AN ORDINANCE OF THE COCONINO COUNTY
BOARD OF SUPERVISORS, ARIZONA, APPROVING 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

WHEREAS, the subject property consists of two parcels totaling 8.23 acres, 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; and

WHEREAS, a Zone Change was initiated by the property owner, Michael Bode (Case
No. ZC-18-011) to change the Zoning 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; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on
March 27, 2018 and recommended approval of the Zone Change on a vote of 7-0; and

WHEREAS, the Board of Supervisors has held a public hearing on May 21, 2019; and

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

NOW THEREFORE BE IT ORDAINED by the Coconino County Board of Supervisors
that the 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 for the property as
described above is hereby APPROVED with the following conditions:

1. The subject properties shall be annexed into the Highlands Fire District prior to approval
   of a land division permit.

2. Prior to further development of the site, a land division permit shall be completed and
   recorded with a survey that shows the easement that runs near the west property line of
   the south property as being dedicated for access and utilities. This easement shall have a
   minimum width of 30 feet, and after 150 feet of length will have a turnaround with a 25-
   foot radius.
3. Prior to further development of the site, a traffic impact statement shall be provided and an all-weather road within the access and utility easement shall be developed as permitted by the Engineering Division.

4. A topographic survey shall be performed by an Arizona Registered Land Surveyor. A slope easement shall be created and recorded on deed on the subject parcels on any portion of land with a slope equal to or greater than 18% and within 100 feet of the identified spring channel. The slope easement shall serve as an undisturbed natural area for the purposes of protecting the natural features onsite and the adjacent perennial water source; no livestock will be allowed in this area.

5. Prior to issuance of a building permit on any new parcel created from the subject properties, said new parcel shall connect to the Kachina Village Improvement District (KVID) water and wastewater systems unless an onsite wastewater system is approved by the Environmental Quality Division and the Arizona Department of Environmental Quality (ADEQ), as applicable.

Passed and adopted this 21st day of May, 2019 by the following vote:

AYES: 5

NOES: 0

ABSENT: 0

COCONINO COUNTY BOARD OF SUPERVISORS

Art Babbott, Chairman
Coconino County Board of Supervisors

ATTEST:
Clerk of the Board

APPROVED AS TO FORM
By: Deputy County Attorney

Ordinance 2019-03
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Approved May 21, 2019