; that a hearing was duly held at aforementioned time and place.

SECTION 2: The Planning and Zoning Commission further finds and determines that facts DO exist as required in the Coconino County Zoning Ordinance justifying the granting of a Conditional Use Permit Case No. UP-03-26.

SECTION 3: Based on the aforementioned findings, the Commission hereby GRANTS with respect to the property described in Section No. 1 above, a Conditional Use Permit subject to the following conditions:

1. The height of the pole shall be limited to 70 feet, and the antennas shall be flush mounted as shown on the elevations submitted with the application.

2. The pole shall be a rust colored steel pole as proposed. The antennas shall be painted to match the pole color.

3. There shall be no lights on the pole.

4. A building permit shall be obtained prior to the initiation of construction.

5. This use permit shall be valid for a period of five years to expire August 26, 2008, before which time a new application shall be submitted for renewal if continuation of the use beyond the expiration date is desired.
6. If the pole becomes obsolete, the applicant shall remove it within 60 days of termination of use.

SECTION 4: This action shall become final fifteen (15) days after the date of adoption of this Resolution unless during that time a written appeal is taken to the Coconino County Board of Supervisors.

SECTION 5: The Secretary shall certify to the adoption of this Resolution and shall transmit a copy to the applicant(s).

ADOPTED and APPROVED this 26th day of August, 2003.

[Signature]
Chairman, Coconino County Planning and Zoning Commission

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning and Zoning Commission of Coconino County at a regular meeting thereof held the 26th day of August, 2003 the following vote of the Commission:

AYES: Sacher, Crosman, Buzzard, Cooper, Taylor

NOES: None

ABSTENTIONS: None

ABSENT: Barotz, Flores, Garcia, Shughart

[Signature]
Secretary, Coconino County Planning and Zoning Commission
RESOLUTION NO. 3186

A RESOLUTION OF THE
COCONINO COUNTY
PLANNING AND ZONING COMMISSION

GRANTING CONDITIONAL USE PERMIT RENEWAL

The Planning and Zoning Commission of Coconino County does resolve as follows:

SECTION 1: The Planning and Zoning Commission does hereby find and determine that an application was duly initiated by Coal Creek Consulting for AT&T, Tempe, Arizona (Case No. CUP-12-031), with respect to the real property described as follows:

A 10 foot x 20 foot lease area on State Trust Land in the General Zone located approximately one half mile south of Twin Arrows in Assessor’s Book 406 Map 5, requesting Conditional Use Permit renewal (of UP-03-26) for a 70-foot wireless communications facility and modification to replace two existing antennas with six new UMTS antennas, that a hearing was duly set for Tuesday, June 26, 2012, at 5:30 P.M. in the Board of Supervisors’ Meeting Room, County Administrative Center, 219 East Cherry Street, Flagstaff, Arizona; and a notice of the date, time, place and purpose of aforesaid hearing was posted in the area; that a hearing was duly held at aforementioned time and place.

SECTION 2: The Planning and Zoning Commission further finds and determines that facts DO exist as required in the Coconino County Zoning Ordinance justifying the granting of a Conditional Use Permit Case No. CUP-12-031.

SECTION 3: Based on the aforementioned findings, the Commission hereby GRANTS with respect to the property described in Section No. 1 above, a Conditional Use Permit subject to the following conditions:

1. The height of the pole shall be limited to 70 feet, and the antennas shall be mounted as shown on the elevations and photo simulations submitted with the application.

2. The pole shall be a rust colored steel pole as proposed. The antennas shall be painted to match the pole color.

3. There shall be no lights on the pole.

4. A building permit shall be obtained prior to the initiation of construction and prior to the installation of any new antennas and/or equipment.

5. If the pole becomes obsolete, the applicant shall remove it within 60 days of termination of use.
6. This use permit shall be valid for a period of fourteen months to expire August 26, 2013, before which time a new application shall be submitted for renewal if continuation of the use beyond the expiration date is desired.

SECTION 4: This action shall become final fifteen (15) days after the date of adoption of this Resolution unless during that time a written appeal is taken to the Coconino County Board of Supervisors.

SECTION 5: The Secretary shall certify to the adoption of this Resolution and shall transmit a copy to the applicant(s).

ADOPTED and APPROVED this 26th day of June, 2012.

[Signature]
Chairperson, Coconino County Planning and Zoning Commission

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning and Zoning Commission of Coconino County at a regular meeting thereof held the 26th day of June, 2012, by the following vote of the Commission:

AYES: Buzzard, Best, Doggett, Ontiveros, Ruggles, Sacher, Walters

NOES: None

ABSTENTIONS: None

ABSENT: Baca, Williams

[Signature]
Secretary, Coconino County Planning and Zoning Commission
RESOLUTION NO. 3219

A RESOLUTION OF THE
COCONINO COUNTY
PLANNING AND ZONING COMMISSION

GRANTING A CONDITIONAL USE PERMIT

The Planning and Zoning Commission of Coconino County does resolve as follows:

SECTION 1: The Planning and Zoning Commission does hereby find and determine that an application was duly initiated by Quinn United Enterprises for AT&T, Anthem, Arizona (Case No. CUP-12-12-006), with respect to the real property described as follows:

A 580 square foot easement on state land located adjacent to an Arizona Public Service substation about one-half mile south of Interstate 40 at the Twin Arrows interchange and located on Map 5, Assessor’s Book 406,

requesting a Conditional Use Permit to allow a 20 foot tall monopole with a microwave dish for wireless communications on a site with existing communications facilities, that a hearing was duly set for Tuesday, October 30, 2012, at 5:30 P.M. in the Board of Supervisors’ Meeting Room, County Administrative Center, 219 East Cherry Street, Flagstaff, Arizona; and a notice of the date, time, place and purpose of aforesaid hearing was posted in the area; that a hearing was duly held at aforementioned time and place.

SECTION 2: The Planning and Zoning Commission further finds and determines that facts DO exist as required in the Coconino County Zoning Ordinance justifying the granting of a Conditional Use Permit Case No. CUP-12-006.

SECTION 3: Based on the aforementioned findings, the Commission hereby GRANTS with respect to the property described in Section No. 1 above, a Conditional Use Permit subject to the following conditions:

1. The height of the pole shall be limited to 20 feet, and the diameter of the microwave dish shall be limited to 8 feet.

2. The pole and microwave dish shall be painted an earth tone or a rust color to match the current poles, and shall be approved by the Community Development Director.

3. There shall be no lights on the pole.

4. All necessary building permits shall be applied for and diligently pursued prior to the initiation of construction.
5. This use permit shall be valid for a period of eight months and expire August 26, 2013, in order to coincide with the expiration of CUP-12-031. Before the expiration of this permit, a new application shall be submitted for renewal, if continuation of the use beyond the expiration date is desired.

6. If the pole becomes obsolete, the applicant shall remove it within 60 days of termination of use.

SECTION 4: This action shall become final fifteen (15) days after the date of adoption of this Resolution unless during that time a written appeal is taken to the Coconino County Board of Supervisors.

SECTION 5: The Secretary shall certify to the adoption of this Resolution and shall transmit a copy to the applicant(s).

ADOPTED and APPROVED this 30th day of October, 2012.

[Signature]
Chairperson, Coconino County Planning and Zoning Commission

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning and Zoning Commission of Coconino County at a regular meeting thereof held the 30th day of October, 2012, by the following vote of the Commission:

AYES:   Buzzard, Best, Doggett, Ruggles, Sacher, Walters, Williams

NOES:   None

ABSTENTIONS:   None

ABSENT:  Ontiveros

[Signature]
Secretary, Coconino County Planning and Zoning Commission
RESOLUTION NO. 3263

A RESOLUTION OF THE
COCONINO COUNTY
PLANNING AND ZONING COMMISSION

GRANTING CONDITIONAL USE PERMIT RENEWAL

The Planning and Zoning Commission of Coconino County does resolve as follows:

SECTION 1: The Planning and Zoning Commission does hereby find and determine that an application was duly initiated by Quinn United for AT&T, Anthem, Arizona (Case No. CUP-13-032), with respect to the real property described as follows:

One 10' x 20 and one 14' x 27' lease areas located on State Trust Land in the General Zone located approximately one-half mile south of Twin Arrows in Assessor’s Book 406 Map 5.

requesting Conditional Use Permit Renewal (of CUP-12-031) for a 70-foot wireless communication facility, that a hearing was duly set for Tuesday, August 27, 2013, at 5:30 P.M. in the Board of Supervisors’ Meeting Room, County Administrative Center, 219 East Cherry Street, Flagstaff, Arizona; and a notice of the date, time, place and purpose of aforesaid hearing was posted in the area; that a hearing was duly held at aforementioned time and place.

SECTION 2: The Planning and Zoning Commission further finds and determines that facts DO exist as required in the Coconino County Zoning Ordinance justifying the granting of a Conditional Use Permit Case No. CUP-13-032.

SECTION 3: Based on the aforementioned findings, the Commission hereby GRANTS with respect to the property described in Section No. 1 above, a Conditional Use Permit subject to the following conditions:

1. All conditions of CUP-12-006 and CUP-12-031 shall remain in full effect except as modified herein.

2. A building permit shall be obtained prior to the initiation of construction of the 20' pole with mounted microwave dish prior to its installation.

3. If the pole becomes obsolete, the applicant shall remove it within 60 days of termination of use.

4. This use permit shall be valid for a period of five years to expire August 27, 2018, before which time a new application shall be submitted for renewal if continuation of the use beyond the expiration date is desired.
Resolution No. 3263
Case No. CUP-13-032
Page Two

SECTION 4: This action shall become final fifteen (15) days after the date of adoption of this Resolution unless during that time a written appeal is taken to the Coconino County Board of Supervisors.

SECTION 5: The Secretary shall certify to the adoption of this Resolution and shall transmit a copy to the applicant(s).

ADOPTED and APPROVED this 27th day of August, 2013.

[Signature]
Chairperson, Coconino County Planning and Zoning Commission

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning and Zoning Commission of Coconino County at a regular meeting thereof held the 27th day of August, 2013, by the following vote of the Commission:

AYES: Buzzard, Best, Doggett, Ontiveros, Ruggles, Walters, Williams

NOES: None

ABSTENTIONS: None

ABSENT: Sacher

[Signature]
Secretary, Coconino County Planning and Zoning Commission
AZFSU2063
TWIN ARROWS
I-40 & EXIT 219, SOUTH
TWIN ARROWS, AZ 86004
COCONINO COUNTY

SITE DIRECTIONS
DEPART 1350 W UNIVERSITY DR, MESA, AZ 85201 ON (W) UNIVERSITY DR. ACROSS "TURN RIGHT" (NO U-TURN) OVER 2. MILE MD. TAKE RAMP EXIT AZ-51 (I-17) (SAME BUF) AT EXIT 200-10, KEEP RIGHT (EXIT RAMP) KEEP RIGHT TO STAY ON RAMP. TAKE RAMP (LEFT) OFF I-17 (ARIZONA VETERANS MEMORIAL RAMP) AT EXIT 200A, TAKE RAMP (RIGHT) EXIT I-40 (SILVER HEAT TRL). AT EXIT 219, TAKE RAMP RIGHT (EXIT 40). TURN RIGHT (LOCAL RD). ARRIVE AT SITE. LANDMARK SSS.

PROJECT DESCRIPTION
1-AG-BUILT CCS

SITE AQUISITION
ASSET INVESTORS
PROPERTIES LLC
4422 1ST AVE
PHOENIX, AZ 85004
CONTACT: ALICIA CORDO
PHONE: (602) 421-8898

PROJECT DATA
ZONE:
ATN:
USE:
LEASE AREA: 50 SQ FT

PROPERTY OWNER
'10

TOWER OWNER
ASSET INVESTORS
PROPERTIES LLC
4422 1ST AVE
PHOENIX, AZ 85004
CONTACT: ALICIA CORDO
PHONE: (602) 421-8898

GENERAL NOTES
1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EXPOSURE AS EMBOSSED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY APPROVED STANDARD SETTING ENTITY, AND ANY OTHER FEDERAL, OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL ELECTRONICS TEST LABORATORY AND THE RADIO DISTRICT DURING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.

FOC COMPLIANCE
RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH THE OPERATION OF OTHER COMMUNICATION DEVICES.

APPROVAL
(REF): DATE:
(CONST): DATE:
(RE): DATE:
(LAND,LOC): DATE:

VOCATION MAP

SHEET INDEX
1-1 PROJECT INFORMATION AND DATA
1-2 AS-BUILT SURVEY
1-3 SITE PLAN
A-1 ENLARGED SITE PLAN AND ELEVATION PLAN
A-3 ELEVATIONS

DESIGNER
SINGLE SOURCE INC
22372 E 1185 S RD
AUBURN, WY 83119
CONTACT: JAMIE WARD
PHONE: (866) 910-6330

LAT/LONG: 35.718017 LAT/180.495460195

BY: DATE:
PREPARED FOR:
1350 W UNIVERSITY DR
MEAD, AZ 85201-4419

CONSULTING ENGINEER
SINGLE SOURCE INC
1350 W UNIVERSITY DR
MEAD, AZ 85201-4419

FOR REVIEW ONLY NOT FOR CONSTRUCTION

AZFSU2063
TWIN ARROWS
I-40 & EXIT 219, SOUTH
TWIN ARROWS, AZ 86004
COCONINO COUNTY

SHEET NUMBER
T-1

COP-19-001
Date: February 27, 2019
To: Planning and Zoning Commission
From: Department of Community Development
Subject: Public Hearing and consideration of Case CUP-19-002

Executive Summary

Requested Conditional Use Permit: Renewal of a 40-foot metal storage container in perpetuity
Location: APN 30108009F, 9200 Stardust Trail
Current Zoning: AR 2 ½ Zone (Agricultural Residential, 2 ½ acre minimum parcel size)
Parcel Size: 2.5 acres
Applicant/Owner: Jason and Elizabeth Sims, Flagstaff, Arizona
Supervisor District: 4, Jim Parks
Background Information:

<table>
<thead>
<tr>
<th>Surrounding Land Uses/Zoning</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>On Site</td>
<td>Residence, Barn, Container</td>
<td>AR 2 ½</td>
</tr>
<tr>
<td>North</td>
<td>Residential</td>
<td>AR 2 ½</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>AR 2 ½</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>AR 2 ½</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>AR 2 ½</td>
</tr>
</tbody>
</table>

Background and Proposed Development:

The subject property is located on Stardust Trail west of Silver Saddle Road in Doney Park. The property is 2.5 acres in size. The subject property is surrounded by residential properties with the same zoning. The subject property is developed with a house with attached garage and a 24’ x 36’ barn, as well as the container box which is the subject of this request. The property is fenced with
Staff Report  
Case No. CUP-19-002  
Page 3

chicken wire type fencing, and the box is set on a cinder pad to the side and rear of the house within a horse/mule corral. The container box and barn are painted beige, and the house is painted gray. The property is kept very neat and orderly though the box is highly visible in the middle of the corral area.

The applicant is requesting to renew their conditional use permit for the metal storage container with no expiration on the term of the permit. This request would have been eligible for administrative renewal, however a previous condition limited the term to 10 years.

A previous condition also required that the container box be painted the same color as the house, however staff does not see that the beige color conflicts with other structures on the property and thus is not recommending a condition to alter the paint color.

Public Participation:

A waiver was granted from the Citizen Participation Plan requirements. No public comments have been received by staff at the time of this writing.

Comprehensive Plan and Zoning Ordinance Analysis:

<table>
<thead>
<tr>
<th>Compliance with the Comprehensive Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Land Use: Metal Storage Container Box</td>
</tr>
<tr>
<td>Community Character Policies:</td>
</tr>
<tr>
<td>2. The County encourages private property maintenance and proactive enforcement of performance standards in residential, commercial, and industrial areas.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Compliance with the Zoning Ordinance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Section 3.10:</strong> Metal Storage Container Boxes</td>
</tr>
<tr>
<td><strong>The following standards apply to the administrative approval of a single 8x20' container:</strong></td>
</tr>
<tr>
<td>1. There shall be no signage on the Metal Storage Container.</td>
</tr>
<tr>
<td>2. The only utilities permitted shall be electricity for lights and outlets, i.e. there shall be no plumbing or mechanical. The addition of electricity requires an electric permit.</td>
</tr>
<tr>
<td>3. All containers shall be painted and maintained either the primary Structure color or a pre-approved earth-tone color consistent with the surrounding terrain prior to placement.</td>
</tr>
<tr>
<td>4. Metal Storage Containers are required to meet all development standards of the Zoning District in which they are located including Setbacks, Building separation and Structure Height.</td>
</tr>
<tr>
<td>5. Use of the unit is for the storage of personal effects owned by the property owner or tenant. There shall be no commercial use of the unit, for example rental of the unit to people not residing on the property.</td>
</tr>
<tr>
<td>6. The unit shall not be used for residential use or for the keeping of animals.</td>
</tr>
</tbody>
</table>
7. Nothing shall be stored on top of the unit.

Analysis:

Staff can make the Findings for the renewal of this Conditional Use Permit as conditioned in the staff report. Please see the photos below for additional visual analysis:

Looking west at subject property (container is in center) from Stardust Trail

Barn shown toward left with container on right, both painted a similar beige color

Findings of Fact required to approve a Conditional Use Permit:

A. That the proposed location of the Conditional Use is in accord with the objectives of this Ordinance and the purpose of the Zone in which the site is located.
B. That the proposed location of the Conditional Use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
C. That the proposed Conditional Use will comply with each of the applicable provisions of this Ordinance, except for approved variances.
D. That the proposed Conditional Use is consistent with and conforms to the goals, objectives and policies of the Comprehensive Plan or Specific Plan for the area.

Response to Findings:

A 40’ metal storage container box is allowed in the AR 2 ½ Zone with the approval of a Conditional Use Permit. The renewal of the proposed use in perpetuity is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity; it was installed with building permit BD-09-0927. The proposed Conditional Use will comply with each of the applicable provisions of this Ordinance, including zone setbacks and other standards as mentioned in Section 3.10. The proposed Conditional Use is consistent with the Comprehensive Plan policies related to property maintenance.

Conditions and Recommendation:

If the Commission can make the required Findings, staff recommends approval of CUP-19-002 subject to the following two conditions:

1. The container box shall remain in substantial compliance with the approved site plan and with the Metal Storage Container Section of the Zoning Ordinance (Section 3.10).
2. If alterations to the container box or use are desired, Community Development staff shall be consulted prior to any changes to determine if a conditional use permit modification or other permits are required.

Respectfully submitted,

[Signature]
Jess McNeely, AICP, Assistant Director
Prepared by Rachel Davis, Planner

Attachments:
Exhibit 1: Submitted Site Plan
Date: February 27, 2019  
To: Planning and Zoning Commission  
From: Department of Community Development  
Subject: Public Hearing and consideration of Case Number CUP-19-004  

Project/Development Description: A request for a Conditional Use Permit to allow additional livestock and to feed, water, and shelter livestock closer to property lines and closer to a perennial water source than is normally allowed on a 0.97-acre parcel.

Location: 3071 Kachina Trail, Lot 155 on Kachina County Club Village plat, APN# 116-15-058  
Current Zoning: AR (Agricultural Residential, one-acre minimum parcel size)
Requested Conditional Use: Per Zoning Ordinance Section 3.3.C.2.e., exceeding the number of livestock normally allowed, and operating at a closer distance to a perennial water source than normally allowed

Supervisor District: 3 (Matt Ryan)

Applicant/Owner: Kathy LeFevre, Flagstaff, Arizona

Recommendations and Findings of Staff

Staff is able to make all four Findings of Fact required for approval of the requested Conditional Use Permit. Staff recommends approval of Case Number CUP-19-004 subject to the ten (10) conditions of approval within this staff report.

Subject Property

- 0.97 acres zoned AR within Kachina Country Club Village subdivision and the Kachina Village Area Plan
- Existing residence, outbuildings, barn and fenced livestock pens
- Sloped with a portion of the property located within the Pumphouse Wash wetlands
Surrounding Land Uses

<table>
<thead>
<tr>
<th></th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>AR</td>
</tr>
<tr>
<td>South</td>
<td>Vacant</td>
<td>AR</td>
</tr>
<tr>
<td>East</td>
<td>Open Space/Recreation</td>
<td>General</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>RS-10,000</td>
</tr>
</tbody>
</table>

Background and Use Detail

The applicant’s site plan and narrative are attached as Exhibit A and B. The applicant has bred and cared for sheep on the subject parcel since 2005, calling her operation “Sheep Thrills Farm.” She is currently housing 20 sheep onsite in an 11x31’ barn, which was built by a previous owner in 1983 (permit #BD-82-0352) as a shelter for horses. The applicant’s farm is registered with the North American Shetland Sheep Breeders Association as well as the Livestock Conservancy. When she began her sheep farming operations, Shetland sheep were on the Livestock Conservancy’s endangered list, and over the years have moved to the recovering list.

Photo looking east from end of driveway; note fenced area and water on property
Photo looking east from within fenced area; note bridge over channel and water on site

The applicant provides care for the sheep, including daily manure collection, feeding nutrient-dense chaffhaye (a type of alfalfa) and orchard grass, both purchased off-site, and allowing the sheep to roam around the eastern portion of the property within fenced areas. The sheep are not allowed to roam offsite or within the adjacent County Natural Area. The applicant goes through all feed brought to the site and removes invasive weeds. Water is provided in the pens.

Photo looking south; note fence with gate and water at southeast of property
The applicant’s manure management plan includes collecting the manure manually on a daily basis through use of shovels and other equipment and composting it in a designated area behind (to the west of) the barn at the south side of the property. The applicant installed a French drain behind the barn to allow the manure storage area to drain effectively. See photo of manure area below:
The applicant states that she has a degree in Animal Sciences from the State University of New York Agricultural Colleges and is an active fiber artist, specializing in hand spinning, weaving, and knitting. The sheep are bred and sold for fiber, meat, milk, and pelts, as well as to keep as pets; they are part of the applicant’s livelihood as well as recreation and enjoyment. Neighbors and other community groups visit the Shetland flock and chickens housed onsite, as well as wild waterfowl that have habitat in the wetlands on the property and surrounding natural area.

Upon walking the site, staff found the property to be neat and well maintained, with mild livestock odors when close to the barn area and no apparent signs of overgrazing. The surrounding wetlands have a mild odor from naturally decomposing vegetation and standing water.

A wash runs through the eastern portion of the property and is part of the Pumphouse Wash wetlands, which are considered the headwaters of Oak Creek and part of the Verde River watershed. A Zoning Ordinance provision requires that animals be sheltered, watered, and fed no closer than 150 feet to a perennial water source. Various entities (Arizona Department of Water Resources, wildlife specialists, County departments) define “perennial” differently. For the purposes of this report, staff will base their analysis on a more restrictive interpretation and label the adjacent wetlands and wash as “perennial.”

The applicant installed a small bridge over the wash leading to the far eastern edge of the property. The entire property is fenced, with the eastern and southern fencing being installed by Coconino County. Cattails are growing in the wetlands adjacent the property, and the Kachina Village Improvement District (KVID) sewer line runs parallel to the eastern property line and within the wetlands. KVID is currently working with the Arizona Department of Environmental Quality (ADEQ) to address aging and broken sewer mains in the area, and the applicant has observed bubbling along the run of pipe in the wetlands. Staff contacted KVID to obtain information about the state of this sewer line and was informed that it will be due for replacement (“line in place”) in 5-7 years, and it is possible that the line off-gasses occasionally. The eastern portion of the property floods during periods of heavy rain and snow melt. The barn and manure pile are located within Flood Zone A (100-year flood elevation), with a portion of the barn located within the 10-year flood study (Zone AE) boundary.
Map depicting a portion of the subject property within Flood Zone A

Map depicting a portion of the barn within the 10-year flood study (Zone AE) boundary
Analysis

Public Participation

The applicant held a neighborhood meeting on the property on February 1, 2019 at 10:00am after mailing invitation letters and posting on her Facebook page. There were 14 people in attendance, some of who were from the local fiber guild. Per the applicant, the biggest concern expressed was that the sheep would not be able to stay and that Kachina Village’s character would “be lost,” specifically referring to an agricultural feel to the area and the ability to keep livestock and chickens in the neighborhood. 14 letters of support were received at the time of this writing, 4 of which were from property owners within Kachina Village. The applicant stated that many neighbors come to visit the sheep and enjoy learning about them and caring for them. One letter of concern was received from a neighbor roughly 450 feet away on Wakas Trail, stating noises, odors, and reduction of property value as the primary causes of concern. All public correspondence received is attached as Exhibit C. Additional correspondence is included within the Citizen Participation Plan (Exhibit D).

Findings of Fact

The Planning and Zoning Commission must make all of the following Findings of Fact in order to approve a Conditional Use Permit:

A. That the proposed location of the conditional use is in accord with the objectives of this Ordinance and the purpose of the zone in which the site is located.
B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
C. That the proposed conditional use will comply with each of the applicable provisions of this Ordinance, except for approved variances.
D. That the proposed conditional use is consistent with and conforms to the goals, objectives and policies of the General Plan or Specific Plan for the area.

Animal-Keeping and Manure Management

In many areas of the country, people are finding that even very dense land uses can be compatible with raising chickens, bees, and growing food. Many small farm animals such as pot-bellied pigs and goats have no more impact on adjacent properties than typical household pets. In addition to being able to grow food to feed their own family, residents are looking to buy and sell goods with their neighbors. (Coconino County Comprehensive Plan, page 24)
The Zoning Ordinance states that for a property at least 1 acre in size, 4 sheep may be kept onsite, and sheltered, watered, and fed no less than 55 feet from any lot line. The subject parcel is 0.97 acres in size, and in 2003 a letter was generated by Planning staff informing the owners of Lots 152-157 that, because they are over 30,000 square feet in size and were represented as “horse properties” on the original Kachina County Club Village plat, they have legal non-conforming horse privileges and are allowed up to 2 horses on each lot (see Exhibit E). When the Kachina Village subdivision was platted in the 1960s, the subject property and neighboring properties were intended for animal-keeping.

Per the United States Department of Agriculture, a typical sheep (roughly 100 pounds) produces around 3.5 pounds of manure daily, while a typical horse produces roughly 10 times that much. It is reasonable to infer that if two horses were kept on this property, as rights have already been granted to do so, that 20 sheep could be kept and would produce roughly the same amount of waste daily. Sheep have four stomachs as opposed to a horse, which has one. It is important to note that sheep manure differs from horse manure in that it has a lower odor and less moisture content, taking longer to break down and release nutrients.

According to Manure Management: Best Management Practices for Small Urban Farm/Ranch/Horse Owners published by Prescott Creeks (a non-profit dedicated to achieving healthy watersheds in Arizona), the following policies are cited:

- Animals fenced away from creeks.
- A buffer of shrubs and trees planted next to the creeks help to filter animal yard runoff.
- Manure piles moved into a covered facility for winter storage.
- Water tanks located in each paddock and away from creeks.
- Roof gutters and downspouts to divert rainwater away from the animal yard into creeks.
- Muddy areas replaced with an installation of road fabric and gravel.
- Uphill drainage diverted away from the animal yard and directly into the creeks.
- Consideration of your neighbors.

The Health District was contacted by staff regarding animal and manure management on the subject property. Applicable Health Code and Stormwater Ordinance excerpts are attached as Exhibit F, and a health inspection report from 2008 is attached as Exhibit G. Staff’s analysis includes the best practices and history listed above, as well as the Zoning Ordinance, Comprehensive Plan, and Kachina Village Area Plan, with input from Coconino County Health District, Environmental Quality Division, Engineering Division, Parks and Recreation Department, and Arizona Game and Fish Department staff (see Exhibit H).

The focus of concerns is preventing animal manure from contaminating the adjacent wetlands. Structures located within floodplains are typically elevated to at least 1 foot above the 100-year base flood elevation. While the existing barn is within the flood plain, there is an opportunity
for the applicant to create a composting area that is above or outside of the flood plain, constructed in a way similar to the graphic provided below.

Left: Example of an open-air manure composting shed with impermeable base and roof to divert storm water away from the contents within.

The Kachina Village Area Plan includes the following goals and policies that staff thinks pertain to this conditional use request:

**STORMWATER MANAGEMENT GOAL:** Reduce or eliminate contaminants from stormwater runoff to the maximum extent practicable.

**WR17.** Residents of Kachina Village are encouraged to adopt appropriate practices consistent with the County’s Clean Stream Program to prevent the discharge of household-related substances from residential properties.

**ANIMAL MANAGEMENT GOAL:** Achieve a high level of compliance with animal management regulations.

**PS27.** Animal owners are encouraged to exercise personal responsibility in the proper care and control of their animals in order to help maintain a high quality of life for themselves, their neighbors, and the environment.

**ZONING ENFORCEMENT GOAL:** Achieve compliance with the provisions of the *Coconino County Zoning Ordinance* to protect the public health, safety, and welfare of residents, to improve the appearance of the community, and to enhance property values throughout the community.

**LU23.** All provisions of the *Zoning Ordinance*, particularly with respect to illegal businesses in residential areas and outdoor storage issues, shall be rigorously enforced, both as a response to complaints and on the proactive initiative of code enforcement staff.

**Community Character**

The Kachina Village Area Plan mentions the applicant’s sheep farming operations and includes photos of some of her sheep (pages ii and 56). Dr. R. O. Raymond (of Raymond County Park in Kachina Village) was himself a sheep rancher, operating Pump House Ranch, and nowadays “sheep are occasionally herded through the vicinity when being moved between seasonal
grazing areas" (page 18, likely referring to Manterola sheep operations).

KACHINA VILLAGE AREA PLAN HISTORIC AND CULTURAL RESOURCES GOAL: Protect the historic and cultural resources of Kachina Village.

CC14. The County supports the celebration and commemoration of local history, culture, and heritage through public art, events, and interpretive exhibits.

**Sustainability and Resilience**

The Coconino County Comprehensive Plan cites the following goal and policy, which pertain to the applicant’s activities on the subject property:

**COCONINO COUNTY COMPREHENSIVE PLAN SUSTAINABILITY AND RESILIENCY GOAL**
Incorporate and support integrating the principles of sustainability and long-term community resilience and prosperity into future land use and development plans, as well as the actions and decisions of elected and appointed officials.

**Sustainability & Resiliency Policy 10** - Use the Zoning Ordinance to increase the ability of residents to partake in agricultural practices for food and fiber on their properties or within a residential neighborhood while encouraging low-water use and water-conservation technologies.

**Protection of Environmentally-Sensitive Features**

The Pumphouse County Natural Area: Resource Management Plan and Natural Area Operations document provides the following background and information pertaining to the wetlands adjacent the subject property:

"Located three miles south of the City of Flagstaff, the Pumphouse County Natural Area is situated in Coconino County in the community of Kachina Village [and] encompasses 125 acres, [protecting] the riparian and wetland areas supported by Pumphouse Wash and its associated springs....

The Natural Area is situated along the southern margin of the Colorado Plateau physiographic province and within the Verde River Basin. The high-elevation spring and wet meadow system that contributes to the perennial flow of Pumphouse Wash (through Kachina Village) is considered to be the headwaters of Oak Creek, a protected perennial waterway and major tributary to the Verde River.... The wetlands of the Natural Area serve to filter pollutants and regulate the stream flow of Oak Creek. In addition, the watershed provides a reliable and accessible water resource for the diverse wildlife species in northern Arizona...."
In 2009, Coconino County, by way of the CCPR, filed a statement of claim for instream flow rights with the Arizona Department of Water Resources (ADWR) for surface water resources primarily around Pumphouse Meadow. The purpose of this request was to ensure the maintenance of instream flows derived from perennial springs and seasonal surface runoff, which support the integrity of the high-elevation wet meadow ecosystem and downstream riparian area."

Staff is concerned that the fence separating the subject property from the adjacent wetlands may not be adequate to contain the animals, and so recommends a higher and more substantial fence be installed. The breed is known for being high jumpers when provided with ample space.

Left: Photo of a jumping Shetland sheep from the North American Shetland Sheep Breeders Association website

[The biological integrity of this system could be compromised by the development of private property around the periphery of the meadow and on other properties along the floodplain of Pumphouse Wash....

The Federal Emergency Management Agency (FEMA) has identified flood-prone areas along Pumphouse Wash and Pumphouse Meadow that are subject to inundation in a 100-year flood.... Coconino County’s floodplain management regulations... [allow] construction in the flood fringe as long as structures are elevated at least one foot above the 100-year flood elevation. (Kachina Village Area Plan)

ENVIRONMENTALLY-SENSITIVE LANDS GOAL: Preserve and enhance the natural qualities of environmentally-sensitive lands.

**NE1.** The County encourages the preservation and restoration of natural wetlands, flood- plains, riparian areas, distinctive landscape features, and other environmentally-sensitive lands.

**NE3.** Development proposals and other land management activities shall be assessed in a landscape context, particularly with respect to potential effects on downstream ecosystems in Pumphouse Wash and Oak Creek.

The Coconino County Zoning Ordinance lists the following animal-keeping standards that are applicable to this conditional use request:
Zoning Ordinance Section 3.3.C.2.
b. No animal may be permanently fed, watered, or sheltered within 150 feet of a perennial water source.
c. All animals shall be maintained on property. Shelter and fencing (e.g. barn, coop, corral, pens, stables, etc.) shall be provided to sufficiently contain the animals and keep them from roaming at large.
d. Offspring of animals maintained on the same property that are less than four months old or that have not been weaned, whichever is longer, shall not be subject to the maximum animal counts.
e. A Conditional Use Permit may be requested to exceed allowances for the number of animals kept on-site or to request a waiver if documentation is available that specific provisions inhibit best ecological practices on a Lot.
f. Additional Requirements for the keeping of specific animals are as follows:
6. Horses and Livestock [including sheep]:
i. A minimum of one (1) acre of Lot Size land shall be required for the keeping of such animals.
ii. Three such animals may be maintained on the first acre and up to one additional animal for each additional one-half acre.
iii. No such animal may be sheltered, fed, or watered closer than 55 feet to a Lot Line.
iv. Protection for natural elements such as wind and sun shall be provided.

Recommendation

If the Planning and Zoning Commission can make the required Findings of Fact, staff recommends approval of CUP-19-004 subject to the following conditions:

1. A 6-foot tall fence shall be installed to contain the animals onsite, either along the perimeter or further to the interior of the property, wherever the animals are allowed to roam.

2. The applicant shall install, utilize, and maintain a manure composting area, the base elevation of which is located at least 1 foot above the 100-year flood boundary. The area shall not allow the escape of compost liquids onto other areas of the property. This area shall be constructed and maintained according to provisions of the Coconino County Health Code and will include an impermeable base to contain all collected animal waste and an enclosure with roof to divert water from infiltrating the compost storage during storm events.

3. Manure shall be collected daily and placed within the designated composting area.

4. Straw wattles or other appropriate barriers that prevent manure from entering the wash/channel shall be constructed on site.
5. All guest parking shall be contained on-site.

6. The facilities shall be operated in conformance with County Health Department requirements, including any applicable permitting.

7. No more than twenty (20) mature Shetland sheep shall reside onsite at any time. No other livestock shall be housed on the subject property while the Shetland sheep farming operation is active.

8. Waivers are granted from the following Zoning Ordinance provisions: a) that no animals be sheltered, watered, and fed less than 55 feet from any lot line, and b) that no animals be sheltered, watered, and fed less than 150 feet from a perennial water source.

9. The conditional use permit shall be valid for ten (10) years and is subject to application for renewal on or before February 27, 2029.

10. Noncompliance with any of the above conditions shall be cause for review by the Planning and Zoning Commission and possible revocation of the use permit. Additions of animal-related structures or significant modifications to the submitted site plan shall require approval of a modified Conditional Use Permit.

Respectfully submitted,

[Signature]

Jess McNeely, AICP, Assistant Director
Prepared by Rachel Davis, Planner

Attachments:
Exhibit A: Site Plan
Exhibit B: Narrative
Exhibit C: Public Correspondence
Exhibit D: Citizen Participation Plan
Exhibit E: Letter from County Regarding Keeping Horses on Subject Property
Exhibit F: Health Code and Stormwater Ordinance Excerpts
Exhibit G: Health Inspection Report from 2008
Exhibit H: Department and Agency Input
Exhibit A: Site Plan
19 December 2018

To: Ms. Rachel Davis  
Coconino County Planning and Zoning

Ms. Davis:

Attached you will find a number of documents supporting my position in having my Shetland sheep on our RA Zoned property located at 3071 Kachina Trail. Please note that some of the addresses are for the prior known address of this location, 155 Kachina Trail, which was our recorded address at the time of both the land being classified as RA and my keeping of my flock here at the aforementioned location.

I respectfully submit these documents to support my qualifications for having the sheep as well as other documents pertaining to how the neighbor feels about having the sheep as neighbors (as required by Planning and Zoning), a document concerning the number of sheep which would equal the same animal units as one horse, my documentation from the Arizona Department of Agriculture assigning a premises number for this land as a farm, as well as information regarding professional membership in sheep/livestock breeding organizations, etc.

In the Fall of 2005 and Spring of 2006, I called Planning and Zoning explaining that we no longer had horses but had a small flock of purebred, registered, Shetland sheep instead. I asked if that was a problem. The young lady who answered the phone stated that she would check with someone and I would receive a call if there was an issue with having them. She took my contact information. I never received a return call at either time stating the Planning and Zoning had an issue with my having the sheep instead of horses. I remember even asking John Aber when he, his wife and young daughter come to see the sheep. I was never told told one way or another.

Over the last approximately 14 years, many Coconino County employees have come to visit these sheep. Even Matt Ryan, Coconino County Board of Supervisors, stopped by and visited the sheep while here. My Shetland sheep even make an appearance in the 2008 Kachina Village Area Plan, both on the first page (Skittles the Ram) and three of the ewes appear on page 56 With a description of being on a Kachina Village farmstead and reminding readers this was indeed Dr. Raymond’s sheep ranch. This is a significant historical connection to Kachina Village’s past connection to the area and Flagstaff. People both living in Kachina Village and working for the County, including Planning and Zoning, have know for our farm and flock’s existence for almost 14 years and no one has mentioned anything until now.

-I have a degree in Animal Sciences from the State University of New York Agricultural Colleges.

-Having been an active fiber artist for many years, in 1985 I was chosen as a Master Craftsman in Hand Spinning by the National Endowment for The Arts and have taught apprentices and still teach through the Fiber Artists of Northern Arizona, a Flagstaff based Fiber Guild

-I am a member in good standing of both the North American Shetland Sheep Breeders Association as well as The Livestock Conservancy. When I started raising Shetland sheep in 2005/2006, Shetland sheep were on the Conservancy’s Endangered List and very close to
Critical status. Since more small flocks have been started by our breeders’ society, Shetland sheep have now moved to the “Recovering” list - all due to small flocks such as the one here.

- THESE SHEEP ARE A PART OF MY HERITAGE! Each registered Shetland sheep can trace its lineage back though our breed society through the British Shetland Society for hundreds and hundreds of years. My ancestors had a hand at bringing these European Northern Shorttailed Sheep from Viking lands, seeding islands on their way westward. I am both Viking and Scottish heritage and grew up knowing many of the breeds of sheep connected to my family including Icelandics, Gotlands, and many more.

-Having sheep here in Kachina Village also keeps our HISTORICAL CULTURE OF THE KACHINA VILLAGE AREA ALIVE!!! And keeps the memory of Dr. Raymond alive in how much he believed in this area.

-We use these sheep to curb excess grass growth which could be a fire hazard to this area.

-I have provided a photo of some of the uses of these sheep just in our family alone: Fiber for spinning and weaving, meat, milk, and pelts. We have a weaving loom in every room as well as 4 spinning wheels - all are kept busy.

-And as a physically challenged person the sheep keep me going. (Please see attached letter from my Physical Medicine Specialist) While horses became problematic the sheep have worked wonders for keeping me going both physically and mentally.

I take shepherding as seriously as I take wise use of land. These sheep are fed from feeds bought in Coconino County and Flagstaff by me. We do not depend on the small pasture we have for feeding the sheep. They eat before they are even released onto the land for exercise and play. I espouse of better use of intensive agriculture in areas such as Kachina Village. Well fed and cared for sheep are less damaging to land than horses left to graze it to dirt as was the case of the land and house that used to be south of us then bought by Parks and Recreation years ago.

In closing I’d like to mention that many of the residents in Kachina Village stop by to visit these sheep. Some have children and others drop in to see how a sheep is shorn at shearing time or just to connect with the area and history of this part of Arizona. Even when we are just getting the mail, or doing yard work, we get comments from passers-by how they love seeing the sheep here. We both love and count on them too and are glad to be part of keeping this Heritage breed alive and well here in Kachina Village.

Respectfully,

Kathryn L. LeFevre
December 17, 2018

To Whom It May Concern:

Kathy LeFevre has been under my medical care for over 20 years. Much of what I help her with are the effects of injuries sustained in her careers in military service and law enforcement. Some years ago I advised her to stay physically active so as to avoid the debilitating effects of inactivity. She has followed this advice by raising sheep and being involved in the wool and fiber communities in Coconino County. As I have followed her progress over the years I have been impressed by the amount of physical improvement she has had due to her work with sheep. I am worried that Ms LeFevre’s medical condition might worsen if she does not stay active in raising sheep and this concern leads me to write to you for your help.

I specifically am asking that Coconino County facilitate and not curtail Ms LeFevre’s sheep raising activities. I will continue to follow this issue as I believe my patient’s physical welfare is important.

Sincerely,

Jane Barnwell, MD
To Whom It May Concern:

Animal Unit Equivalents is a term used in agriculture to make decisions regarding how many animals an area of land can support. There are many factors that go into this number: climate, type of rangeland, water, species or sub-species of animal, etc.

The USDA uses a 1,000 lb cow as the base unit. A horse is generally considered 1.27 units. If one wanted use the USDA matrix to estimate the number of Shetland Sheep that would equal a single horse, approximately 11 Shetland Sheep would be a single horse equivalent.

Susan Crawford, DVM
Northern Arizona Veterinary Service, PLLC
6100 E Swede Dr
Flagstaff, AZ 86004
sb.crawford@yahoo.com
928-600-2054
**Sheep Thrills Farm**  
**Flock #1537**

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### Data Provided by Member [Edit]

- **Email 1**: kathy@sheepthrillsfarm.com
- **Web Site 1**: www.sheepthrillsfarm.com
- **Privacy**: Off
- **VSFCP #**: AZ 988
- **Census**:  
  - Ewes: 12
  - Rams: 1
  - Wethers: 8
  - Total: 21
- **Record Modified**: Dec 12, 2018 4:27 PM
June 21, 2006

Kathryn LeFevre
Sheep Thrills Farm
155 Kachina Trail
Flagstaff, AZ 86001

Dear Kathryn:

We have received your application for a Premises Identification Number (PIN). The number (actually the letters "AZ" followed by three numbers) assigned to your premises is:

AZ 988

Your PIN specifically identifies your premises. It should be used for ordering identification tags that must be applied to your sheep or goats in order to comply with federal and state identification requirements.

To order your eartags, mail or fax your request to:

USDA, APHIS, VS
235-2 N. Freeport Dr.
Nogales, AZ, 85621
Fax (520) 287-4857

Please call our office at 602-542-4293 if you have questions. For more information on scrapie, refer to the USDA website <www.aphis.usda.gov/vs/scrapie.htm>.

Sincerely,

[Signature]

R.D. Willer, D.V.M.
State Veterinarian

c: NPIN file

www.azda.gov
Account: Sheep Thrills Farm

Premises Details

PremiD: 00AZVS8
Name/Description: home place
Premises Type: Production Unit
Species Types: Ovine (Sheep), Poultry
Address: 155 KACHINA TRL
FLAGSTAFF, AZ 86001-9633
Coconino County
USA
Status: Active
Modification Date: 06/21/2006
Created Date: 06/21/2006
Geo Coordinate Provided By: NAIS
Primary Source: Geo-coded - TeleAtlas
Latitude / Longitude: 35.101813 / -111.692295

Premises Contacts

Type               Name                Phone          Address
Primary            Kathryn LeFevre       (928) 525-9709  155 KACHINA TRL
                   FLAGSTAFF, AZ 86001-9633
                   Coconino County
                   USA

Edit Attributes   Edit Premises

Web Site Use Agreement | Privacy Policy
Email Arizona Department of Agriculture Help Desk
NAIS-1-5-450-9-1

BREEDERS DIRECTORY

Search the Online Directory

Use this directory to find rare breed stock and products. To be listed in the directory, you must be member of The Livestock Conservancy.

The online directory below is an abbreviated list of our members that offer products from rare breeds. Not all members own rare breeds so unless they are listed as having "breeding stock," they may not actually own animals. Also, many of our members prefer not to be listed online, but are listed in the printed directory available with membership. To receive a printed copy of the complete Breeders Directory, join The Livestock Conservancy!

Mobile Version

Search Results

Kathryn LeFevre
Flagstaff, AZ
(928) 525-9709
(928) 386-0593

Sheep
Shetland Sheep
The Livestock Conservancy, formerly known as the American Livestock Breeds Conservancy (ALBC) and prior to that, the American Minor Breeds Conservancy, is a nonprofit organization focused on preserving and promoting rare breeds, also known as "heritage breeds" of livestock. Founded in 1977, through the efforts of livestock breed enthusiasts concerned about the disappearance of many of the US's heritage livestock breeds, the Conservancy was the pioneer livestock preservation organization in the United States, and remains a leading organization in that field. It has initiated programs that have saved multiple breeds from extinction, and works closely with similar organizations in other countries, including Rare Breeds Canada. With 3,000 members, a staff of nine and a 19-member board of directors, the organization has an operating budget of almost half a million dollars.

The Livestock Conservancy maintains a conservation priority list that divides endangered breeds of horses, asses, sheep, goats, cattle, rabbits, pigs and poultry into five categories based on population numbers and historical interest. The organization has published several books, and works with breed registries and other groups on several aspects of breed preservation, including genetic testing, historical documentation, animal rescue and marketing. Preservation of genetic material is of special interest to the Conservancy, and for a period of time it maintained a gene bank that was later transferred to the United States Department of Agriculture. It has also developed and published several heritage definitions, including parameters for heritage breeds of cattle and poultry.

In large part due to the efforts of the organization, heritage turkey populations have increased more than tenfold in little over a decade, and several breeds that once stood on the brink of extinction now maintain healthy populations. The organization also sustains programs that deal with preserving and promoting endangered cattle and pig breeds, as well as breed-specific programs relating to many of its livestock categories. Breeds that the Conservancy has assisted in saving include the Carolina Marsh Tacky horse, Randall cattle, Red Wattle hogs and the American rabbit.

https://en.wikipedia.org/wiki/The_Livestock_Conservancy
History and organization

In the 1960s and 1970s, American livestock breed enthusiasts, including scientists, farmers, and historians, became increasingly aware of the disappearance of many traditional livestock breeds in the US. This awareness was partially due to difficulties encountered in obtaining heritage breeds for living history sites.[2] This was particularly evident when historians were searching for historically authentic breeds to display at the Old Sturbridge Village in Massachusetts and were unable to find sheep of the Vermont strain of Merino, as they had gone extinct. As a result, these historians and others decided to attempt preservation of other rare breeds facing extinction.[3] On March 16, 1977, the American Minor Breeds Conservancy was incorporated in Vermont.[4] It was the first United States organization focused on preserving rare breeds of livestock and promoting genetic diversity among livestock breeds,[5][6] and remains the preeminent organization in this field in the United States.[7] A similar organization in Great Britain, the Rare Breeds Survival Trust, had been formed in 1973.[8] The organization conducted its first comprehensive survey of American livestock breeds in 1985. Since then, the survey has been repeated every five years, with the status of endangered breeds being monitored in between.[9] The initial survey was called "the most comprehensive assessment of livestock genetic resources ever conducted in the United States".[10] In 1986, a fellow organization, Rare Breeds Canada, was formed, and the two bodies have worked together closely to preserve and promote breeds that have populations in the US and Canada.[11] In 1993, the organization changed its name to the American Livestock Breeds Conservancy (ALBC).[12] In 2013, the organization again shortened its name to "The Livestock Conservancy".[13]

The Livestock Conservancy is headquartered in Pittsboro, North Carolina. Its mission is to protect "genetic diversity in livestock and poultry species through the conservation and promotion of endangered breeds."[14] It organizes and participates in programs to rescue threatened populations, educate the public about rare breeds and genetic diversity, support breeders and breed associations, perform research on endangered breeds and assist gene banks in preserving genetic material.[14] The Conservancy includes among its partners and members the Oklahoma City Zoo, which maintains the Children's Zoo, a petting zoo and children's museum that holds members of eight rare livestock breeds,[15] and Colonial Williamsburg, a living-history museum that maintains populations of ten rare breeds.[16]
According to its literature, the Livestock Conservancy is funded by grants, sales of publications and promotional materials, membership dues and public donations.\[1\] Publications sold include books on conservation and genetics, livestock husbandry, farming operations and breed guides.\[17\] In the 1998 fiscal year, the organization claimed slightly over US$308,000 in income, coming mainly from public donations and membership dues, but also including service revenue, investment income and sales of goods.\[18\] By 2009, this amount had jumped to slightly more than US$440,000, mainly from donations, grants and service revenue, but also including investment income.\[19\] In 1998, the organization claimed slightly over US$288,000 in expenses, allocated mainly to program services, but with just under US$30,000 stemming from management, fundraising and general expenses.\[18\] By 2009, expenses stood at almost US$490,000, spent mostly on employee salaries, benefits and other compensation (which includes program service expenses), but with almost US$150,000 stemming from management, fundraising and general expenses.\[19\] The organization claims around 3,000 members as of 2009,\[1\] a number up from 2,300 in 1989.\[3\] It operates with a staff of nine, headed by an executive director,\[20\] and a nineteen-member board of directors.\[21\]

General programs

The preservation of various pure breeds and strains, including some that are rare today, was once undertaken in North America in large part by large agriculture-focused colleges and universities. However, many of these institutions have changed their focus to commercial or crossbred strains, with many herds being sent to slaughter. The Livestock Conservancy and Rare Breeds Canada intervened in some of these cases, leading to the survival and preservation of some gene stocks. The United States Department of Agriculture (USDA) participates in livestock preservation mainly through technology-based approaches such as gene mapping and germplasm (genetic material) storage. However, although the storage of genetic material is a useful technique in the preservation of rare breeds, it cannot preserve the entire range of genetic diversity within even an individual breed, and stored material cannot react and adapt to environmental or biological changes as live animal populations can. The US federal government rarely supports rare breed live animal population conservation, and while agricultural subsidies were once seen more than they are in present times, they were never focused on individual breeds. The Livestock Conservancy has been instrumental in preserving live populations of many rare livestock breeds in the US.\[22\]

In the 1980s, the Conservancy began a gene bank designed to preserve the genetic material of rare breeds. After collecting genetic material from over a dozen rare breeds, the bank was transferred to the USDA National Animal Germplasm Program (NAGP). It maintains a close relationship with the NAGP, including assisting in the collection of genetic material from additional rare breeds.\[23\] The conservation list published by the Conservancy is also used by the SVF Foundation, an organization that uses cryopreservation to preserve germplasm from rare breeds.\[24\] In the early 1990s, the organization mounted displays of historic rare breed livestock illustrations at the National Agricultural Library and the Carnegie Museum of Natural History, designed to raise public awareness of the declining populations of rare livestock breeds.\[25\]/\[26\]
In 2004, the Livestock Conservancy entered a partnership with Slow Food USA, Chefs Collaborative, and four other organizations to found the Renewing America’s Food Traditions collaboration. The effort resulted in a book, *Renewing America’s Food Traditions*, describing more than 1000 varieties and species of food that are disappearing from the United States.[27] The organization has written or published over a dozen books on heritage livestock breeds, including several on heritage poultry and waterfowl and more on general livestock conservation.[28] Its conservation criteria and literature on livestock biodiversity are also widely used in independent publications on breeds.[29] The Conservancy organizes an annual conference that focuses on the preservation and promotion of rare livestock breeds. For this conference, it partners with other organizations to teach members and other attendees about various aspects of rare breed livestock. For instance, in 2005, the organization partnered with the NAGP and the American Grassfed Association for a discussion on the cryogenic preservation of rare breed genetic material, which included a tour of the USDA Livestock and Poultry Gene Bank.[30] In 2009, the Conservancy set up an online classified advertisement system to help users find and purchase rare breeds.[31]

**Heritage breeds**

The Livestock Conservancy has released three definitions of heritage breeds, pertaining to turkeys, chickens and cattle. Heritage turkeys are defined by the organization as breeds that live longer, grow slower and can mate naturally, with the latter requirement being one of the most important as it is not met by many industrially grown, mass-produced breeds.[32] In 2009, a definition for heritage chickens was released that is similar to the one for turkeys – breeds are required to be considered "standard" by the American Poultry Association, be long-lived and slow-growing, and able to mate naturally. The latter is less of a concern in chickens than in turkeys, as artificial insemination has not progressed as far in the development of industrial chicken farming.[33] In late 2010, the Conservancy released a definition of "heritage cattle", to follow their earlier heritage turkey description. Requirements for heritage cattle breeds include having a long history in the US, being purebred, and being a true genetic breed. Specifications for heritage milk and beef, as well as products made from them, were also released with the definition.[34]

As of 2010, the Conservancy was undertaking several programs to help breeders and the public understand the need for and the way to preserve heritage breeds. As the number of expert livestock breeders continues to dwindle, the Master Breeders' Apprentice Program aims to supplement their number by educating competent and interested members of the public. Through the Breed Rescue and Conservation Acquisition Program, the organization works with breeders and breed registries to begin and sustain conservation programs for rare livestock breeds. The Southeastern Livestock Breed Initiative aims to expand and reintroduce rare breeds from the American southeast, combining traditional breeds with low-impact farming (agriculture that has a lesser impact on the environment than high-intensity commercial farming) to assist in restarting the small, niche market farming that once existed in the area.[35] In 2014, the Conservancy published the book *An Introduction to Heritage Breeds* describing conserving and care of animals under the purview of the organization, detailing each breed's specific needs and characteristics.[36]
Conservation Priority List

The Conservation Priority List (CPL) is the Conservancy's list of breeds for which conservation is a priority. Published annually, the list is used as the foundation for all conservation work done by the organization. Each year, it gathers population data on all breeds of livestock, including registration data and, for poultry, census numbers gathered from members, hatcheries and breeders.[37] This data is then used to divide breeds into five categories: critical, threatened, watch, recovering and study. Breeds are placed in the first three categories based on annual registrations with breed registries in the United States and estimated global populations. Recovering breeds are those that have exceeded the numbers needed for the watch category but that the organization still wishes to monitor. Breeds in the study category lack genetic or historical documentation but are still considered to be of genetic interest. Population numbers may be lacking on these breeds, or proof that they are a true breed, instead of a type or non-true-breeding cross.[38]

As of 2011, there are 33 horse breeds on the equine CPL, comprising seventeen in the critical category, seven in the threatened, five in the watch, three in the recovering and one in study. There are also three breeds of asses, one in each of the critical, threatened and recovering categories.[39] On the CPL for all other livestock species there are 10 pig breeds: seven in the critical category, one threatened, one watched, and one in the study. The 19 cattle breeds listed include eight in the critical category, two in the threatened, three in the watch, five recovering and one in the study. The list contains 23 sheep breeds: five in the critical category, six in the threatened, three in the watch, eight in the recovering and one in the study. Of seven goat breeds listed, two are in the critical category, two in the watch, two recovering and one in the study. Finally, there are 11 rabbit breeds listed on the CPL: three in the critical category, three threatened, and five in the watch.[38]

The organization's poultry conservation list includes chickens, ducks, geese and turkeys. As of 2011 there are 54 chicken breeds on the CPL: 12 in the critical category, 12 in the threatened, 18 in the watch, 7 in the recovering and 5 in the study. For ducks there were fourteen breeds, of which six were considered critical, two threatened, four watch and two study. There were 12 breeds of geese: six in the critical category, one in threatened, three in watch and two study. For turkeys there were 13 breeds, including five considered critical, two threatened, five watch and one study. Any naturally mating, non-standard turkey breed is also of interest to the organization.[40]

Breed programs

Equine breeds, such as the American Cream Draft, were among the reasons that the organization was formed, and were on the earliest conservation priority lists.[41] The Conservancy has assisted in extensive genetic studies of rare horse breeds, focusing particularly on strains of the Colonial Spanish Horse. Rabbits, having only been added to the CPL in 2005,[42] have been among the least studied, although in 2010, the organization named the American Rabbit as the most endangered breed of rabbit in the US.[43] Work with cattle has also been limited, although in one case, a member rescued the last of the Randall Cattle herd from slaughter; the breed has since been built up to more than 300 members.[42] One major initiative with cattle is the Heritage Dairy Cattle Breed Recovery program, which assists heritage cattle breeders and breed organizations with funding, marketing and communications, with a focus on selling their product to other small operations, including cheese and dairy operations.[35]
Horses

In 2006, the Livestock Conservancy began investigating the Carolina Marsh Tacky to see if it was truly a descendant of colonial Spanish stock, and during the organization's initial field investigations it was found that many surviving members of the breed fit the physical type for Spanish horses.[44] In 2007, the organization partnered with the Equus Survival Trust in a project to preserve the breed that included DNA sampling, the creation of a new studbook and mapping the genetics of the breed.[45] The Conservancy participated in the rescue of the Wilbur Cruse strain of Colonial Spanish horse when the area in which it lived was to be turned over to a land conservation program that required domestic animals to be removed. After the rescue, a conservation plan was developed for the animals and small breeding groups of horses were placed with responsible parties.[12] It also assisted in formulating a conservation and breeding strategy for a strain of Colonial Spanish horses from Santa Cruz Island in California. This support helped the horses to become recognized and registrable with the Colonial Spanish registry.[46]

Sheep and goats

In December 1987, the Conservancy performed one of its first breed rescues when it removed a viable population of Santa Cruz sheep from Santa Cruz Island. The sheep were in danger of being eradicated by The Nature Conservancy, which was working to save indigenous vegetation that the breed used as food. The first twelve lambs were removed from the island in 1988, with further animals brought to the mainland in 1991. The population now stands at 125 animals and is considered an important genetic resource due to its island heritage, which kept it isolated from other breeds and forced it to adapt to adverse conditions.[12][47]

Beginning in the early 1990s, the Conservancy worked to preserve the San Clemente Island goat, a rare Spanish-descended breed from California. In 1991, it added genetic material from the San Clemente to their genetic database, later transferred to the National Animal Germplasm Program.[48] As of June 2010, the organization was working on the rescue of a group of feral Spanish goats from an island in South Carolina. There are less than 2,500 members of the breed in the United States, and the island group is one of only two bloodlines known to exist in the southeastern US. Conservancy members first made trips to the island to document and photograph the herd of around 30 goats, then undertook action to remove some goats from the island to preserve the bloodlines from threatened extinction. A small flock was established in a nature preserve just south of Murrells Inlet, South Carolina, and as of June 2010 plans were in place for satellite herds to be established.[49]

Pigs
In the course of its breed surveys and monitoring, the Conservancy has found significant changes in the populations of several swine breeds. The Berkshire breed has increased significantly in number, partially due to international demand for its meat, while other breeds have shown significant decreases, most likely due to increasing consolidation of the pork industry to large producers who use only a few specialized pork strains. Breeds such as the Chester White and Poland China have seen population numbers reduced by over 25 percent between 1998 and 2003, while the Hampshire and Yorkshire breeds have decreased by more than 30 percent in the same time.\footnote{9}

The Conservancy has been involved with the Red Wattle hog since the 1980s. At that time, the breed had a thriving population, stock was registered by three different breed registries, and breeders resisted suggestions from the organization to create a unified breed registry. However, between 1990 and 1999, purebred stock diminished from 272 animals to just 42 pigs held by six breeders,\footnote{50} and in 2000, it was asked to create a unified breed registry for the Red Wattle Hog. Three hogs were registered in the first year, but the next year 90 hogs and three breeders were represented and a breed association was created. By 2008, 111 breeding stock hogs had been registered and 56 breeders were part of the Red Wattle Hog Association.\footnote{51}

In November 2008, the Conservancy started the Rare Breed Swine Initiative, which, in cooperation with other organizations, assists in training breeders and cultivating the rare breed pig market. The three main foci of the initiative are marketing breeding stock and products, conserving bloodlines and supporting breed associations. As of 2010, proposals were in place for the funding of a study of porcine genetics, including variability and relationships among breeds, with the aims of maintaining genetic variability among rare pig breeds and releasing a definition of heritage pork.\footnote{52}

\section*{Poultry}

A breeding program for Buckeye chickens was developed in 2005 by staff members, focusing on using selective breeding to improve the breed and expand its numbers. In 2011, the Buckeye was able to be moved from "critical" status to "threatened", based on a 2010 census that found almost 2,500 birds. The program has since become the template for similar programs focusing on the preservation of other rare chicken breeds.\footnote{12}\footnote{53}

Heritage turkey breeds have been a focus for the organization since 1997, when a survey showed only 1,335 breeding stock birds of all breeds. A study conducted by the Conservancy and Virginia Tech concluded that heritage turkey breeds had stronger immune systems than those breeds typically used by industrial growers, and as such were more likely to survive disease epidemics. This study and other programs increased awareness of heritage turkey breeds and by 2003 the breeding population stood at 4,275 turkeys of all breeds. By 2007 this had grown to more than 10,000 birds and 17 breeds were no longer considered to be almost extinct.\footnote{51} As of 2010, the number is estimated to be close to 15,000.\footnote{32}
In 2008 the Conservancy partnered with Slow Food USA and other organizations to conduct a blind taste test of nine breeds of turkeys – eight heritage breeds and one standard industrially grown breed. When the final scores were read, first place went to the Midget White Turkey, second to the Bourbon Red and last place to the Butterball – the single non-heritage breed. This was the largest taste test among turkey breeds to date, and several of the heritage breeds were later added to the Slow Food USA Ark of Taste.⁶

References


Exhibit C: Public Correspondence
Hello Rachael,

I spoke with you the other day regarding the above case number, 3071 Kachina Trail and the zoning or permit request for running a sheep herd. We were one of the residents who got a letter about them using their land for additional expansion of their current few sheep, to herd. As they state in their letter 16-20 sheep. We all know how this number could change once or if they got the permit.

As a homeowner I’m not in favor of this, the letter doesn’t address how we as neighbor would have to smell the animals, the noise and with only an acre parcel believe me that smell of the animals and their poop etc. is not appropriate for an acre parcel.

I grew up on an acre and that is way over NORMAL code for number of animals on property. Also the letter is stated up to 20!!! Really, we all know how that number will change to 30 or 40 if they were approved.

Our community is not Farmland – currently if this is their passion, they need to live in a farming area, they need to consider their neighbors. We have lived there since 2001, and enjoy our property sitting outside, and want to have that in the future. Also, this request opens for others to start using their property for farm animals’ kind of -chickens, etc noise and smell, plus all and this would affect our property value.

I love the quiet neighbor, fresh pine smell etc. and we have a big lot as well, but this area not zoned for it SO PLEASE DON’T change the zoning. Many of my neighbors all enjoy sitting on our decks, open windows and enjoy the peace quiet with no Smell. Don’t open the flood gates, to changing the wonderful community of Kachina Village. We live there 4 months in the summer, and up most every weekend Friday thru Monday. Soon to retire and would not want the awful smell of farm animal, if I did, I would have purchased farmland.

Rules are made to follow – they want a farm they look for farmland. Please do not give them the permit. My phone number is 602-908-3160 should you need to reach me.

Patricia O’Brien

2933 Wakens Trail in KV

Marketing Account Manager
Patricia_obrien@avesis.com  |  www.avesis.com

avesis
a GUARDIAN company
To: Ms. Rachel Davis, Coconino County Planning and Zoning

Subj: LeFevre Conditional Use Permit  3071 Kachina Trail, Kachina Village

I strongly recommend Coconino County Planning and Zoning grant Kathy and Ralph LeFevre a conditional use permit to keep up to twenty (20) Shetland Sheep, excluding lambs up to four (4) months old, on their approximately one acre, agricultural residential zoned property at 3071 Kachina Boulevard.

I have known Kathy and Ralph LeFevre since approximately 1990. They are very good neighbors. Kathy and Ralph keep their property clean and orderly.

I drive past Kathy and Ralph’s farm almost every day - and multiple times on some days. I have never seen anything amiss. In fact I have to look carefully to see the sheep. Kathy and Ralph’s farm does not create any distraction, inconvenience, or problem for this long time resident of Kachina Village.

Since a complaint stated pollution as a concern, even twenty 60 to 100 pound sheep would produce no more ..ah.. fertilizer than two horses (my one gelding weighs almost 1200 pounds).

The North American Shetland Sheep Breeders Association and the Rare Breeds Survival Trust have recently changed the status of Shetland Sheep from endangered to recovering. Both of these organizations stress that genetic diversity is still a critical issue.

It is to Kathy and Ralph’s credit that they are promoting the careful breeding of these rare sheep. I have heard it takes a minimum of 20 adult sheep to promote genetic diversity. Kathy and Ralph are a credit to animal welfare and to Coconino County. As small business owners, Kathy and Ralph also contribute to the Coconino County economy.

Sincerely,
Joe Hobart
2570 Mesa Trail
Kachina Village
525-9222

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This email has been checked for viruses by AVG.
https://www.avg.com
Ms Davis,

I'm distressed to hear of the possibility of this flock of Shetland sheep, in Kachina Village belonging to Kathy LeFevre, being reduced to perhaps four sheep. She is one of the leading breeders of Shetlands in the US. Not only that, I know that breeders of Shetlands in Scotland are looking to the US to improve their own stock. To reduce Kathy's flock from its present size, especially as she's living in a residential agricultural area, would be a great mistake and a disaster to the breeding lines of Shetland sheep in this country.

To have a local, historical reminder of Flagstaff's history in our own backyard is something we all should cherish. I truly hope you and your colleagues in Planning and Zoning see your way clear to allow this wonderful blood line to continue and flourish.

Janice Woodburne
Dear Rachel Davis,

As a long-time resident of Coconino County, I am disappointed to learn that there is a threat to Ralph and Kathy LaFevre's flock of sheep. She has been responsibly raising Shetland sheep in an appropriately zoned area for over a decade. The wool from those sheep is of exceptional quality. The textiles Mrs. LaFevre produces are world renowned and, as such, shine a positive light on the community of Kachina Village and Coconino County as a whole. Our county has a long and beautiful history behind the raising of sheep and production of wool. From Native American textiles and cuisine, to the Basque shepherds who helped establish our region and economy at the turn of the last century, the LaFevres are continuing a beautiful legacy and should be permitted to do so.

In my opinion, any neighbor who has moved into the vicinity of her property and sheep after the LaFevres were already established, should have no cause to complain or seek action against them or their flock. It is the responsibility of those who move into the area to accept it as it is. If they have a problem, then they simply shouldn't live there. It would be an injustice indeed, for our local government to use its power to damage an established resident's livelihood and way of life, in favor of the proclivities of a person who actively chose to live next to it.

Thank you for your time and attention to this matter.

Sincerely,
Ian Keirsey
Dear Ms Davis,
Please find attached a letter I have written in support of the LeFevre's continued use of their property for their sheep flock.
Having dealt with similar issues here in Gila County I am concerned for what seems to be the lack of respect for their use of the land in the way they have been doing. I understand that land use changes, that zoning changes, but it seems they ought to be able to continue doing as they have been. Especially considering the lack of impact this has on anyone else.
Thank you for you time in reading the attached letter and for your consideration of the matter.
Karen Donaldson-Webb
Miami, Arizona
phone 928.812.1370

Karen Donaldson-Webb in Sunny Southern Gila County Blessings on Ewe!
Dear Ms Davis and all others concerned,

29 January 2019

I first met Kathy and Ralph Lefevre nearly ten years ago when I decided to add wool sheep to my small urban farm. I was referred to Kathy by a sheep rancher in Oregon I met while evaluating breeds. She told me that Kathy keeps a small flock of quality Shetland sheep and is known as a responsible keeper of the breed. I was learning all I could in advance of actually getting sheep and from the first email correspondence Kathy became a mentor, knowledgeable and generous with her knowledge. I have benefited greatly from our friendship and have always appreciated her straight forward well considered responses to my many questions.

I have visited the Lefevres, home and barn, and it is obvious that all are well cared for. Cameras in the barn aid in supervising the sheep, fences are adequate and in good repair, there is plenty of room for the flock in the barn area, though the pasture is available. I have observed pens being re-arranged as needed to facilitate which sheep are on site, for lambs, breeding groups, etc. I do the same on my lots.

Some sources site 25 sheep per acre, based on grazing and soil capacity. I’m not sure Kathy has ever had even 25 sheep. Grazing is primarily exercise for the flock, and as hay and grains are purchased the flock contributes to the local economy. I have never seen her pens or barn built up with manure. No particular fly problem, no particular odor of ammonia. As she has no close neighbors, none close to the barn, it is hard to imagine that anyone has a legitimate complaint of nuisance. When I first met her and for many years after, there were horses or mules in the lot next door. The houses were built near the road with barns and pastures below. It is a nice arrangement for keeping livestock close to home. Since the neighboring house was removed, there is no one living near Kathy’s barn except for her and Ralph. Perhaps a wider poll of neighbors would reveal that they enjoy the pastoral aspect of lovely little sheep grazing nearby.

Kathy is a well known and respected fiber artist. She raises sheep, is selective of their breeding, so that her healthy animals produce the nicest wool. She knows the value of her flock and that good care goes a long way to promoting both their welfare and the end product of quality fine wool. She spins and weaves, giving demonstrations and offering classes at the local fiber festival to promote these nearly lost skills. Kathy is a responsible producer and a valuable asset to the fiber livestock community and the community of Flagstaff, which has a very long history of sheep production. It is unfortunate that someone would rather not have sheep nearby, but it seems a pretty reckless assumption that removing livestock from an area where it was previously allowed will improve the community, and it clearly breaches the good will and property value of the landowner who has invested in good faith, and in compliance of zoning all along. When faced with a similar concern in Miami, Arizona where I live, I spoke before the town council and questioned what problem they thought banning livestock would solve? There was no problem, so nothing to solve. Lefevre’s property use ought to be respected as their long term right to use their property according to the terms that have been allowed. In the future here will be fewer and fewer RA properties close to town, yet there is a demand for such properties. Flagstaff would do well to keep that in mind going forward.

Please feel free to contact me if I can be of assistance, or provide further information.

Sincerely, Karen Donaldson Webb
Kl_donaldson@yahoo.com
Phone 928.812.1370
137 S Miami Avenue, ste 1
Miami, Arizona 85539
Dear Rachel Davis:

I would like to speak on behalf of the continuity of Kathy LeFevre’s flock of Shetland sheep as a stable and valuable source of genetic diversity within the potentially vulnerable global community of this breed.

The Livestock Conservancy (https://livestockconservancy.org/) has information on the importance of maintaining genetic diversity in livestock species, including sheep. The Shetland is a listed breed on the Conservancy’s priority list: https://livestockconservancy.org/index.php/heritage/internal/conservation-priority-list#Sheep

In 1989, it was in the second-most-endangered category (“rare”). From 1994 through 1999, it was in the third-most-endangered category (“watch”). From 2000 to the present, it has been in the fourth category (“recovering”).

Because of the different qualities of sheep within the Shetland breed, which as a landrace has a number of different strains, some types of sheep within the overall population are still more at risk than others. Kathy is an advocate for, and breeder of, some of those valuable animals.

In the interest of supporting this ongoing valuable work, and as a former two-term board member of The Livestock Conservancy, I urge the Coconino County Planning and Zoning Commission to see its way clear to grant the LeFevre Conditional Use Permit.

Sincerely,

Deborah Robson
418 Goldeneye Dr.
Fort Collins CO 80526-3665 USA
970-226-3590 voice
970-282-3467 fax
robson@fril.com

https://independentstitch.com

Ms. Rachel Davis at P & Z,

I am writing to you in support of Kathy LeFevre’s Conditional Use Permit. She and her sheep provide a service to our community. We are fortunate to have someone like Kathy in our community as she is helping to restore a breed of sheep that is just barely unlisted from endangered status. As a fiber artist I know the value of ensuring the survival of such breeds of sheep. If you have time I would refer you to a wonderful article in the Winter 2019 issue of Spin Off magazine, The Golden Hoof Sheep, Grass & the Landscape by Kate Larson. It does a great job of explaining how sheep can enrich and conserve our soil and environment. It also notes that Marin County in California has begun to utilize flocks of sheep for managed grazing in fire prevention and invasive plant species management. These small sheep have a positive impact on the environment, unlike cattle and horses. They are in fact an important component in effective land management. I would rather see the County encouraging sheep grazing than essentially punishing someone for providing this service to the community.

Sincerely,
Diana Husband
(928) 380-1029
693 W Old Territory Trail
Flagstaff, AZ 86005

Sent from Mail for Windows 10
Ms. Davis,

I wish to address the situation involving the sheep farm in Kachina Village owned by Ralph and Kathy LaFevre. This farm has been a culture icon for many years (14) with the farm zoned as residential agriculture. The farm is located adjacent to the wetlands with no neighbors to the south or behind.

Pros for the sheep:

- Great example of a working breeder farm. Children learn about care and breeding of animals, chores and responsibility, and livestock. Many children in today’s society only see sheep through pictures and internet.
- Successful small business in Flagstaff. Flagstaff developed from many small businesses and many are still here. The small businesses provide goods and services on the personal level. Kathy’s fiber business is known nationwide and around the world. She has “put Flagstaff on the map” of the fiber industry. A reduction in the size of her flock would severely limit her ability to breed genetically sound Shetland sheep. To maintain viable stock, she needs to maintain a flock of 20 sheep.
- Promotes fiber arts with purebred Shetland wool. I have several of her fleeces and they are second to none. A great asset in the wool industry.
- Kathy is deeply involved in her community by teaching spinning and weaving classes, dyeing workshops and is a significant leader in the Northern Arizona Fiber Arts organization. She is a valuable resource to those of us in the fiber arts community.

Cons for the sheep:

None at this time

Regarding the odor complaint:

I drive past the farm, often many times each day, and have never noticed an objectionable odor in the area. The area is adjacent to the wetlands where natural vegetative decomposition occurs. Perhaps that is the source of the odor in the complaint.

The neighbors do not object to the sheep and I would gladly own a home next to Ralph and Kathy.

As the LaFevre’s and their sheep are an asset to this community, I request Coconino County grant the Conditional Use Permit to Ralph and Kathy LaFevre.

Sincerely,

Janice Enloe, AGPCNP-BC
2885 Kweo Trl
Flagstaff, AZ
928 525-4641
This email is in support of the Conditional Use Permit for Kathy LeFevre and the Shetland sheep she has been raising on her property for the past 14 years. I understand the land on which the flock is located is zoned RA, Residential Agricultural. She has applied for a conditional use permit to allow her to keep sufficient breeding individuals to maintain the genetic diversity of a healthy flock.

I attended the neighborhood meeting on Friday, February 1, to see the flock and the conditions under which they are being raised. The flock is located on the edge of a large open wetland next to Raymond Park. During the times I have been to the park, I noticed the ponds and the birds, but the sheep were completely unobtrusive. The pens are located below the level of the Kachina Trail roadbed, not readily visible from the street. The flock doesn't generate noise, traffic or parking issues. They hang out quietly, producing wonderful soft wool and meat. After spending the morning in close proximity to the flock, including handling one of the ewes, I find it hard to believe that such a small, healthy, well-managed flock is a detriment to the neighborhood. Kachina Village is still a relatively rural enclave in Coconino County, and a small flock of sheep is an addition to the environment there. I don't currently live in Kachina Village, but I spent 30 years in Mountain Dell, another semi-rural community in Coconino County where I still own property. Neighbors have raised large and small horses, alpacas, goats, rabbits, sheep, chickens, turkeys, ducks and small cows. Animals are a part of a rural environment, and maintaining genetic diversity is the way to keep a breed alive. Please consider approval of the CUP.

Anna Whorton
928-600-8974
Ms. Davis,
This email is being written in support of Mr. and Mrs. LeFevre and their wonderful sheep flock here in Kachina Village. Our family has lived in Kachina Village since 2005, and enjoy the sheep. Mr. and Mrs. LeFevre take great care of their sheep, treating them as though they are family, and have even saved a rogue sheep that was found wandering in the woods during the winter (destined for certain death as she was left behind by her shepherd). We would be so sad if these sheep had to leave so are emailing you to please approve them for Conditional Use. The character that Kachina Village has is unique - some neighbors have cats and dogs, some have goats, and the LeFevre's have sheep. The Canadian Geese that fly over stop and visit the sheep, the ducks that live in Pumphouse stop and visit and we stop and visit. Our child loves to see them when we drive home and we always know when spring is here because we see the new ewes jumping around.
Please keep our happiness in our neighborhood and allow the LeFevre's to keep their flock in its entirety and not reduce it.
Thank you for considering our email.
Rhiannon Samples
(928) 853-8274
Hi, Rachel,

This is from someone I’ve known since I was 2. I told her thank you and I would pass it on to you.

Also, I’d appreciate copies of the negative comments you’ve received for my files

Thanks, Kathy

---------- Forwarded message ---------
From: Nancy Miller <nancyequilts@gmail.com>
Date: Thu, Jan 31, 2019 at 4:54 PM
Subject: LeFevre Conditional Use Permit
To: Kathryn LeFevre <lefevre@gmail.com>

I’ve known Kathy Le Fevre for many years. She has always been an upstanding person and a animal lover. I believe she should be allowed to keep the number of sheep she has. Thank you, Nancy Schellenbach Miller
Ms. Rachael Davis:

It has come to my attention that a concern has been voiced regarding the raising of Shetland Sheep (by Ms. Kathy LeFevre) in the Kachina Village, Flagstaff, AZ. Ms. LeFevre has been raising Shetland Sheep for over 14 years on land zoned Residential Agricultural. She has been acting within zoning laws and with the permission of Kachina Village. This alone should negate any current complaint by an individual or individuals. Buyers of property within Kachiina Village should be aware of it's zoning prior to move in. To complain after-the-fact is simply noise to raise a ruckus. Pure and simple.

Ms. LeFevre is known as an outstanding breeder of this fine fiber breed throughout the entire State and the US. She is well thought of by both fiber enthusiasts and sheep breeders. This is an petty attack based on an individuals personal preference. Forcing her to discontinue raising these animals will have a far-reaching negative effect on breeders throughout Arizona and on the continuation of breeding these heritage sheep in our State. This should be strongly considered when making any decision.

I believe you should find in favor of Ms. Lefevre and allow her to continue her homestead as she has for the past 14 years. If you are considering changing the existing zoning, then Ms. Lefevre should be grandfathered and allowed to continue raising her sheep until such time as she makes the decision to discontinue her activity. Please, do not destroy what she has worked so hard to build and share with others over these past many years!

Sincerely,

Katherine Smith
928-925-0464
Good Morning Ms. Davis,

I'm writing on behalf of the Flag Wool and Fiber Festival in support of the LeFevre Conditional Use Permit. In the 8+ years I've known Kathy LeFevre she has proven to be nothing short of an excellent steward for both her animals and her land. Families with livestock that have been 'grandfathered in' are a valuable community asset, a rich part of the history of the Flagstaff area, and deserve to be protected. It would be such a shame to see her flock decreased or removed—the work she is doing with her Shetland sheep is important to the breed itself and to those of us in the fiber arts/livestock communities of our area.

Please grant Kathy the permit she needs to continue to raise her sheep at her home in Kachina Village. People like Kathy enrich our community with their expertise and she and her flock should be allowed to continue as they have for the past 14 years.

Thank you for your consideration,
Andrea Greene
Director, Flag Wool and Fiber Festival
(928)699-2012
Exhibit D: Citizen Participation Plan
Citizen Participation Plan

Applicant Name:
Kathryn & Ralph Lefevre

Mailing Address:
3071 Kachina Trail, Flagstaff, Arizona 86005

Phone:
928-380-0593

E-mail:
lefevre@gmail.com

Property Address or Parcel Number(s):
3071 Kachina Trail, Flagstaff, Arizona 86005

Brief Description of Conditional Use Permit and/or Zone Change:
Conditional Use Permit on Zoned RA Lot to Allow
Additional Animal Units

1. Which residents, property owners, interested parties and public and private agencies may be affected by the application? (This may consist of the area of notification mailing list, which can be attached to this Plan.) List the notification radius in feet or miles as identified by Community Development staff.

Residents, property owners, interested parties, public and private agencies within a 500 ft. radius of considered property as provided by Coconino County Community Development. See attached list.

2. How will those interested in and potentially affected by an application be notified that an application has been made?

By written letter of explanation and invitation to a citizen participation meeting at the property.
3. How will those interested and potentially affected parties be informed of the substance of the zone change, amendment, or development proposed by the application?

BY INVITATIONAL LETTER AS WELL AS POSTING OF NOTICE ON PREMISES BY COCONINO COUNTY COMMUNITY DEVELOPMENT AND PLANNING & ZONING.

4. How will those interested and affected parties be provided an opportunity to discuss the applicant's proposal with the applicant and express any concerns, issues, or problems they may have with the proposal in advance of the public hearing?

THEY MAY EMAIL OR CONTACT ME (KATHRYN LEFEVRE) TO VOICE THEIR CONCERNS OR THEY MAY CONTACT COCONINO COUNTY COMMUNITY DEVELOPMENT FOR FURTHER HELP & ASSISTANCE.

5. What is the applicant's schedule for completion of the citizen participation plan?

I/WE WILL WORK WITH CCCD AS TO AN APPROPRIATE DATE PER THEIR SCHEDULE AND OURS, UNDER THEIR GUIDANCE.

6. How will the applicant keep the County Community Development Department informed on the status of citizen participation efforts?

BY SUBMITTING A SIGN-IN SHEET OF ALL PERSONS ATTENDING THE COMMUNITY MEETING. ALSO, I/WE WILL PROVIDE ADDITIONAL MATERIALS SHOULD THEY WISH TO WRITE THEIR VIEWS ON THE SPOT.
18 January 2019

Coconino County
219 E. Cherry Avenue
Flagstaff, AZ 86001

Dear Neighbor,

We are the owners of 3071 Kachina Trail in Flagstaff, AZ. We have recently met with the Coconino County Planning staff to discuss a proposal for land use on this one acre parcel. We will be requesting a Conditional Use Permit for our RA zoned property as part of this project. Staff at Coconino County Planning have directed us to notify all property owners within 500 ft. of this property.

As most of you know, we have been breeding and raising purebred Shetland sheep on this property since 2005. The herd population runs from around 16 of these small sheep (the core breeding group) and can run up to 20 sheep, depending on how many lambs the ewes have each spring.
We have enjoyed sharing activities of this small flock with everyone in Kachina Village such as family visits to see the lambs, watching shearing each spring, as well as activities when the local fiber artists’ guild comes for spinning, weaving and dyeing activities with the wool from these sheep. We’ve also provided compost yearly from the flock for local residents to add to their gardens and lawns.

As required by the Coconino County Zoning Ordinances, I will be holding a Neighborhood Community Meeting at the property itself at:

3071 Kachina Trail, Flagstaff, AZ, 86005 on February 1, 2019 @ 10:00 a.m.

We have attached a basic site plan of the property. If you cannot attend the meeting, please contact Kathy by sending an email to voice your support or concerns to lefevre@gmail.com (with Conditional Use Permit in the Subject Line), or calling Kathy at 928-380-0593 and leaving a voice mail.

If we decide to move forward with a formal application for the Conditional Use Permit, it will become a case at a public hearing of the planning and Zoning Commission. You will be notified of the date and time of the public hearing if we apply. The planning and Zoning Commission meets on the First Floor Meeting Room at the Coconino County Administration Building, 219 East Cherry Avenue in Flagstaff, Arizona. The Coconino County Community Development Department can be contacted at 928-679-8850 if you have any questions about the public hearing process.

Sincerely,

Kathryn & Ralph LeFevre
Kathryn & Ralph LeFevre,
Property Owners
<table>
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<tr>
<th>APN</th>
<th>Owner Name</th>
<th>Owner Address 1</th>
<th>Owner City</th>
<th>Owner State</th>
<th>Owner Zip</th>
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Open with
115058 Mailing List 500 Feet.xlsx
Sheep

Ralph-Yahoo <ralph.lefevre@yahoo.com>  
To: Kathy LeFevre <lefevre@gmail.com>, <kathy@sheepthrillsfarm.com>

I, Michael Blair, support Ralph and Kathy's use of their property for sheep and livestock. We've never had any problems and enjoy having the livestock as our neighbors.

Sent from my iPhone

Michael Blair
480-290-8860
Exhibit E: Letter from County Regarding Keeping Horses on Subject Property
June 30, 2003

Linnea E. Aldrich
152 Kachina Trail
Flagstaff, Arizona 86001

Re: Horses on Lots 152 through 157 Kachina Country Club Village

Dear Ms. Aldrich:

The purpose of this letter is to acknowledge that Coconino County Department of Community Development recognizes the keeping of horses on your property as a legal nonconforming situation. We have made this determination based on the following facts:

- Kachina Country Club Village (KCCV) was subdivided and developed in 1965.
- At the time of development, that portion of KCCV that includes your property was in the R-E (Recreational) Zone.
- Under the Coconino County Zoning Ordinance in effect at the time (effective Oct. 6, 1964), the R-E Zone allowed the keeping of horses for private use.
- There is correspondence in the KCCV subdivision file between the developer and the Planning Director of Coconino County indicating that restrictive covenants set 30,000 square feet as the minimum size of lots upon which horses could be kept.
- There is physical evidence in the form of barns and pastures indicating the long-time keeping of horses on your property (and several others in the vicinity), and horses are presently kept on several of those properties.
- Testimony provided by yourself and other property owners indicate that horses have been kept on several of the affected properties for approximately 30 years, and the properties were represented as “horse properties” when they were sold.

In summary, it is our determination that those parcels comprised of Lots 152 through 157 Kachina Country Club Village that are at least 30,000 square feet in area have legal nonconforming horse privileges. The affected properties include the following APNs: 116-15-055A, 056B, 057B, 057C, 058, and 116-50-019, 020A, 020B. This determination is limited to allowing no more than two horses on each of the affected properties. The limit of two horses is based on the current and past practices of property owners keeping one or two horses on the affected properties, and also based on the fact that the Coconino County Zoning Ordinance requires one full acre to accommodate three horses.

I hope this clarifies the situation with respect to keeping horses on these properties. Please feel free to call if you have any further questions.

Sincerely,

John P. Aber
Senior Planner
Memorandum

Date: June 30, 2003

To: Property Owners, Lots 152 through 157, Kachina Country Club Village

From: John P. Aber, Senior Planner

Subject: Legal nonconforming ("grandfathered") horse privileges

As an owner of one of the affected properties identified above, please see the attached letter to Linnea E. Aldrich regarding the keeping of horses on these properties. This letter serves as documentation that the County recognizes the keeping of horses (under certain limitations) as a legal nonconforming ("grandfathered") situation on your property. Please keep this letter in your personal files for future reference. Please feel free to call if you have any questions.
Exhibit F: Health Code and Stormwater Ordinance Excerpts
According to the Coconino County Health District, livestock and manure shall be managed as follows:

**RULES AND REGULATIONS FOR KEEPING OF ANIMALS - Chapter 11**

**SEC.11-1** GENERAL

**REG.11-1-1** LEGAL AUTHORITY

The Regulations in this part are adopted pursuant to the authority granted by Section 36-184, Arizona Revised Statutes.

**REG.11-1-2**

Cattle, horses, sheep, goats, dogs, cats, birds, fowl and any other living animals and the pens, stalls, stables, yards, shelters, cages, areas, places and premises where they are held or kept shall be so maintained that flies, insects or vermin, rodent harborage, odors, ponded water, the accumulation of manure, garbage, refuse or other noxious material do not become a public nuisance and do not disturb the peace, comfort or health of any person.

**REG.11-1-3**

Deleted 1991

**REG.11-1-4**

Any person, firm or corporation is prohibited from keeping of sheltering animals in such a manner that a condition resulting from same shall constitute a nuisance.

**SEC.11-3** SANITARY REQUIREMENTS

**REG.11-3-1**

A. Manure and droppings shall be removed from pens, stables, yards, cages and other enclosures at least twice weekly and handled or disposed of in an approved manner, free of health hazard or public health nuisance.

B. In populous districts, stable manure must be kept in a covered watertight pit or chamber and shall be removed at least twice a week. Manure on farms or isolated premises other than dairy farms need not be so protected and removed unless ordered by the State or local health department.

C. Manure shall not be allowed to accumulate in any place where it can prejudicially affect any source of drinking water.

**REG.11-3-2**

Feed troughs shall be provided for the feeding of vegetables, meat scraps or garbage, and such feeding shall be done exclusively in containers or on an impervious platform.

**REG.11-3-3**

Watering troughs or tanks shall be provided, which shall be equipped with adequate facilities for draining the overflow, so as to prevent ponding of water, breeding of flies, mosquitoes or other insects, or creation of health hazards or nuisances.
From Coconino County Stormwater Ordinance July 2017:

CHAPTER 5 – ILLICIT NON-STORMWATER DRAINAGE AND CONNECTIONS 501 – Prohibition of Non-Stormwater Drainage 1. No Person shall throw, drain, or otherwise introduce, cause, or allow others under its or their control to throw, drain, or otherwise introduce into the County SMS4s or into a Storm Drainage System any Pollutants or waters containing any Pollutants. 2. Prohibited discharges include, but are not limited to, the following: 1. Discharge or drainage of manure and urine from farm, domestic, and commercial animals directly into Waters of the U.S.

703 – General Requirements 1. The management of Stormwater on site, both during and upon completion of the land Disturbances described in Section 702.1 shall be accomplished in accordance with the standards and criteria of this Ordinance and the requirements of the Coconino County Engineering Design and Construction standards, Subdivision and Zoning Ordinances for Coconino County, the Floodplain Ordinance for Coconino County, and any other standards or criteria that are or may be adopted by the Coconino County Board of Supervisors. The design of any temporary or permanent facilities and structures and the utilization of any natural Drainage Systems shall be in full compliance with this Ordinance and any other applicable ordinance or regulation. 2. The intent of these design standards is to encourage environmentally sound Stormwater management practices that provide necessary drainage facilities while protecting the hydrologic characteristics and water quality of the site and watershed.
Exhibit G: Health Inspection Report from 2008
Case Description: RP EMAILED A COMPLAINTS ABOUT THE ODER OF SHEEP FECES. "The owners of the property at 3071 Kachina Trail are raising sheep. There are two serious problems with this. 1. I am almost certain that sheep feces and urine are running into Pumphouse Wash. This is almost certainly happening during monsoon events. Pumphouse wash is a spring fed ephemeral stream. The pools that form are having high levels of algae. They stink. This is an indicator of high levels of nitrogen which is in urine and feces. I have observed this stream over the past 18 years and each year the algae levels increase. This stream is unique to Arizona. It is the home to various reptiles and amphibians. 2. The sheep feces and urine odor is horrible and is a detriment to the enjoyment of the neighborhood and to the county trail along Pumphouse wash."

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<td>went to house and the Violator cleans poop daily and the sheep are very well cared for. There is a slight odor but I did not see anything out of the normal. Tried to call RP but voice mail is full</td>
<td><a href="mailto:wmaurer@coconino.az.gov">wmaurer@coconino.az.gov</a></td>
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Exhibit H: Department and Agency Input
Thank you for your feedback and this information, Cynthia. Much appreciated!

I will reach out to Geoffrey and the new Wildlife Planner separately, and will keep you all informed as to if/when this case will go to a hearing.

Rachel Davis  
Planner

Coconino County Community Development  
2500 N. Fort Valley Road, Building 1  
Flagstaff, AZ 86001-1287  
Phone: 928-679-8895  
Fax: 928-679-8851  
rndavis@coconino.az.gov  
www.coconino.az.gov

* Please consider the environment before printing this e-mail.*

Hi Rachel,

We have significant concern with this application. We do not want grazing in the wetlands as it would be detrimental to this sensitive habitat. We’ve had issues with the parcel/owner in question. For example, ADEQ recorded E.coli in the water downstream of the sheep farm and we suspect that it could very well come from there. The wetlands are a significant source of water the Verde River watershed.

I would encourage you to speak to Geoffrey Gross (ext. 8023 and cc’d here) who is very knowledgeable about this property owner and the Pumphouse Natural Area. This is an application we will also want the Urban Wildlife Planner to weigh in on.

Thank you for reaching out, Rachel! I would have hated to have this one slip past me.
From: Davis, Rachel  
Sent: Wednesday, January 30, 2019 10:05 AM  
To: Nemeth, Cynthia <cnemeth@coconino.az.gov>; Krug, Liz <lkrug@coconino.az.gov>  
Subject: grazing lease

Hi Cynthia and Liz,

I am not sure who to talk to about this, but figured I’d start with you.... I am working on a conditional use permit for a sheep farm in Kachina Village that backs up to Pumphouse County Natural Area II (Parcel #11617002). I am going to visit the applicant’s property (Parcel #11615058) next week and learn more about her farming operations. (Link to ParcelViewer: https://eismaps.coconino.az.gov/parcelviewer/) She currently keeps around 20 Shetland sheep; there is an interesting history of sheep farming in the area – Dr. Raymond of Raymond County Park was himself a sheep farmer in the Pumphouse Wash wetlands until the 1950s.

I do not know if the applicant allows her sheep to leave her property to graze, but will find out soon. I am curious... does Parks and Rec maintain this natural area next to her land, and would a grazing lease be an option for this applicant? Does Parks and Rec have any comments or concerns regarding the proximity of the sheep farming activity to this natural area?

Thank you for any help you are able to offer,

Rachel Davis  
Planner  

Coconino County Community Development  
2500 N. Fort Valley Road, Building 1  
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rdavis@coconino.az.gov
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* Please consider the environment before printing this e-mail. *
Good morning Rachel,

Thanks for reaching out to us, I do have some thoughts and information about the sheep farm.

- I don’t see any way that we would consider a grazing lease for the Pumphouse County Natural Area. High elevation wetlands with perennial water are a very rare and fragile ecotype for Arizona. Having concentrated grazing would be run counter to our management plan, restoration efforts and have a detrimental effect on the habitat value of the wetland. For example, the wetland supports breeding activities for a wide variety of waterfowl and other migratory birds, the amount of vegetative cover present in the wetland facilitates this activity. If the wetland vegetation were lowered the breeding birds would be subjected to higher levels of predation, or would find the habitat unsuitable. The same holds true for amphibians, reptiles and small mammals that make the wetland home.

- ADEQ is currently investigating ecoli contamination in oak creek, and have narrowed the source down to the kachina village area, while they do not have definite proof, the sheep operation is a suspected contributor. I have personally seen the operators dumping manure from their barn into the wetland portion of their property, which would bring the waste into oak creek during storm events.

- The owner has repeatedly complained about vegetative growth in the natural area adjacent to his property, we believe that the manure dumping upstream is contributing to the rate of growth due to nutrient loading.

- While we support working landscapes, we feel that operations of this nature need to be located in appropriate areas. The potential impacts to the wetland, along with impacts to park users (strong odors, being the primary one) would suggest that livestock operations in this residential area may not be appropriate.

Please feel free to reach out if you have any further questions, or hearing is scheduled so we can express our concerns, if it’s appropriate.

Geoffrey

Hello Geoffrey,

I am following up on the e-mail exchange with Cynthia (below), and have copied Rob Magill, the new Urban Wildlife Planner. When you get a spare moment, could we discuss or correspond about the sheep farm next to the Pumphouse Natural Area? I am curious to learn of any concerns, observations, etc. that may pertain to the conditional use request (to allow 20 animals to be kept on the property). The sheep farm has been operating per the applicant since 2005, but
she did not seek zoning permits to allow the number of animals that are currently kept on the lot. A neighbor complained and that is how Community Development became aware of the potential issues on the property, as well as the need for permits. Thank you,

Rachel Davis
Planner

Coconino County Community Development
2500 N. Fort Valley Road, Building 1
Flagstaff, AZ 86001-1287
Phone: 928-679-8895
Fax: 928-679-8851
rdavis@coconino.az.gov
www.coconino.az.gov

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From: Nemeth, Cynthia
Sent: Wednesday, January 30, 2019 10:55 AM
To: Davis, Rachel <rdavis@coconino.az.gov>; Krug, Liz <lkrug@coconino.az.gov>; Gross, Geoffrey <ggross@coconino.az.gov>
Subject: RE: grazing lease

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Cynthia Nemeth-Briehn, CPRP
Coconino County Parks & Recreation Director
2446 Fort Tuthill Loop
Flagstaff, AZ 86005
Phone: 928.679.8004
Fax: 928.774.2572
www.coconino.az.gov
Rachel and Geoffrey,

Thank you for having me included in the email chain via Cynthia’s cc. I am just today started reading some of the planning and management documents for the Rogers lake and Pumphouse Wash natural areas. The Pumphouse wash document is at the top of my list for tomorrow – I am getting ready to go to the Planning and Zoning Commission meeting momentarily.

I will be meeting with Cynthia on Friday at 3:30, and I am guessing that Geoffrey, you will be there as well. Rachel, I would like to join you in your property visit when you go out next week as it would give me a first-hand view of the neighbors operation and the Pumphouse Natural Area at the same time. My AZGFD email (cc’d above) is the one that is accessible at the moment so please include me in any other correspondence.

Thank you!

Rob

Robert T. Magill, MS
Certified Wildlife Biologist - TWS
Certified Associate Ecological Restoration Practitioner - SER
970-623-9369

rmagill@wswildlife.com

“A thing is right when it tends to preserve the integrity, stability and beauty of the biotic community. It is wrong when it tends otherwise.” – Aldo Leopold

Hello Geoffrey,

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Cynthia Nemeth-Briehn, CPRP
Coconino County Parks & Recreation Director
2446 Fort Tuthill Loop
Flagstaff, AZ 86005
Phone: 928.679.8004
Fax: 928.774.2572
www.coconino.az.gov
Hello Rachel,

My concerns align with Randy and Cynthia, with regards to the run off into the wetland area. Having a French drain, that redirects the run off into the wetlands, is questionable. This wetland area protects and even improves water quality as well as providing habits for various wildlife and aquatic life. Wetlands are like the "kidneys" for other ecosystems.

There is a specific science when it comes to composting correctly. Composting sheep manure means the straw bedding is typically collected which isn’t bad because the bedding helps with the break down. Sheep manure is high in phosphorus and potassium which is great for a garden but how good is for a wetland area? I would definitely recommend having the Urban Wildlife Planner look into this as well.

From an Environmental Health (EH) standpoint most manure complaints are about the smell, however, the EH code does not address smells. Composting would be acceptable if done correctly, and since EH does not have guidelines in place on how to compost manure correctly, an individual would be referred to the internet or a university for guidelines. From the EH standpoint it comes down to fly breeding concerns and potential contamination of drinking water sources.

I hopes this helps.

Thanks,

Sabrina Kelley
Program Manager
Public Health Services District
Animal Management
2625 King Street
Flagstaff, Arizona 86004
Fax: 928-679-8771
Desk: 928-679-8756
Hi Rachel,

I just left you a voicemail. Yes, the water that flows through the meadow next to the applicant's property flows year-round. County Parks and Rec has in-stream water rights and has documented perennial flows for many years. Given the buffer requirements, I'm not sure how this application can be conditioned for approval. Feel free to call back to discuss.

Thank you!

Hannah Griscom | Wildlife Habitat Specialist
ARIZONA GAME AND FISH DEPARTMENT – Region 2
3500 S. Lake Mary Road
Flagstaff, AZ 86005
O: 928 214-1252
C: 307-399-5430
Email – hgriscom@azgfd.gov

On Wed, Feb 13, 2019 at 3:39 PM Davis, Rachel <rdavis@coconino.az.gov> wrote:

Hi Hannah,

Thanks so much for this information; very helpful. And thank you for your hard work ensuring sensitive habitat is protected! I am working on a conditional use permit for a sheep farm located at 3071 Kachina Trail and trying to figure out how I might condition it if I can make the findings of fact. One consideration is ensuring that animal waste will not pollute the adjacent wetlands.

I do have a clarification question for you – I've been working with different entities to determine if the Pumphouse county natural area down by Kachina Trail are considered a perennial water source. Each entity I talk to gives a different definition of "perennial water source." ADWR does not list Pumphouse Wash or adjacent wetlands as perennial, but the Pumphouse Master Plan does. How would you define perennial water source, and do you have a specific resource you use for making this determination?

Thanks again, Hannah,
Hi Rachel,

Yes, that provision was based on my recommendation to the County and it happened in the final stages of ordinance adoption with approval from Jay. This was an important measure to protect water quality in the few perennial streams
we have in the County. The 150 foot buffer was based on manure management guidelines as well as my professional judgment. Please let me know if you have additional questions.

Thanks,

Hannah Griscom | Wildlife Habitat Specialist
ARIZONA GAME AND FISH DEPARTMENT – Region 2
3600 S. Lake Mary Road
Flagstaff, AZ 86005
O: 928 214-1252
C: 307-399-5430
Email – hgriscom@azgfd.gov

On Tue, Feb 12, 2019 at 1:01 PM Kate Morley <kmorley@naipta.az.gov> wrote:

Hi Rachel,

I would have to check files to be sure I am pretty sure that provision was added prior to the major changes to the animal keeping section that we did while I was there (adopter in 2015?) and before my time at the County all together (2011). Is Sabrina still in Animal Control? She has a lot of input on the animal keeping sections. Otherwise, I would guess it originally came about as a tie to a policy related to water quality in the Comprehensive Plan. We used to have files related to all zoning amendments that had ever occurred as well as a master list that was basically a cheat sheet to them. I think the cheat sheet was a blue folder that opened from the top edge if remember correctly. I am guessing they are still around- the cheat sheet was great and the files should be part of permanent records retention.

Sorry to not be more help, good luck!

Kate Morley, AICP
Development Director
NAIPTA (Northern Arizona Intergovernmental Public Transportation Authority)
3773 N. Kaspar Dr. Flagstaff, AZ 86004
928.679.8903
www.mountainline.az.gov
Hi Kate and Hannah,

Hope you are doing well. I know you both are not connected with the County in the same way as in years past, and am sorry to contact you with a zoning ordinance-related question... but you might be my last hope!

I wondered if either of you could help me determine how a specific provision came to be included in the animal keeping section of our current zoning ordinance:

“No animal may be permanently sheltered, watered, or fed within 150 feet of a perennial water source.” This provision does not exist in the 1981 zoning ordinance.

I have contacted EQ, Environmental Health, and Engineering, and no one seems to know how 150 feet was determined. Do either of you recall?

I truly appreciate any help you can give me,

Rachel Davis
Planner
Executive Summary

Location: Sections 31 and 32, Township 24N, Range 11E or APN# 303-01-001B with a piece of State Trust Land adjacent to the east.

Current Zoning: G (General, 10 acre minimum) Zone

Parcel Size: 640+ acres
Requested Conditional Uses: Land Art Project (Libraries and Museums, public or private) and Helipads

Supervisor District: 4 (Jim Parks)

Applicant: The WLB Group, Inc.- Flagstaff, AZ

Owner: Skystone Foundation- Flagstaff, AZ

Project/Development Description:

This request is a modification to the ongoing Roden Crater land art project originally approved in 1995. Two Helipads are requested, one near the North Space and one near the South Space

Recommendations and Findings of Staff

Conditional Use Permit: Helipads associated with the Roden Crater land art project

Findings of Fact: Staff is able to make all four required Findings of Fact for CUP approval.

Recommendation: Staff recommends approval of Case Number CUP-19-005 Subject to the three conditions below.
Subject Property and Surrounding Property Information

Subject Property

- 640 acres with some additional property leased from the adjacent State Trust Land section to the east
- Occupied by large, extinct cinder cone volcano
  - Inside the cinder cone are various tunnels and rooms that make up the piece

View from outside of the cinder cone: Photo by Florian Holzherr and taken from Rodencrater.com

Crater bowl on top of cinder cone: Photo by Florian Holzherr and taken from Rodencrater.com
Surrounding Land Uses

- In area of general checkerboard State Trust Land and private Land (on map above state land is blue)
- All property is in the G (General) Zone, same zone as this request
  - Most property nearby is vacant
  - Nearest neighbor is approximately 3 miles south

Request

The applicant requests a modification to the previously approved use of a land art piece/naked eye telescope (fitting under the listed use of ‘Libraries and Museums, public or private’) to include two Helipads.

Project Description

The Roden Crater project is a land art piece that uses light and space to produce a unique and nearly unexplainable experience. It is made up of different rooms and tunnels where visitors are immersed in optical (and sometimes auditory) illusion spaces and where celestial events are showcased to the naked eye. The original Conditional Use Permit was approved by the Planning and Zoning Commission in 1995 (CUP-95-15 see attached staff report and minutes) with a modification in 1997 to allow for an overnight lodging facility for visitors to the project referred to as ‘the lodge’.

The project was planned in phases due to scale and expense of finishing it in its entirety. The applicant submitted a narrative that describes in detail which parts of the project are in the planning stages, are under construction, or are completed for Phase I of the project (see Table I: CUP Design Elements from applicant narrative in packet).

Also in the applicant’s narrative are a number of new elements to the project in their initial design stages (see Table 4: New Design Elements). These include a number of new tunnels, a tea room, emergency medical rooms, and Helipads. With the exception of the Helipads, staff considers these elements to be minor modifications to the original approval and construction of these elements would be approvable through Engineering Permits and Building Permits at the staff level. The two requested Helipads are near the South Space and near the North Space as shown on the applicant’s site plan.

Public Participation

On January 18, 2019, the applicant sent out letters inviting property owners within a three mile radius of the subject property to a Citizen Participation Plan meeting to be held on January 29, 2019. A couple living within the three mile radius attended the meeting and had concerns over the number of times that helicopter flights would occur on the subject property. The
concerned neighbors did not want to be impacted by constant helicopters flying over their property. The applicant proposed a way to address the issue by limiting non-emergency helicopter flights to around twelve per year and also by providing those that might fly to the subject property with a recommended flight path that would avoid impact to the concerned neighbor’s property.

**Analysis**

Most of the new elements included in the applicant’s narrative are minor in relation to the original approval in 1995 and are referenced in this report merely for a progress update on the project and documentation of all approved pieces of the project to date. This analysis will focus on the major modification of the two proposed Helipads.

Since the original approval of this case it was intended that visitors to the site would be limited and six to ten per day, brought in groups by van or bus. Number of visitors and means of accessing the property are important because the old ranching roads are not adequately improved for even a moderate level of traffic and they are shared by neighboring property owners.

The Helipad use is important for this project, especially for the health and safety of visitors. The closest emergency medical aid is Summit Fire Station 31 at the intersection of Cosnino Road and Towsnend-Winona Road in Doney Park. Also, Skystone Foundation receives much of its funding through donations from those that live outside the area that might need to visit the site via helicopter due to its remote location. However, limiting the number of flights to the extent possible would reduce the impact of the use to any properties within the intended flight path.

If the applicant limits their helicopter trips to approximately the amount noted in their narrative (twelve trips per year and medical trips as necessary), impact would be minor. Staff would recommend a condition that allows some flexibility in number of trips and still close to the number indicated in the narrative. The area is very remote and mostly vacant land with only very few homes that would be within a flight path of the helicopters.

**Findings of Fact**

The Planning and Zoning Commission must make all four Findings of Fact in order to approve this new use:

1. That the proposed location of the Conditional Use is in accord with the objectives of this Ordinance and the purpose of the Zone in which the site is located.
2. That the proposed location of the Conditional Use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the proposed Conditional Use will comply with each of the applicable provisions of this Ordinance, except for approved variances.
4. That the proposed Conditional Use is consistent with and conforms to the goals, objectives and policies of the Comprehensive Plan or Specific Plan for the area.

- The General Zone provides for the Conditional Use Permit process for Helipads and this request meets the purpose of the zone.
- Because a major part of the use is in relation to emergency medical evacuation, this use would improve public health and safety. Considering that helicopter flights would be limited and that the area is so remote, this use will not be materially injurious to properties in the vicinity.
- This use complies with all provisions of the Zoning Ordinance without the need for any waivers or variances.
- This use is consistent with the Comprehensive Plan.

Recommendation

If the Planning and Zoning Commission can make the required Findings of fact, staff recommends approval of CUP-19-005 subject to the following conditions:

1. Development of the site shall substantially conform to the submitted site plan and narrative. Any substantial changes or modifications shall expansions shall require further review by the Planning and Zoning Commission.

2. All required Engineering and Building Permits for the helipads (known in the International Building Code as ‘Helistops’) shall be obtained prior to construction.

3. Helicopter trips shall not be used as a primary means of transporting visitors to the site. Helicopter trips to the site shall be limited to the extent possible and substantially consistent with the number and purpose of trips indicated in the applicant’s narrative.

Respectfully submitted,

Jess McNeely, AICP, Assistant Director
Prepared by Zach Schwartz, Senior Planner
STAFF REPORT

Date: March 21, 1995

To: Planning and Zoning Commission

From: Department of Community Development

Subject: Case No. UP-95-15: A request for a Conditional Use Permit for a public art project (Roden Crater) on a 640 acre parcel in the General Zone.

Applicant: Skystone Foundation, Flagstaff, Arizona

Location: The property is located about six miles north of Leupp Road north of Merriam Crater, and is identified as Assessor's Parcel Number 303-01-001B.
SUBJECT PROPERTY AND SURROUNDING LAND USES

The subject property, Roden Crater, is a volcanic cinder cone located in the eastern portion of the San Francisco volcanic field approximately six miles north of Merriam Crater. It was formed by volcanic eruptions approximately 500,000 years ago, and it rises to 500 to 700 feet above the surrounding plateau. The surrounding area is checkboarded state and private land. Ranching is the primary land use in the vicinity today. Ruins of prehistoric settlements of the Sinagua and Anasazi cultural traditions are found throughout the area.

REQUEST

A Conditional Use Permit is requested to construct an art project on Roden Crater that will be open to the public upon completion.

PROJECT DESCRIPTION

This is a difficult project to describe mainly because there has never been anything else quite like it. Although referred to as an "art project," that term does not adequately convey what the project is all about. Rather than working in a traditional artistic medium such as painting, sculpture or architecture, James Turrell deals with the interaction of light and space and how the optical effects of that interaction are perceived by the human eye. In earlier works, Turrell has experimented with both natural and artificial light in interior spaces, and has learned how to manipulate spaces and the light within those spaces to create effects that the eye interprets in unexpected ways. The results can make the light itself appear to take on substance, color and texture or even to form a skin-like surface.

The optical effects that Turrell has experimented with in gallery settings will be applied in the Roden Crater project, but the light sources will be entirely natural. The outward appearance of the crater will also remain natural when the project is completed. The spaces constructed in the crater will be fitted into naturally occurring features whenever possible. Each space will be precisely aligned for the observation of astronomical events and for the capturing of light to produce various effects. The lighting effects and the tangible qualities of the light will change with the time of day, the season, weather and other external factors. The project is described in more detail in an article published by the Museum of Northern Arizona (Plateau, Volume 59, Number 3) in 1988.

ANALYSIS

The Skystone Foundation is a nonprofit organization that owns the land that the project will be built on, and is raising money for construction. Funds are available for construction of the west chamber, which includes the first three spaces of the project. Fund raising is ongoing for
subsequent phases, and a four year construction schedule is anticipated once all funds are acquired. The project will be open to the public for small groups by appointment only upon completion.

Visitors will begin with an orientation session at a visitor center or museum at a yet-to-be-determined location which will not be at the crater. They would be transported to the crater in a van as a group rather than driving individual vehicles. Groups would be limited in number to six to ten individuals per day in order to preserve the quality of the experience. The remote location and the nature of the project are not conducive to massive numbers of people or a highly commercialized type of venture. A limited access situation appears to be the intent of the applicant, and is consistent with the spirit and intent of the project.

Access is by way of old ranch roads which are also not conducive to high traffic volumes. Limiting numbers of visitors and the use of vans will help minimize traffic impacts.

Other on-site improvements will presumably be kept to a minimum. Restrooms will be required for visitors subject to Health Department approval. An unpaved parking area should be adequate for the low volume of traffic anticipated. A caretaker's residence may be desirable because of the remote location. Otherwise, the site should be relatively free of the trappings of commercial tourism, and outwardly should not appear much different than its pre-development condition to the casual observer.

RECOMMENDATION

Staff recommends approval of Case No. UP-95-15 subject to the following conditions.

1. Building permits shall be obtained prior to commencement of construction.
2. Sanitary facilities shall be provided subject to the requirements of the County Health Department.
3. Parking with an all-weather surface shall be provided. Paving requirements are waived.
4. Visitors shall be transported to the site as a group to minimize the number of vehicles and traffic impacts.

Respectfully submitted,

William L. Towler, Director

Prepared by: John P. Aber, Planner II
WLT/bec
MINUTES
Coconino County
Planning and Zoning Commission

Meeting of March 28, 1995

Board of Supervisor's Meeting Room
County Administrative Center
219 East Cherry
Flagstaff, Arizona

Members Present
Nancy Taylor, Chairman
David Watters, Vice Chairman
David Chance
Joan Stavely
Deb Hill
Mary Ellen Gonzalez

Members Absent
Don Enneper
Marsha Griffin
Alan Spicer
Brad Traver

County Staff Present
William L. Towler, Director, Department of Community Development
John Aber, Planner II
Sue Pratt, Principal Planner
Bill Ring, Deputy County Attorney
Barbara Chadwick, Recording Secretary

The meeting was called to order at 5:09 PM by Chairman Taylor.

The first item on the agenda was approval of the minutes from the February 28, 1995 meeting. David Chance made a motion to approve the minutes. The motion was seconded by David Watters, and by a vote of 6-0 was unanimously approved.

Bill Towler announced that Case No. UP-95-16 would be continued to the April 25th meeting. The applicant requested the continuance due to the fact that they did not have a representative available that could attend the meeting that night. The applicant was the Arizona State Land Department. Nancy asked the public for comment.
Deb agreed with staff. She was especially concerned with the access points. She felt that access off Silver Saddle would be even worse than access off Highway 89. She also had concerns with the noise, dust, and lights.

Nancy expressed to the audience that she felt that when personal property rights are involved, people need the latitude to speak. She said she felt the site for this project was inappropriate.

Deb Hill made a motion to deny Case No. UP-95-14. David Chance seconded the motion and by a vote of 6-0 was denied unanimously.

Bill explained the appeal process at this time.

Nancy declared a conflict of interest with the next case and handed the gavel to Vice Chairman David Watters.

Next was Case No. UP-95-15. A request for a Conditional Use Permit for a public art project (Roden Crater) on a 640 acre parcel in the General Zone. The applicant was Skystone Foundation, Flagstaff, Arizona.

John Aber made the presentation. His formal presentation included the request, location, subject property and surrounding land uses, project description, analysis, and recommendation.

The property is located about six miles north of Leupp Road north of Merriam Crater, and is identified as Assessor's Parcel Number 303-01-001B.

The subject property, Roden Crater, is a volcanic cinder cone located in the eastern portion of the San Francisco volcanic field approximately six miles north of Merriam Crater. It was formed by volcanic eruptions approximately 500,000 years ago, and it rises to 500 to 700 feet above the surrounding plateau. The surrounding area is check boarded state and private land. Ranching is the primary land use in the vicinity today. Ruins of prehistoric settlements of the Sinagua and Anasazi cultural traditions are found throughout the area.

A Conditional Use Permit is requested to construct an art project on Roden Crater that will be open to the public upon completion.

This is a difficult project to describe mainly because there has never been anything else quite like it. Although referred to as an "art project," that term does not adequately convey what the project is all about. Rather than working in a traditional artistic medium such as painting, sculpture or architecture, James Turrell deals with the interaction of light and space and how the optical effects of that interaction are perceived by the human eye. In earlier works, Turrell has experimented with both natural and artificial light in interior spaces, and has learned how to manipulate spaces and the light within those spaces to create effects that the eye interprets in unexpected ways. The results can
make the light itself appear to take on substance, color and texture or even to form a skin-like surface.

The optical effects that Turrell has experimented with in gallery settings will be applied in the Roden Crater project, but the light sources will be entirely natural. The outward appearance of the crater will also remain natural when the project is completed. The spaces constructed in the crater will be fitted into naturally occurring features whenever possible. Each space will be precisely aligned for the observation of astronomical events and for the capturing of light to produce various effects. The lighting effects and the tangible qualities of the light will change with the time of day, the season, weather and other external factors. The project is described in more detail in an article published by the Museum of Northern Arizona (Plateau, Volume 59, Number 3) in 1988.

The Skystone Foundation is a nonprofit organization that owns the land that the project will be built on, and is raising money for construction. Funds are available for construction of the west chamber, which includes the first three spaces of the project. Fund raising is ongoing for subsequent phases, and a four year construction schedule is anticipated once all funds are acquired. The project will be open to the public for small groups by appointment only upon completion.

Visitors will begin with an orientation session at a visitor center or museum at a yet-to-be-determined location which will not be at the crater. They would be transported to the crater in a van as a group rather than driving individual vehicles. Groups would be limited in number to six to ten individuals per day in order to preserve the quality of the experience. The remote location and the nature of the project are not conducive to massive numbers of people or a highly commercialized type of venture. A limited access situation appears to be the intent of the applicant, and is consistent with the spirit and intent of the project.

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Other on-site improvements will presumably be kept to a minimum. Restrooms will be required for visitors subject to Health Department approval. An unpaved parking area should be adequate for the low volume of traffic anticipated. A caretaker’s residence may be desirable because of the remote location. Otherwise, the site should be relatively free of the trappings of commercial tourism, and outwardly should not appear much different than its pre-development condition to the casual observer.

Staff recommends approval of Case No. UP-95-15 subject to the following conditions.

1. Building permits shall be obtained prior to commencement of construction.

2. Sanitary facilities shall be provided subject to the requirements of the County Health Department.
3. Parking with an all-weather surface shall be provided. Paving requirements are waived.

4. Visitors shall be transported to the site as a group to minimize the number of vehicles and traffic impacts.

Deb Hill asked John about the term limit on the Use Permit. John said that because of the extent of the project he did not feel a term limit was needed. She also asked about road maintenance and the number of groups that would be taken to the project. John said that he did not feel that a limit on the number of groups per day was needed.

Mary Ellen Gonzalez asked if this would be a year round project. John said that was his understanding. She questioned John about the one group per day. John explained that in the article it says that the groups would stay up to 24 hours.

Deb Hill asked about the engineering of cinder cones. John said that all the plans would have to be engineered.

Dave Watters asked if the Commission would have to revisit this again. John said that he felt the applicant could better explain this.

David asked the applicant to address the Commission.

James Turrell, who resides at 8881 Hutton Ranch road Flagstaff, Arizona spoke. He complimented the staff on their work on the project and felt the synopsis was good. He came to Arizona in 1976 to purchase Roden Crater. It took him 3 years to achieve this. He wanted to take his art back into the landscape. This kind of work, bringing light into an architectural kind of space, is not a new one. The Keltics used this, 6,000 years before Christ, in Ireland. Using mounds of earth and the sunlight they magnified certain solstice events. The temple of Ramses also used light in this manner, to create these solstice events to celebrate certain days. This particular form of art is ancient and can be found in the kivas of the southwest and the Mayan sites as well. In this proposed site he said he wanted to use the light all the time. Mr. Turrell chose the crater for its geological formation and the colors that are found in the crater. All the spaces are underground to exclude certain light to magnify the light that he wanted to catch. He felt the crater was like a pyramid, he just needed to add the chambers. He said that he currently has an engineer working on this project.

Dave Watters asked if the chambers would be concrete reinforced. Mr. Turrell said that yes they would. Mr. Turrell said the openings to the chambers would actually be like apertures in a camera. Mr. Turrell said that the spaces catch the things that are happening in the sky. It’s like being inside an eye. He makes spaces to help people see events that are happening in the sky. He explained the reason that the numbers would be limited. His reasoning is that the experience is diminished by large numbers of people. He wanted to limit the number of people to 10 per day. He said that being near Grand Falls and on the western edge of the painted desert was like being in geological time.
He wanted to make spaces that engage in celestial light. Dick Walker of the Naval Observatory has helped with the celestial mechanics. Mr. Turrell said that if he knew where the light was coming from he then knew how to deal with it. Mr. Turrell went to the Griffiths Observatory in Los Angeles, California and was able to go through 3,000 years of celestial events in a day through simulation. He said that the access is primarily on his property except for 660' which is on State land. He is currently addressing any environmental issues. They are taking an active role in maintaining the aesthetics of the area. He currently runs 450 head of cattle instead of the 3300 previously.

Mr. Turrell said that they have met with surrounding property owners and explained the project. He also said the access is set up for the handicapped to the top of the volcano. He had no problems with the conditions, they currently plan to put in 4 bathrooms in the crater. The funding for this project is obtained nationally, internationally, and from the State of Arizona. After the construction, there will only be three openings that can be seen from ground level and all openings will be human-sized openings. All replanting of native plants would be done by volunteer students from Williams College, Pomona College, University of Arizona, and Pima College. In return the students are taught by Mr. Turrell, Dick Walker from the Naval Observatory, Museum of Northern Arizona, and the Hopis. It’s how they trade the work that needs to be done.

Mr. Turrell explained how the light is gathered from the sky in such a way that it seems palpable. He said that you can gather light from the older stars and manipulate it in such a way that you can almost touch it. This will be an addition to the cultural context in Northern Arizona.

Deb Hill asked if tunnels would be dug into the cylinder cone. Mr. Turrell said yes. Deb wanted to know if this would be like a concrete “rabbit Warren.” Mr. Turrell said not quite like that, although there will be concrete tunnels. She asked how stable a matrix was the cylinder cone. Mr. Turrell, said that the cylinder cones are as stable as a pile of sand. The cones can shift, although they do have quite steep slopes. Deb asked if they would have to excavate. Mr. Turrell said yes and then they would go back and restructure. She wanted to know if it would be as stable as it was before excavation. Mr. Turrell said yes they would go back and compact and it would be 80% stable. He explained that the paths would go up the inside of the crater, not on the outside.

Mary Ellen Gonzalez clarified that the crater was a cone crater. She asked about the locations of the spaces. Mr. Turrell said that some would be at the bottom and some at the top. He then went to the black board and illustrated the location of some of the chambers and how the light would come into the chambers.

David asked the public for comments.

Dan Daggett, who resides at 1961 Meteor, Flagstaff, Arizona spoke. He said he was a 16 year resident and an active member of the Sierra Club. He currently was serving under the Executive Committee of the Sierra Club. He said Mr. Turrell approached him about the management of the
ranch and the grazing concerns. Mr. Turrell wanted to make the management of the ranch open to the area residents. They established a team through a meeting of the residents at the crater. The residents expressed concerns and some neighbors were opposed. Mr. Daggett said he asked for anonymous comments at the end of the meeting and all were supportive.

Greg Gentsch, who resides at 9133 Carefree Ave, Flagstaff, Arizona, spoke next. He said he was the engineer on the project and would answer any questions. He explained that the chambers weigh less than the cinders that are replaced.

Deb asked how far down the deepest chamber for public use would go. Mr. Gentsch said about 40 feet.

Bill Towler asked about the size of the largest chamber. Mr. Gentsch said the longest are the tunnels and several of them have diameters of 30 to 40 feet. He said that there is a model that is on display in Phoenix, Arizona of the completed tunnels and chambers.

Chris Twidwell who lives at 990 N. Turquoise Drive, Flagstaff, Arizona, spoke next. She asked about staffing for the project. She asked whether it would be on site and what the security would be.

Jim Turrell said the staffing will be at the site and off site at headquarters where the public can obtain information on the project. They will be using a couple who live on Leupp Road near the reservation boundary to help with the information that will be available to the public.

David asked the public for further comments, there were none so the discussion came back to the Commission.

Joan made a motion to approve Case No. UP-95-15 with the conditions as stated by staff. The motion was seconded by Mary Ellen Gonzalez and by a vote of 5-0 was unanimously approved.

Nancy joined the meeting again.

Next was Case No. UP-95-16. The case was to be continued. Nancy asked for a motion. David Watters made the motion to continue Case No. UP-95-16. The motion was seconded by David Chance and by a motion of 6-0 was unanimously approved.

The next study session was set for April 25, 1995 at a time to be determined by the Community Development Director.

The next regular meeting was set for 5:00 PM April 25, 1995.
CONDITIONAL USE PERMIT APPLICATION

Owner Information
Owner's Name  Skystone Foundation
Address  28 S Beaver Street
City, State, Zip  Flagstaff, AZ 86001
Phone  928.226.0937
Email/Fax  admin@rodencrater.com

Applicant Information
Applicant's Name  The WLB Group, Inc.
Contact Person  Dan Burke, PE
Address  500 S Beaver Street
City, State, Zip  Flagstaff, AZ 86001
Phone  928.779.1500
Email/Fax  dburke@wlbgroup.com

Property Information
Assessor's Parcel #  303-01-001-B
Subdivision  N/A
Unit #  N/A  Lot #  N/A
Address/Location  Section 31, T24N, R11E
               Approximately 6 miles NE of Leupp Road
Zoning  G
Existing Land Use  Art Project
Parcel Size  640 Acres

Brief Description of Request
Existing CUP modification to include new design elements.

CERTIFICATION & ACKNOWLEDGEMENT
I am applying for a Conditional Use Permit and this application is complete and accurate. I understand that by applying for this permit, I am requesting inspection of the permitted development and grant the Coconino County Community Development Department and their inspectors and regulators access and permission to perform inspections.

Incomplete or inaccurate submittals may result in delays, return of submittals, or denial of this application. The Conditional Use Permit is a supplemental permit and other permits may be required for this project and all required permits must be obtained prior to any construction. The applicant is responsible for all changes and additional time required to correct plans and/or development as a result of differences between initial and final plans.

I am responsible for contacting the Coconino County Community Development at (928) 679-8850 to schedule all required inspections for this permit.

Signature of Applicant  Date  1.16.2019

Signature of Property Owner  Date  1.16.2019

OFFICE USE ONLY (Application Revised 1/24/18)
Received By  ___________________  Date  ___________________
Receipt #  ___________________  Fee  ___________________
Case #  ___________________
Related Cases:  ___________________
Appeal Filed By  ___________________  Date  ___________________
Receipt #  ___________________  Fee  ___________________

COMMISSION ACTION
□ Approved  □ Denied
Resolution #  ___________________
Date  ___________________

BOARD ACTION
□ Approved  □ Denied
Resolution #  ___________________
Date  ___________________
Bob Short  
Principal Planner  
Coconino County Community Development  
2500 N Fort Valley Road, Building 1  
Flagstaff, Arizona 86001

January 18, 2019

Re:  
Roden Crater – Conditional Use Permit Modification  
Original Conditional Use Permit Issued 1995  
Conditional Use Permit Modification 1997  
WLB No. 315029A009

Dear Mr. Short,

The purpose of this letter is to provide a narrative to support Skystone Foundation’s request for a modification to the existing Roden Crater Conditional Use Permit (CUP). The pre-application meeting for this request was conducted with Coconino County Community Development staff on 01.09.2019. This narrative includes a summary of design elements that were included in the existing CUP, a construction update, and a description of design elements which were not included previously and are requested for inclusion in this modification.

Project History and Construction: Phase I

Roden Crater is a dormant, volcanic cinder cone located within the northeast portion of the 1,800 square-mile San Francisco Volcanic Field approximately 6 miles northeast of Leupp Road, north of Merriam Crater. The surrounding land is checkerboard state and private land with the nearest neighbors located approximately 3 miles southwest of Roden Crater. Ranching is the primary land use within the surrounding area.

In 1977, artist James Turrell acquired Roden Crater to create a large-scale artwork within the volcanic cinder cone. While minimally invasive to the external natural landscape, internally the crater functions as the foundation from which engineered tunnels and spaces are carved. The spaces are open to the sky, capturing light from the sun during daylight and from the planets and stars at night. The purpose of this artwork is to change one’s perception of light and space while facilitating a celestial experience.

Skystone Foundation is a 501(c) 3 public, non-profit foundation responsible for the fundraising, administration, construction, and operation of Roden Crater to support artist James Turrell. Roden Crater is primarily located on Section 31, T24N, R11E, which is privately owned by Skystone Foundation. Planned improvements on State Land Section 32 to the west are permitted through the State of Arizona. In 1995, Skystone Foundation applied for a conditional use permit from Coconino County to begin the construction process at Roden Crater. The original CUP (PZ-CUP-95-015) was issued on March 28th, 1995. Skystone Foundation applied for a CUP modification in 1997 to include the Lodge Facility (South Lodge). Coconino County approved the modification (PZ-CUP-97-043) and issued a second CUP dated August 26th, 1997. Below is a summary of design elements included in the conditional use permits:
Table 1: CUP Design Elements

<table>
<thead>
<tr>
<th>Original CUP Designation</th>
<th>Current Designation</th>
<th>Current Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lower West Tunnel</td>
<td>Lower West Tunnel</td>
<td>Planning</td>
</tr>
<tr>
<td>Beta Tunnel</td>
<td>Beta West Tunnel</td>
<td>Planning</td>
</tr>
<tr>
<td>Alpha Tunnel</td>
<td>Alpha East Tunnel</td>
<td>Completed</td>
</tr>
<tr>
<td>Cart Access Path</td>
<td>East Connector Tunnel</td>
<td>Planning</td>
</tr>
<tr>
<td>Walkway</td>
<td>Main Walkway</td>
<td>Planning</td>
</tr>
<tr>
<td>Amphitheater</td>
<td>Amphitheater with Real Time Orrery</td>
<td>Planning</td>
</tr>
<tr>
<td>North Moon Space</td>
<td>North Moon Space</td>
<td>Planning</td>
</tr>
<tr>
<td>Beta Portal</td>
<td>West Portal</td>
<td>Planning</td>
</tr>
<tr>
<td>Soo Kiva</td>
<td>Crater Eye and Crater Eye Plaza</td>
<td>Completed</td>
</tr>
<tr>
<td>Soo Kiva Septic System</td>
<td>Crater Eye Septic System</td>
<td>Completed</td>
</tr>
<tr>
<td>Crater Rim (Grading)</td>
<td>Crater Rim &amp; Crater Bowl (Grading)</td>
<td>Completed</td>
</tr>
<tr>
<td>Alpha Portal</td>
<td>East Portal</td>
<td>Completed</td>
</tr>
<tr>
<td>Sun and Moon Space</td>
<td>Sun</td>
<td>Moon Chamber</td>
</tr>
<tr>
<td>Fumarole Space</td>
<td>Fumarole</td>
<td>Planning</td>
</tr>
<tr>
<td>Fumarole Stairway</td>
<td>Grand Staircase</td>
<td>Planning</td>
</tr>
<tr>
<td>East Space</td>
<td>East Space</td>
<td>Planning</td>
</tr>
<tr>
<td>East Space Septic System</td>
<td>East Space Septic System</td>
<td>Planning</td>
</tr>
<tr>
<td>Lodge Facility</td>
<td>South Lodge</td>
<td>Completed</td>
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<tr>
<td>South Space</td>
<td>South Space</td>
<td>Under Construction</td>
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<tr>
<td>North Space I</td>
<td>West Space</td>
<td>Planning</td>
</tr>
<tr>
<td>North Space II</td>
<td>North Space</td>
<td>Planning</td>
</tr>
</tbody>
</table>

The first phase of construction included the 854’ Alpha East Tunnel, Crater Eye, Crater Eye Plaza, Crater Eye Septic System, East Portal, Sun | Moon Chamber, and moving 1.3 million cubic yards of material to grade the Crater Rim and shape the Crater Bowl. Upon approval of the 1997 CUP modification, the South Lodge was constructed. Construction at Roden Crater entered a dormant phase after completion of these spaces while funding was secured for subsequent construction phases.

**Construction: Phase II**

Roden Crater entered the second phase of construction in 2016 with a focus on the South Space, access roads, and completing the Anada Road. Although the Anada Road, South Access Road, Amphitheater Access Road, and South Space Bridge were not part of the existing CUP issued for this project, Coconino County approved the plans administratively. The Anada Road was previously named Egg Road on approved plans. Coconino County has issued the following permits to support construction:
Table 2: Current Phase II Construction

<table>
<thead>
<tr>
<th>Permit Number &amp; Date</th>
<th>Project Name &amp; Description</th>
<th>Current Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>EN-16-0114 10.14.2016</td>
<td>South Access Road &amp; Meeting Field&lt;br&gt;Construction included the South Access Road</td>
<td>Completed</td>
</tr>
<tr>
<td>BD-17-0233 05.16.2017</td>
<td>South Space (Phase I of South Space)&lt;br&gt;Construction consists of an underground, concrete&lt;br&gt;reinforced structure, tunnels to enter/exit the space, an&lt;br&gt;observation deck on the structure, and associated&lt;br&gt;grading.</td>
<td>Under Construction</td>
</tr>
<tr>
<td>Addendum BD-17-0233 Under Review</td>
<td>South Space Restroom Addition (Phase I of South Space)&lt;br&gt;A restroom was added to the South Space after plan set&lt;br&gt;County approval. Plans have been submitted to the&lt;br&gt;county for the single restroom and are under review.</td>
<td>Under Construction</td>
</tr>
<tr>
<td>EQ-17-0597 02.14.2018</td>
<td>The septic system for the Caretaker Lodge* was designed at the same time as the South Space septic system. The Caretaker Lodge* itself is in the design phase.</td>
<td>Under Construction</td>
</tr>
<tr>
<td>EQ-17-0598 02.15.2018</td>
<td>South Space Septic System (Phase I of South Space)&lt;br&gt;A septic system was designed for the restroom and&lt;br&gt;approved by Coconino County.</td>
<td>Design</td>
</tr>
<tr>
<td>EN-18-0100 01.10.2019</td>
<td>Egg (Anada) Road Amphitheater/Arcturus Access&lt;br&gt;Construction includes a section of the Anada Road, access&lt;br&gt;to the Sunset / Arcturus Space, the Amphitheater Access&lt;br&gt;Road, and the generator access road.</td>
<td>Under Construction</td>
</tr>
<tr>
<td>EN-18-0147 Under Review</td>
<td>South Space Bridge (Phase II of South Space)&lt;br&gt;The purpose of the pedestrian bridge is to connect the&lt;br&gt;South Space to the existing South Access Road.&lt;br&gt;Construction will include a walkway, pedestrian bridge,&lt;br&gt;and grading. Initially the plans included a Helistop. This&lt;br&gt;element has been removed to allow permitting to move&lt;br&gt;forward while a CUP modification is requested to allow&lt;br&gt;construction of the helistop.</td>
<td>Permitting</td>
</tr>
</tbody>
</table>

*Caretaker Lodge is a new design element included in this request for CUP modification.

Phase II of construction will also include the North Access Road and completion of the Anada Road. The roadways are currently in the design phase. Plan submittal to Coconino County is anticipated by 03.01.2019. Below is a project summary:

Table 3: Planned Phase II Construction

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Description</th>
<th>Current Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Access Road &amp; Anada Road Completion</td>
<td>Construction includes the North Access Road and completion of the Anada Road. This section of Anada Road will connect sections constructed during the South Access Road and Meeting Field and Egg (Anada) Road Amphitheater/Arcturus Access projects.</td>
<td>Design</td>
</tr>
</tbody>
</table>
Construction: Phase III
Request for CUP Modification: New Design Elements

Although Roden Crater is referred to as an ‘art project’, this term does not adequately define the purpose of the project or describe the iterative nature of the design. James Turrell is creating an experience for visitors using light and space and, as a result, the project design is continually evolving. Many of the current design elements and project goals are consistent with the narrative and site plan originally submitted to the County for existing CUP; however, the design has progressed to include new tunnels, spaces, and emergency facilities. As a result, Skystone Foundation is requesting a modification to the existing CUP to include these elements. Below is a summary of the new design elements:

Table 4: New Design Elements

<table>
<thead>
<tr>
<th>Current Designation</th>
<th>Brief Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Connector Tunnel</td>
<td>Underground concrete reinforced tunnel connecting the Saddle Space and South Lodge.</td>
</tr>
<tr>
<td>North Connector Tunnel</td>
<td>Underground concrete reinforced tunnel connecting the Amphitheater and West Space.</td>
</tr>
<tr>
<td>East Connector Tunnel</td>
<td>Underground concrete reinforced tunnel connecting the South Lodge and Sun</td>
</tr>
<tr>
<td>Tea Room Connector Tunnel</td>
<td>Underground concrete reinforced tunnel connecting the North Space and Tea Room.</td>
</tr>
<tr>
<td>Sunset / Arcturus Space</td>
<td>Underground concrete reinforced space with an opening to the east to view celestial and astronomical events. The Lower West Tunnel enters the space from the east.</td>
</tr>
<tr>
<td>Saddle Space</td>
<td>Underground concrete reinforced space with an observation deck on top of the space. The center of the space will have an elliptical ‘sky space’ or opening similar to the existing East Portal. The Lower West Tunnel enters the space from the west and the South Connector Tunnel enters from the southeast. A pathway from the Amphitheater enters the space from the northwest.</td>
</tr>
<tr>
<td>Caretaker Lodge</td>
<td>The purpose of the caretaker lodge is provide housing for 1 to 2 Roden Crater staff and to support administrative tasks. Restrooms will be provided at the Caretaker Lodge. The septic design was approved along with the septic design for the South Space.</td>
</tr>
<tr>
<td>Tea Room</td>
<td>Underground concrete reinforced space. The center of the space will have an elliptical ‘sky space’ or opening similar to the existing East Portal. The Tea Room Connector Tunnel enters the space from west.</td>
</tr>
<tr>
<td>Emergency Medical Rooms</td>
<td>Four emergency medical rooms will be constructed. One room will be located within the North Space, two rooms at the Amphitheater, and one room adjacent to the existing South Lodge, requiring a remodel.</td>
</tr>
<tr>
<td>Helistops</td>
<td>Two helistops will be constructed. The first helistop will be located near the South Space and the second will be located near the North Space. The helistops will consist of a concrete pad with markings, fire extinguisher, and lighting per FAA guidelines. Helistop lighting will be triggered by an incoming helicopter’s radio controller. The primary function of the helistops will be emergency evacuations due to the remote location of Roden Crater. Potential funders may also utilize the helistops when visiting the site. Anticipated visits outside of emergency operations are 12 visits per year. The helistops will not be used for commercial activities and refueling will not be offered.</td>
</tr>
</tbody>
</table>
The majority of improvements will consist of reinforced concrete structures located underground. The intent is to construct the design elements and then restore the landscape to pre-construction conditions. The natural beauty of the cinder cone is part of the experience and this approach has been successful for construction of the existing spaces. On-site improvements will be kept to a minimum. Utilities will be designed, permitted, and constructed as each space is constructed.

Consistent with the existing CUP, visitors will attend an orientation at a visitor center. The location of the visitor center has not been determined; however, it will not be located at Roden Crater. Groups will be limited to 160 visitors per day. Visitors will be transported to Roden Crater in vans or small buses by Roden Crater staff on private roadways owned by Mr. Turrell. This will preserve the quality of the visitor experience, minimize traffic impacts, and decrease the need for parking areas. The remote location and nature of the project are not conducive to a highly commercialized type of venture. It is the intent of Mr. Turrell to allow limited access to Roden Crater.

If you have any questions, please feel free to contact me.

Sincerely,
THE WLB GROUP, INC.

[Signature]
Alexis Grimes, R6 LEED Green Assoc.
The WLB Group Inc. – Flagstaff Office

Attachments:
A. 1997 CUP Site Plan
B. Site Plan for CUP Modification Request