Planning and Zoning Commission
Staff Review Board Agenda
Meeting of October 30, 2019-3:00 PM to 4:00 PM
Board of Supervisors Meeting Room

Study Session Agenda
Meeting of October 30, 2019-4:00 PM
Board of Supervisors Meeting Room
County Administrative Center
219 East Cherry Avenue
Flagstaff, Arizona

The following applications are scheduled for a public hearing on Wednesday, December 4, 2019. At the Study Session, Commissioners will briefly discuss these cases:

1. Case No. ZC-19-006: A request for a Zone Change from G (General, 10-acre minimum parcel size) Zone to M-2-6,000 (Heavy Industrial, 6,000 sq. ft. minimum parcel size) Zone on a 64.62-acre parcel. The parcel is located approximately ½ mile south of the Newman Park exit on Interstate 17 and is also identified as Assessor’s Parcel Number 400-13-001.
   Property Owner/Applicant: Morrison Brothers Windmill Ranch, LLC, Gilbert, AZ
   Representative: Gregory Bamford, Gilbert, AZ
   County Supervisor District: 3 (Matt Ryan)

2. Case No. CUP-19-041: A request for a Conditional Use Permit for a wind farm (utility installation) with 156 wind turbines, six permanent meteorological towers, and two collector substations on six private parcels totaling 24,093 acres and 13,885 acres of State Trust Land for a total of 37,977 acres. The subject properties are located in the G (General, 10-acre minimum parcel size) Zone approximately 25 miles south of Winslow, Arizona on State Route 99 in the Chevelon Butte area between Clear Creek and Chevelon Canyon. The properties are also identified as Assessor’s Parcel Numbers 407-03-001B, 407-03-004A, 407-04-001B, 407-04-002A, 407-06-002C, 407-06-002D and 407-06-002E along with several sections of State Trust Land.
   Property Owner/Applicant: Chevelon Butte LP, Winslow, Arizona
   Property Owner: Arizona Department of State Lands, Phoenix, Arizona
   Representative: Terrance Unrein, Salt Lake City, Utah
   County Supervisor District: 4 (Jim Parks)

3. Case No. CUP-19-042: A request for a Conditional Use Permit for a 130-foot wireless telecommunications facility on a 50.84-acre parcel in the OS (Open Space and Conservation) Zone. The property is located at 328 Garrison Road within the Fort Tuthill County Park and is also identified as Assessor’s Parcel Number 116-13-008A.
   Property Owner: Coconino County, Flagstaff, AZ
   Applicant: DW Towers, LLC, Flagstaff, AZ
   Representative: Ken Jacobs, Flagstaff, AZ
4. Case No. CUP-19-043: A request for a Conditional Use Permit for a memorial forest (cemetery) on five parcels totaling 160 acres in the G (General, 10-acre minimum parcel size) Zone. The property is located approximately 2.5 miles east of US Highway 180 on N Hart Prairie Road. It is also identified as Assessor’s Parcel Numbers 300-25-001, 300-25-002, 300-28-001A, 300-29-001A, 300-29-001B.

Property Owner: Kniazzeh Trust Agreement DTD 5-11-99, Phoenix, Arizona
Applicant: Better Place Forest, San Francisco, California
Representative: Scott Roycroft, San Francisco, California
County Supervisor District: 1 (Art Babbott)

5. Case No. ZC-19-008 and DRO-19-004: A request for a Change of Zoning Regulations with the approval of a Master Development Plan and Design Review to allow for the development of a 289-space manufactured home/RV park with resort facilities on a 30-acre parcel in the PC (Planned Community) Zone. The parcel is located on Forest Road 171 approximately ¾ mile north of Brannigan Park Road in Bellemont and is also identified as Assessor’s Parcel Number 203-40-001.

Property Owner: Pine Valley Resort, LLC, Scottsdale, Arizona
Applicant: Shepherd-Westnitzer, Inc, Flagstaff, Arizona
Representative: Brad Dixon, Flagstaff, Arizona
County Supervisor District: 3 (Matt Ryan)

6. Case No. ZC-19-007 and SUB-19-004: A request for a Zone Change from RR-5 (Rural Residential, 5-acre minimum parcel size) Zone to RR-2 (Rural Residential, 2-acre minimum parcel size) Zone on a 5.28 acre parcel, and an Amended Final Plat of the Fort Valley Pines Unit 1 subdivision to allow dividing the subject property to create two lots. The property is located at 5837 Rudd Tank Road in Fort Valley and is also identified as Assessor’s Parcel Number 300-42-001R.

Property Owner/Applicant: Rene Turza-Chlebek, Willowbrook, Illinois
Representative: Dana Kjellgren, Sedona, Arizona
County Supervisor District: 1 (Art Babbott)

7. Case No. CUP-19-044: A request for a Conditional Use Permit for a 197’ 8” meteorological tower on a two-acre portion of an 11,507-acre parcel in the G (General, 10-acre minimum parcel size) Zone. The property is located approximately 10.5 miles northwest of Highway 180 and is also identified as a two-acre portion of Assessor’s Parcel Number 302-20-001.

Property Owner: Babbitt Ranches, LLC, Flagstaff, Arizona
Applicant: RWE Renewables Americas, LLC, Austin, Texas
Representative: Morgan Schwenn, Austin, Texas
County Supervisor District: 1 (Art Babbott)

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

1. Case No. CUP-19-045: A request for a Conditional Use Permit renewal of a model home on a 5,250 sq. ft. parcel in the RMH (Residential and Manufactured Home Park, 6,000 sq. ft. minimum parcel size) Zone. The property is located at 80 E Oak Drive in Munds Park and is also identified as Assessor’s Parcel Number 400-66-145B.

Property Owner: M & N Edlebeck, Inc, Surprise, Arizona
Applicant: Ken Edlebeck, Surprise, Arizona
Community Development Department Update
1. The County and City of Flagstaff are working on an IGA for a shared Dark Sky Specialist position.
2. The Doney Park/Timberline/Fernwood Area Plan update will tentatively kick-off within the next month. Supervisors Archuleta and Parks are selecting committee members and giving some recommendations to guide the update.

Board of Supervisors Update
3. On October 8th the Board approved the Bellemont Area Plan. Staff is working with a designer to create a final document with photographs.
4. On November 12th the Board will hold a public hearing on the Zoning Ordinance updates.

Commission and Staff Roundtable
Coconino County  
Planning and Zoning Commission  
Agenda  
Meeting of October 30, 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  

September 25, 2019  

III.  
PUBLIC HEARINGS  

3. Case No. CUP-19-037: A request for a Conditional Use Permit for a recreational vehicle to be used as a residence on a 2.35-acre parcel in the AR (Agricultural Residential, one-acre minimum parcel size) Zone. The property is located on Cienega Drive a short distance west of Double A Ranch Road and approximately three miles north of Ash Fork. It is also identified as Assessor’s Parcel Number 206-26-018C.  
Property Owner: Timothy Yobst, Ash Fork, AZ  
Applicant: Lori McElwain, Ash Fork, AZ  
County Supervisor District: 1 (Art Babbott)  

4. Case No. CUP-19-038 and DRO-19-003: A request for a Conditional Use Permit and Design Review for the installation of water storage tanks and a pump house (utility installation) on a .12-acre portion of a 70.18-acre parcel in the RR 2 ½ (Rural Residential, 2 ½-acre minimum parcel size) Zone. The site is located on Taylor Springs Ranch Road in Fort Valley and is also identified as Assessor’s Parcel Number 300-63-037A.  
Property Owner: Cygnus SBL Peaks, LLC, Atlanta, GA  
Applicant: N. Emery Layton, Flagstaff, AZ  
County Supervisor District: 1 (Art Babbott)
5. Case No. CUP-19-039: A request for a Conditional Use Permit for short term rental cabins (hotel/motel) on a 1.65-acre parcel in the CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone. The property is located at 5460 N Sunset Strip in Red Lake and is also identified as Assessor’s Parcel Number 202-07-016.  
Property Owner: Carey Enterprises, Inc, Prescott, AZ  
Applicant: Jeff Fox, Gilbert, AZ  
County Supervisor District: 3 (Matt Ryan)

IV. CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA

V. CONTINUATION OF STUDY SESSION IF NEEDED
Vice-Chairman Walters called the meeting to order at 5:30PM. He noted procedures to the audience.

I. PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES

MOTION: Commissioner Clifford made the motion to approve the minutes from August 28, 2019.
SECOND: Commissioner Burton seconded.
DISCUSSION: N/A
VOTE: The vote was unanimous.

III. PUBLIC HEARINGS

1. Case No. PZ-AM-19-003: An amendment to the Coconino County Zoning Ordinance, to include modifications, updates and revisions throughout the entire code including all of Chapters 1 through 6, adding the Bellemont Area Plan to the Design Review Overlay section, and adopting a new format and style with the updated Ordinance.
STAFF: Ms. Shaw summarized the staff report and gave a Power Point presentation. Ms. Shaw acknowledged the Community Development Advisory Group, Former Supervisor Carl Taylor, Dirch Foreman Highlands Fire Chief, Commissioner Ruggles, Commissioner Best and Community Development Staff. The Zoning Ordinance is not a static document but will continuously change. An email with a public comment was handed out to commissioners.

PUBLIC: Dirch Foreman 3350 Old Munds Highway Fire Chief of Highlands Fire, also on the advisory group, believes the zoning ordinance change will serve the county well into the future and he fully supports it. Paul Mock, 573 E Laramie Dr. Williams, AZ 86046 asked about Bed & Breakfast changes along with fencing and storage changes. Ms. Shaw stated that Bed & Breakfast has been changed from a CUP to a permitted use with no commission approval. Storage and fencing standards have not been changed.

COMMISSION: Vice Chairmen Walters asked Ms. Shaw to reiterate the changes to motor vehicle, R.V. and boat storage. Commissioner Best commented on the email from Mr. Johnson regarding residential use for RV’s and placement on property. Ms. Shaw stated that placement is based on setbacks and zoning. There was no further discussion.

MOTION: Commissioner Ruggles made a motion to forward PZ-AM-19-003 to the Board of Supervisors with a recommendation to adopt the proposed amendment to the Zoning Ordinance, as presented in Exhibit C, with the following modification: Change “Motor Vehicle, Boat and Recreational Vehicle Storage Yards” from CUP to Permitted Use in CH and CG zones.

SECOND: Commissioner Burton seconded.

DISCUSSION: All Commissioners agreed that Ms. Shaw did an excellent job and it moves us into the modern era.

VOTE: The motion passed unanimously. It will move on to the Board of Supervisors Public Hearing on November 12, 2019.

2. Case No. CUP-19-034 and DRO-19-002: A request for a Conditional Use Permit and Design Review for a truck yard on a 14-acre portion of a 17-acre parcel in the M-2-6,000 (Heavy Industrial, 6,000 sq. ft. minimum parcel size) Zone. The property is located at 7201 Leupp Road approximately two miles north of Townsend-Winona Road and is also identified as Assessor’s Parcel Number 303-41-04B.

Property Owner: Flagstaff Auto Recyclers, Flagstaff, AZ
Applicant: FedEx Freight, Inc. Harrison, AR
Representative: Kathy Simon
County Supervisor District: 4 (Jim Parks)

STAFF: Mr. Short summarized the staff report and gave a Power Point presentation. APPLICANT: Brain Williams, 4491 Deer Springs, Bellemont AZ, representative for FedEx agreed with the staff report.

PUBLIC: N/A

COMMISSION: Commissioner Ruggles asked about the expiration. Mr. Short
stated he intentionally did not add an expiration date for such a permit. Commissioner Best asked about the timing of the projected 600 trips a day. Mr. Short said the trips would be intermittent throughout the day. Mr. Williams stated the traffic and timing for the majority of trailers would be between 6:00-9:00 am and 5:00-9:00 pm, Monday through Friday. You should see about 35 drivers in the morning and 35-40 returning in the evening.

Kaleb Blanting, Peak Engineering, spoke regarding the county’s traffic count data. As the project moves forward, he will be analyzing and comparing to the estimated trip data from FedEx. The 600 trip numbers include passenger vehicles as well. Commissioner Ruggles thought the lighting plan was excellent.

**MOTION:** Commissioner Best made a motion to approve with the 9 conditions with the wording in condition 4 changed to “Applicant shall submit a weed management plan” instead of a “mitigation plan”.

**SECOND:** Commissioner Ruggles seconded.

**DISCUSSION:** Commissioner Mayer thought this was a good project and revenue for the county.

**VOTE:** The motion was unanimously.

**MOTION:** Commissioner Best made a motion to approve DRO-19-002.

**SECOND:** Commissioner Burton seconded.

**VOTE:** The vote passed unanimously.

3. **Case No. CUP-19-035:** A request for a Conditional Use Permit for a church on a 10-acre parcel in the G (General, 10-acre minimum parcel size) Zone. The property is located on W Route 66 approximately 600 feet east of the intersection with Flagstaff Ranch Road and is also identified as Assessor’s Parcel Number 116-04-016.

   **Property Owner:** N and J Properties VII, LLC, Tucson, AZ

   **Applicant:** Grace Community Church, Flagstaff, AZ

   **Representative:** Brian Ketter

   **County Supervisor District:** 1 (Art Babbott)

**STAFF:** Mr. Schwartz summarized the staff report and gave a Power Point presentation.

**APPLICANT:** Brian Ketter is anxious to move forward and have a place of their own. He asked, up front, for an extension of the permit due to fund raising for building. He also asked that the masonry wall be deferred until the neighbor builds, as he does not want to build a wall between the church and the community it serves.

**PUBLIC:** Fredrick Vrba, 10007 Chestnut Rd. Flagstaff, AZ, astronomer at the Naval Observatory, was concerned about the upward lumens at night, along with the large front windows. He asked if the applicants would consider the possibility of motorized shading at night. He asked if the observatory could get a copy of the lighting plan so they could give comments to the Board.

**COMMISSION:** There was much discussion between the commissioners, the applicant, engineers, and the observatory regarding the lighting and signage. All Commissioners had concerns for the light transmission from the building after astronomical sunset and parking lot lighting interfering with the observatory, neighboring properties and protecting the Dark Sky Ordinance. Several ideas were
proposed for the windows, along with shading, timers, filters, films, and screening. At 7:35, Vice Chair Walters initiated a 15-minute break so the applicant and his group could discuss the proposed changes offered by the Commission. The hearing reconvened at 7:50. The Commissioners and applicant all agreed to the following changes in Condition 3#, #4, and #7:

**Condition 3:** A waiver to sign size is hereby approved for a 186 square foot freestanding sign and an 83 square foot wall mounted sign as shown in the applicant’s submitted plans. Lighting of the signs shall be in the ‘halo’ style as shown in the plans.

**Condition 4:** A Building Permit shall be approved prior to construction. The applicant must submit the Building Permit and diligently pursue it toward completion within two years of approval of this request or request an extension from the Planning and Zoning Commission.

**Condition 7:** The applicant shall minimize light trespass and the impact from indoor lighting spilling into the outdoors to the extent possible through the three methods described hereafter: 1) amber film and screens shall be placed on all exterior windows and closed by astronomical sunset; 2) The applicant shall install and maintain adaptive controls with motion sensors for indoor lighting that turn on when there is motion in the area and turn off when there is no motion, with the exception of security lighting as needed; 3) skylights are to be substantially blacked out after astronomical sunset.”

**MOTION:** Commissioner Ruggles made the motion to approve CUP-19-035 with the changes as noted to the conditions.

**SECOND:** Commissioner Burton seconded.

**DISCUSSION:** All Commissioners agreed with the new wording on Conditions 3, 4, and 7 as stated above.

**VOTE:** The motion was passed unanimously.

4. **Case No. CUP-19-036:** A request for a Conditional Use Permit for a community health center on a 29.97-acre parcel in the G (General, 10-acre minimum parcel size) Zone. The property is located at 15645 Leupp Road approximately four miles west of Indian Route 70 and is identified as Assessor’s Parcel Number 303-25-003R.

   **Property Owner/Applicant:** Katherine Hawke, Flagstaff, AZ
   **County Supervisor District:** 4 (Jim Parks)

**STAFF:** Mr. Short summarized the staff report and gave a Power Point presentation.

**APPLICANT:** Katherine Hawk, 77 Leupp Rd. Flagstaff, AZ, agreed with the staff report and the conditions.

**PUBLIC:** N/A

**COMMISSION:** The commission had no questions.

**MOTION:** Commissioner Ruggles motion for approval.

**SECOND:** Commissioner Best seconded.

**DISCUSSION:** NA

**VOTE:** The motion passed unanimously.
IV. CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA

No one from the public spoke.

Chairman Walters adjourned the hearing at 8:59 pm

V. CONTINUATION OF STUDY SESSION IF NEEDED

Chairperson, Coconino County Planning and Zoning Commission

ATTEST:

Secretary, Coconino County Planning and Zoning Commission
RESOLUTION NO. 2019-34

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 Kathy Simon for FedEx Freight, Inc. Harrison, AR, (Case No. CUP-19-034), with respect to the real property described as follows:

Case No. CUP-19-034 and DRO-19-002: A request for a Conditional Use Permit and Design Review for a truck yard on a 14-acre portion of a 17-acre parcel in the M-2-6,000 (Heavy Industrial, 6,000 sq. ft. minimum parcel size) Zone. The property is located at 7201 Leupp Road approximately two miles north of Townsend-Winona Road.

Requesting a Conditional Use Permit that a hearing was duly set for Wednesday, September 25, 2019, 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 the Conditional Use Permit.

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 development shall substantially comply with the approved site plan and the design of the building and site as approved through the Design Review Overlay.

2. A waste receptacle shall be installed and screened and/or enclosed subject to the approval of the Community Development Director per Zoning Ordinance Section 2.7.D.3.c.

3. A paving waiver is granted allowing use of aggregate in lieu of paving for the employee and semi-tractor parking as proposed. The semi-trailer area shall be paved as proposed. All required disabled parking spaces must be paved as approved by the Building Division.

4. A landscaping waiver is granted approving the proposed landscape plan in lieu of the landscaping requirements in Section 4.4, Landscaping. The applicant shall submit a weed mitigation plan and complete all weed mitigation prior to approval of the certificate of occupancy for the trucking yard.
5. Privacy slats shall be installed in the existing fencing for screening. Slats shall be beige in color as proposed by the applicant.

6. A lighting permit shall be approved prior to the installation of any outdoor lighting. All lighting shall substantially comply with the approved lighting plan and shall be fully-shielded, amber LED lighting as proposed by the applicant.

7. A sign permit application shall be submitted and approved prior to the installation of any new signage. All signage must meet the Design Guidelines of the Doney Park/Timberline/Fernwood Area Plan.

8. A floodplain study will be required to determine the extent of the Special Flood Hazard Area on the site and the 100-year Base Flood Elevation (BFE). A floodplain development permit will be required prior to the development of the site.

9. A Traffic Impact Analysis meeting the requirements of the County Transportation Planner and sealed by a licensed Professional Engineer shall be submitted. The applicant shall make any improvements identified in the TIA as determined by the Community Development Engineering Division, the County Public Works Department, or the Arizona Department of Transportation (ADOT).

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 25th day of September 2019.

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 25th day of September 2019, by the following vote of the Commission:

AYES: Walters, Best, Mayer, Ruggles, Clifford, Burton
NOES: None
ABSTENTIONS: None
ABSENT: N/A

Secretary, Coconino County
Planning and Zoning Commission
RESOLUTION NO. 2019-35

A RESOLUTION OF THE
COCONINO COUNTY
PLANNING AND ZONING COMMISSION

GRANTING APPROVAL OF 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 Brian Ketter of Grace Community Church (CUP-19-035) with
respect to the real property described as follows:

The subject property is located on the south side of W Route 66, just east of the
Coca Cola plant on Flagstaff Ranch Road and just west of the City of Flagstaff
municipal boundaries where the Timber Sky development is under construction. It
is identified as Assessor’s Parcel Number 116-04-016.

Requesting a Conditional Use Permit approval that a hearing was duly set for Wednesday,
September 25, 2019, 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 the
Conditional Use Permit approval.

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. Development of the subject property shall substantially conform to the approved site plan,
elevations, and narrative. Any substantial changes or expansions shall require further review
by the Planning and Zoning Commission.

2. A waiver to structure height is hereby granted for the ‘triforium’ roof as shown in the applicant’s
submitted plans and no higher than 57’ from natural grade. All other portions of the structure shall
be no higher than 40’ from natural grade.

3. A waiver to sign size is hereby approved for a 186 square foot freestanding sign and an 83
square foot wall mounted sign as shown in the applicant’s submitted plans. Lighting of the
signs shall be in the ‘halo’ style as shown in the plans.

4. A Building Permit shall be approved prior to construction. The applicant must
submit the Building Permit and diligently pursue it toward completion within two
years of approval of this request or request an extension from the Planning and
Zoning Commission.
5. A Traffic Impact Analysis or Traffic Statement shall be approved prior to or concurrently with approval of the required Building Permit subject to the approval of the Engineering Supervisor.

6. An Encroachment permit shall be approved prior to or concurrent with approval of the required Building Permit subject to the approval of the Engineering Supervisor.

7. The applicant shall minimize light trespass and the impact from indoor lighting spilling into the outdoors to the extent possible through the three methods described hereafter: 1) amber film and screens shall be placed on all exterior windows and closed by astronomical sunset; 2) The applicant shall install and maintain adaptive controls with motion sensors for indoor lighting that turn on when there is motion in the area and turn off when there is no motion, with the exception of security lighting as needed; 3) skylights are to be substantially blacked out after astronomical sunset.”

8. All outdoor lighting shall be fully shielded, narrow band amber LEDs that meet the requirements of Section 4.3 of the Zoning Ordinance.

9. Landscaping shall be installed in accordance with Section 4.4 of the Zoning Ordinance. Existing trees, especially between the proposed structure and W Route 66, shall be retained to the maximum extent possible.

10. The applicant shall construct a 6’ masonry wall between any adjacent residentially zoned property. Alternatives to masonry include double-sided solid wood fencing, native stone or rock veneered walls, an adequate vegetative buffer, or combination thereof may be approved by the Director of Community Development for screening and sound attenuation.

11. This use permit shall be valid for a period of five years to expire September 25, 2024 before which time a new application shall be submitted for renewal if continuation of the use beyond the expiration date is desired. If the conditional use permit meets the conditions and is renewed administratively, a perpetual term shall be applied without the need for additional renewals.

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 25th day of September 2019.

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 25th day of September 2019, by the following vote of the Commission:

AYES: Walters, Best, Mayer, Ruggles, Clifford, Burton
NOES: None

ABSTENTIONS: None

ABSENT: N/A

Secretary, Coconino County
Planning and Zoning Commission
RESOLUTION NO. 2019-036

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 Katherine Hawke, Flagstaff, AZ (Case No. CUP-19-036), with respect to the real property described as follows:

Case No. CUP-19-036: A request for a Conditional Use Permit for a community health center on a 29.97-acre parcel in the G (General, 10-acre minimum parcel size) Zone. The property is located at 15645 Leupp Road approximately four miles west of Indian Route 70 and is identified as Assessor’s Parcel Number 303-25-003R.

Requesting a Conditional Use Permit approval that a hearing was duly set for Wednesday, September 25, 2019 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 the Conditional Use Permit approval.

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 development shall substantially comply with the approved site plan and proposed use as described in the narrative.

2. The applicant shall provide documentation of the legal right to use the portion of the unimproved roadway that crosses State Trust land as access to the site and improve it to the required standards, or the applicant shall develop a new access road via the existing access easement.

3. A Traffic Impact Analysis meeting the requirements of the County Transportation Planner and sealed by a licensed Professional Engineer shall be submitted. The applicant shall make any improvements identified in the TIA as determined by the Community Development Engineering Division, the County Public Works Department, or the Arizona Department of Transportation (ADOT).

4. A paving waiver is granted allowing use of aggregate in lieu of paving for the parking area and access road and must meet road improvement standards as approved by the
Engineering Division to support a 42,000 lb. emergency vehicle. All required disabled parking spaces must be paved as approved by the Building Division.

5. A landscaping waiver is granted allowing retention of existing native trees and shrubs in lieu of the landscaping requirements in Section 4.4, Landscaping. Additional landscaping may be installed as proposed by the applicant.

6. A lighting permit shall be approved prior to the installation of any outdoor lighting. Lighting shall be limited to the greatest extent practical, and all lighting shall be fully-shielded.

7. A Letter of Service shall be provided from a local fire district indicating emergency fire and ambulance services will be provided.

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 25th day of September 2019.

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 25th day of September 2019, by the following vote of the Commission:

AYES: Walters, Best, Mayer, Ruggles, Clifford, Burton,
NOES: None
ABSTENTIONS: None
ABSENT: N/A

Secretary, Coconino County
Planning and Zoning Commission
**Executive Summary**

**Recommendation:** Staff recommends approval with the three (3) recommended conditions below.

**Location:** The parcel is located on W Cienega Drive west of N Double A Ranch Road approximately three miles north of Ash Fork in the Kaibab Estates West Annex Unit 4 Subdivision. It is also identified as Assessor’s Parcel Number 206-26-018C.
Parcel Size: 2.35 acres

Supervisor District: #1 (Art Babbott)

Current Zoning: AR (Agricultural Residential, 1-acre minimum parcel size)

Property Owner/Applicant: Tim Yobst and Lori McElwain

Background Information

Background and Proposed Development

The applicant has submitted a site plan and narrative (attached). The subject property was previously developed with a manufactured home that has been removed. The facilities to support a manufactured home remain on the property including a septic system and electrical hookups. The applicants propose using these facilities for their RV along with a water tank they have installed to store hauled water and a propane tank. They have obtained approval of a temporary use permit (TUP) that allows them to live on the property for 100 days while they obtain approval to use the RV as a permanent residence. The applicants’ long-term plan is to install a manufactured home on the property.

<table>
<thead>
<tr>
<th>Surrounding Land Uses/Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use</strong></td>
</tr>
<tr>
<td><strong>On Site</strong></td>
</tr>
<tr>
<td><strong>North</strong></td>
</tr>
<tr>
<td><strong>South</strong></td>
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<tr>
<td><strong>East</strong></td>
</tr>
<tr>
<td><strong>West</strong></td>
</tr>
</tbody>
</table>

Natural Features

| **Topography** | Property is primarily level |
| **Natural Resources** | Property contains juniper forest |
Subject Property

Aerial Photo

RV to be used as a permanent residence has been approved to be set up on the property through a Temporary Use Permit
Citizen Participation

A neighborhood meeting was held on the subject property on August 17, 2019. Four people attended the meeting, and the applicant also received one phone call and one email regarding the application. None of the respondents or attendees had concerns about the proposal. Staff has not received any comments on this application.

Staff Analysis

<table>
<thead>
<tr>
<th>Compliance with the Comprehensive Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Use: Residential</td>
</tr>
<tr>
<td><strong>Land Use and Growth Policy 9</strong>: The County encourages affordable housing efforts and it will work to create incentives through <em>Zoning Ordinance</em> revisions that would promote a variety of housing types as well as accessory rental units.</td>
</tr>
</tbody>
</table>
Findings of Staff

Findings of Fact required to approve a Conditional Use Permit:

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.

   *Staff Response:* An RV is allowed as a permanent residence in the Agricultural residential Zone with approval of a conditional use permit.

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.

   *Staff Response:* The subject property is located in a rural area appropriate for the proposed use. The conditions under which the CUP would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and 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.

   *Staff Response:* The proposed conditional use will comply with each of the applicable provisions of this Ordinance.

4. 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.

   *Staff Response:* The proposed conditional use is consistent with the Comprehensive Plan that encourages affordable housing efforts. The request to establish a travel trailer as a permanent residence provides a dwelling unit for a family that plans on establishing a manufactured home on the property as soon as they are able.

Recommendation of Staff

Travel trailers can be permitted as permanent residence only through the issuance of a Conditional Use Permit. A Conditional Use Permit is required for the permanent location of a travel trailer on a property because they are designed to be used for temporary occupancy not as a permanent residence. However, it was recognized that the use of travel trailers offers an affordable option for some residents and for those who may use their lot only on a seasonal or part-time basis. The use of travel trailers on a permanent basis is more acceptable in some
areas than in others even though the ordinance applies County-wide. A conditional use permit is required to determine if the proposed location is appropriate for this use. The area of Kaibab Estates West near the subject property is sparsely developed but does contain many developed homes within the local neighborhood. The applicant reports that nearby neighbors who attended the neighborhood meeting did not have any concerns about the proposal. The applicant also has plans to install a manufactured home on the property in the near future.

**Recommended Conditions of Approval**

1. The project shall be developed as shown on the approved site plan. Any substantial modifications may be subject to further review through a request for modification of the Conditional Use Permit.

2. The wastewater disposal system shall be approved by the Environmental Quality Division, and all required permits must be obtained from the Building Division.

3. This use permit shall be valid for a period of five years to expire October 30, 2024 if the applicant wishes to continue the use beyond that date. Upon application for renewal, a longer term may be considered assuming the applicant has achieved full compliance with the conditions as set forth in this staff report.

Respectfully submitted,

[Signature]

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

**Attachments**

Applicant Narrative and Site Plan
Dear Bob Short,

I am proposing using my R.V. as a residence in Coconino County at 741 W. Cienega Dr. in Ash Fork (K, E, W.) for a few years, until we can get a house built. We have a permitted, traditional Septic System to use for waste, along with a Cistern we would like to use for our water needs. We do raise horses, which are contained in an electric fence that is 4 strands and approximately 5 foot high. We also have that same fence around the perimeter of the property to keep out the cattle & wildlife. We are using a generator for our electric needs & battery bank on the R.V. also. We have a small Solar System but it’s only limping along during daylight hours. It’s imperative that we can move forward with the Permit in order to hook up to the electric Pole that is present on the property before winter. If you have any questions feel free to call.

(724) 974-1330

Sari McElwain
To whom it concerns,

I am the owner of lot 354 on Cienega Dr. in Kaibab Estates West, and I recently met with Coconino Community Planning staff to discuss my proposal for land use, on this 2.35 acre parcel. I will be requesting a conditional use permit as part of this project. The staff has directed me to notify all property owners within a 500 foot radius of this property.

I am proposing to use my RV as a residence while we move forward with our building plans. We will be putting in a home within the next one to two years.

As required by the Coconino County Zoning Ordinance, I will be holding a neighborhood Community Meeting at the property itself at:

741 W. Cienega Dr.
The date will be Saturday August 17th at 10 AM

I have attached a basic site plan of the project. If you cannot attend the meeting in person you are welcome to reach out via phone or email. My contact information is Cell # 724-974-1330 and my email is colormecutecanines@gmail.com

If I decide to move forward with the formal application for a conditional use permit, my project 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 I apply. The planning and Zoning Commission meets in the First Floor Meeting Room at the Coconino Administration Building, 219 East Cherry Avenue in Flagstaff, Arizona. The Coconino County Community Development can be contacted at 928-679-8850 if you have any questions about the public hearing process.

Sincerely,
Lori McEiwain
&
Tim Yobst
SIGN IN:

Ron Stanford
Fred Wright
Deb York
Pam Stainton
COMMENTS OR CONCERNS:
I gave my empty comments page to Rachel Davis. I had 1 phone call and 1 email from 2 folks who weren’t going to attend but the 4 people who showed up didn’t have anything to say about it. Just came to say hello. I can forward you the e mail if you’d like. That’s all I have to report.

Thank you,
Lori McElwain

On Thu, Sep 26, 2019, 2:03 PM Short, Bob <bshort@coconino.az.gov> wrote:

Lori—I am forwarding to you some maps that will hopefully help you with your site plan. I also don’t see a Citizen Participation Report in the file. Did you submit one?

Thanks,

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

Exhibit "A"

KAIBAB ESTATES WEST, ANNEX No. 4
LOT 354, LOCATED IN THE SW 1/4, SECTION 23,
T.22N., R.2W., G&SRB&M, COCONINO COUNTY, AZ
per Case 2, Map 11 C.C.R.O.

Scale: 1" = 100'

LEGEND

- 3/4" pipe
- 1/2" rebar
capped
RLS 22258
- 1/2" rebar
capped
RLS 29884

(R) RECORD PER
CASE 2, MAP 11
COCONINO COUNTY
RECORDERS OFFICE

job #01-113

2502 N. Main Street • Flagstaff, Arizona 86004
(928) 773-9204 • FAX (928) 773-9209 • E-mail: Azlandsol@aol.com
Land Surveying
Land Planning

Exhibit "A"

KAIBAB ESTATES WEST, ANNEX No. 4
LOT 354, LOCATED IN THE SW 1/4, SECTION 23,
T.22N., R.2W., G&SRB&M, COCONINO COUNTY, AZ
per Case 2, Map 11 C.C.R.O.

N90°00'00"E
330.29' 
(5) 330.00'

"A"
1.17 AC+ -
51,107.35 sq. ft.

N89°59'54"W
330.29'

"B"
1.17 AC+ -
51,107.35 sq. ft.

N89°59'48"W
330.29'

"C"
2.35 AC+ -
102,214.71 sq. ft.

30' access & utility easement.

(R) NORTH
620.00'
500.05'42"W,

618.94'

(R) NORTH
620.00'
500.05'42”E,

618.94'

(R) 330.00'
330.29'

(R) 330.00'
330.09'

40'
CIENEGA EAST DRIVE

Information taken from field survey performed by Arizona Land Consultants.

Scale: 1" = 100'

LEGEND

○ 3/4" pipe

○ 1/2" rebar
capped
RLS 22258

○ 1/2" rebar
capped
RLS 29884

(R) RECORD PER
CASE 2, MAP 11
COCONINO COUNTY
RECORDER'S OFFICE.

job #01-113

LINE TABLE

<table>
<thead>
<tr>
<th>LINE</th>
<th>LENGTH</th>
<th>BEARING</th>
</tr>
</thead>
<tbody>
<tr>
<td>L1</td>
<td>20.47</td>
<td>N90°05'42&quot;W</td>
</tr>
</tbody>
</table>

2502 N. Main Street • Flagstaff, Arizona 86004
(928) 773-9204 • FAX (928) 773-9209 • E-mail: Azlandsol@aol.com
Jay Christelman, Director

Date: October 21, 2019

To: Planning and Zoning Commission

From: Department of Community Development

Subject: Public Hearing and consideration of Case Numbers CUP-19-038 and DRO-19-003, a request for a Conditional Use Permit and Design Review for the installation of water storage tanks and a pump house (utility installation) on a .12-acre portion of a 70.18-acre parcel in the RR 2 ½ (Rural Residential, 2 ½-acre minimum parcel size) Zone.

Executive Summary

Recommendation: Staff recommends approval of the requested Conditional Use permit with the eight (8) recommended conditions and the DRO with three (3) recommended conditions.

Location: The subject property is located on Taylor Springs Ranch Road in Fort Valley at the very northwestern corner of the Ranch at the Peaks subdivision, also known as Assessor’s Parcel Number 300-63-037A.
Parcel Size: 70.18 acres (project area is 0.12 acres/approximately 5,227.2 square feet)

Zoning: RR-2 ½ (Rural Residential, 2.5 acre minimum parcel size)

Supervisor District: 1 (Art Babbott)

Applicant: Emery Layton- Chandler, AZ

Owner: Cygnus SBL Peaks, LLC- Atlanta, GA

Background Information

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<th>Land Use</th>
<th>Zoning</th>
</tr>
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<tbody>
<tr>
<td>On Site</td>
<td>Vacant</td>
<td>RR-2 ½</td>
</tr>
<tr>
<td>North</td>
<td>Coconino National Forest</td>
<td>N/A</td>
</tr>
<tr>
<td>South</td>
<td>Single Family Residential</td>
<td>RR-2 ½</td>
</tr>
<tr>
<td>East</td>
<td>Single Family Residential</td>
<td>RR-2 ½</td>
</tr>
<tr>
<td>West</td>
<td>Coconino National Forest</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Natural Features

<table>
<thead>
<tr>
<th>Topography</th>
<th>Primarily level (minimal slope)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural Resources</td>
<td>Mature Ponderosa Pine evergreens</td>
</tr>
</tbody>
</table>
Topographic map with one foot contour intervals

Aerial photo (project in area with red circle)
Proposed Development

The applicant proposes two 25,000 gallon water tanks at 23 feet in height and 14 feet in diameter as well as a well house at just under 14 feet in height and 503.5 square feet in area (19 feet by 26.5 feet). The equipment would be managed by the Majestic Views Domestic Water Improvement District and would service the Ranch at the Peaks Subdivision. The facilities would be located at the northwesternmost point of the subdivision because it is the highest point of the subdivision (approximate elevation at 7,446) where gravity would aid in the system’s water flow. The additional water capacity and equipment would supplement flows for phases of the Ranch at the Peaks Subdivision to the south that are already platted and would also serve lots on the subject property that have yet to be platted.

The applicant’s proposed tank and well house designs and colors meet the aesthetic of existing utility facilities within the Majestic Views Domestic Water Improvement District (see below from applicant’s supplemental packet dated October 7, 2019). Other tanks and wellhouses within the district were located in wide open meadows where ‘Desert Sand’ was the preferred color to match the natural environment. The applicant notes that the location of the proposed utility
facilities for this request would be within a stand of trees where ‘Balsam- a darker forest green’ or a darker brown might be a better color for the tanks to match the surrounding environment. The well house is proposed with wood siding and asphalt roof shingles (see applicant’s attached supplemental submittal).

**Citizen Participation**

The Citizen Participation Plan meeting was held on August 22, 2019 at 6pm near the subject property. 15 neighboring property owners participated (approximately 30% of those notified) with concerns about the utility lines running through their properties and aesthetics. Staff believes that the applicant’s design and the recommended conditions will mitigate the concerns noted.

**Staff Analysis**

<table>
<thead>
<tr>
<th>Compliance with the Regional Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Use: Two, 25,000 gallon water tanks and a well house (Utility Installation)</td>
</tr>
<tr>
<td>• The subject property is designated ‘Future Rural’ on the Plan’s Future Land Use Map</td>
</tr>
<tr>
<td>• Goal LU.14. Maintain the character of existing rural communities.</td>
</tr>
<tr>
<td>• Policy LU.14.3. Require future development in the unincorporated County areas to be consistent with the goals, policies, and conservation guidelines of the Coconino County Comprehensive Plan and any applicable local area plans.</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<td>Proposed Use: Two, 25,000 gallon water tanks and a well house (Utility Installation)</td>
</tr>
<tr>
<td>• As deemed necessary to support major developments and subdivisions, developers in cooperation with utility providers shall be responsible for the installation, construction, or upgrade of necessary public utilities without diminishing the level of service to existing residents.- Land Use and Growth Policy 66</td>
</tr>
<tr>
<td>• Promote the installation of utilities in a manner that is compatible with community character, scenic resources, and ecological conditions. -Community Services Goal</td>
</tr>
<tr>
<td>• The County encourages placing utility distribution lines underground whenever possible and, when above ground, efforts should be made to minimize environmental, visual, and aesthetic impacts. -Community Services Policy 3</td>
</tr>
<tr>
<td>• The siting of utility-scale projects and transmission lines shall consider the protection of viewsheds; the potential for noise disturbances to adjacent residential areas; the conservation of species, habitats, and water resources; the preservation of prehistoric, historic, and cultural sites; the conservation of scenic corridors; and the protection of the character of public lands. Underground collection lines are strongly encouraged. -Energy Policy 14</td>
</tr>
</tbody>
</table>

<p>| Compliance with the Fort Valley Area Plan |</p>
<table>
<thead>
<tr>
<th>Proposed Use: Two, 25,000 gallon water tanks and a well house (Utility Installation)</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Promote sustainable and efficient utilities compatible with the environment and aesthetics – Utilities Goal</td>
</tr>
<tr>
<td>• Encourage utility companies to address conservation and restoration of landscape-scale and smaller viewsheds.</td>
</tr>
</tbody>
</table>

**Setback Waiver Request**

The applicant shows the proposed utility facilities at seventeen feet from the western property line and twenty-three feet from the northern property line. Zoning Ordinance Section 2.1.B under ‘Public and Semi-Public Uses’ requires a 50 foot setback from property lines for the proposed use. The subject property is adjacent to Coconino National Forest to the north and west, so a compatibility setback would not serve to mitigate an impact to a neighboring property. Elevation is highest at the most northwestern portion of the property, so the applicant’s request to locate the facilities closest to that corner of the subject property would make the facilities function better. Staff supports the waiver request for these reasons.

**Design Review Overlay**

The applicant’s request falls within the *Fort Valley Area Plan* boundaries and is subject to the Planning and Zoning Commission’s review for consistency with the Plan’s design guidelines. Applicable policies of the guidelines are as follows:

**Site Design**

- New development shall be designed to fit the existing site without radical grading, terracing, filling, or other alteration of existing terrain. Buildings, roadways, parking, and other improvements shall be integrated into the natural context of the site. -Policy 1
- Buildings and other site improvements should take advantage of natural site features, such as topography, sunlight, shade, and prevailing winds, to promote energy conservation. -Policy 2
- Preservation of existing vegetation to meet landscaping requirements is encouraged. Site/landscaping plans shall indicate all existing trees, shrubs, and vegetated areas to remain per the Landscaping Ordinance requirements. -Policy 8
- Adequate visual buffering from adjacent residentially zoned land shall be provided (unless waived by adjacent property owners). Such buffering may consist of landscaped berms, fencing, trees, or other acceptable mitigating methods as supported by adjacent property owners. Buffering should complement the architectural style of the commercial structure. -Policy 12
- All mechanical equipment, utilities, dumpsters, and service areas shall be screened from view by walls, fences, or landscaping consistent with these guidelines and complementary to the architectural style of the commercial structure. -Policy 13
• Structures are encouraged to be set back from Highway 180 to the greatest extent possible to preserve the viewshed. -Policy 14
• All new utilities shall be underground -Policy 16

Architectural Style

• Architectural style shall be compatible with the rural, natural landscape of the planning area. — Architectural Style Policy 2
• The design, scale, and mass of buildings shall be in balance with natural features of the landscape and not dominate the natural setting. Buildings shall be limited to two stories and a height of 35 feet. -Architectural Style Policy 3

Colors and Materials

• Architectural color schemes shall be consistent with the earth-tone palette of the natural landscape. Muted, natural tones should be emphasized. Accent colors that both complement the natural environment and enhance the appearance of the structure are encouraged. -Policy 1
• Roofing materials and colors shall blend with the natural environment. Bright and highly reflective roofing materials are not permitted. Materials should maximize efficiency, support rain water collection, allow installation of renewable energy systems, and incorporate fire-resistant materials. -Policy 3
• Natural materials such as sawn wood, logs, and native rock are recommended for integrating structures into the area’s natural environment. However, high-quality, natural-appearing synthetic or manufactured materials such as fire-resistant siding, synthetic rock, split-faced block, log siding, and concrete tile shingles are acceptable if integrated into a design that is consistent with these guidelines. -Policy 4

Staff’s Analysis: Staff finds that the applicant’s request is consistent with the Design Review Overlay Guidelines of the Fort Valley Area Plan.

Findings of Staff

Findings of Fact required to approve a Conditional Use Permit:

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.
   Staff’s Response: The proposed use is in the RR-2 ½ Zone which allows for utility installations subject to the approval of a CUP. This sort of use is needed to support the residential uses of the zone.
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.  
   **Staff's Response:** This use will not be a detriment to neighboring properties, as it will have an attractive look in line with the applicable Design Review Overlay. It will also be beneficial to the neighborhood in general, providing a necessary service for water.

3. That the proposed conditional use will comply with each of the applicable provisions of this Ordinance, except for approved variances.  
   **Staff's Response:** As conditioned, this use will meet all provisions of the Zoning Ordinance except for a compatibility setback waiver that staff supports (see Setback Waiver discussion above).

4. 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.  
   **Staff's Response:** As shown above, the proposed use conforms the Coconino County Comprehensive Plan, the Flagstaff Regional Plan, and the Fort Valley Area Plan.

**Staff Recommendations**

The Planning and Zoning Commission must make **two separate motions for approval of the applicant’s request**

If the Planning and Zoning Commission can make the required Findings of Fact for approval of a Conditional Use Permit, staff recommends approval of Case CUP-19-038 subject to the following conditions:

1. Development of the subject property shall substantially conform to the approved site plan, elevations, and narrative. Any substantial changes or expansions shall require further review by the Planning and Zoning Commission.

2. All requirements of the Arizona Department of Environmental Quality must be met for the duration of the use.

3. A waiver is hereby granted for the tanks and wellhouse facility at 17 feet from the western property boundary and 23 feet from the northern property boundary in lieu of a 50 foot setback from any property line as shown on the applicant’s submitted plans.

4. The property owner shall be responsible for ensuring that all related water facilities, including water lines, are located within utility easements designated on existing and future phases of the Ranch at the Peaks subdivision plats.
5. A Building Permit shall be approved prior to construction. The applicant must submit the Building Permit and diligently pursue it toward completion within one year of approval of this request or request an extension from the Planning and Zoning Commission.

6. Any outdoor lighting shall be fully shielded, narrow band amber LEDs that meet the requirements of Section 4.3 of the Zoning Ordinance.

7. Any ground disturbance from construction and maintenance of the water tanks, wellhouse, and waterlines shall be reseeded with a native grass mix and kept free from noxious and/or invasive weeds.

8. This use permit shall be valid for a period of five years to expire on October 30, 2024 before which time a new application shall be submitted for renewal if continuation of the use beyond the expiration date is desired. If the conditional use permit meets the conditions and is renewed administratively, a perpetual term shall be applied without the need for additional renewals.

If the Planning and Zoning Commission finds that the request consistent with the Design Review Overlay Guidelines of the Fort Valley Area Plan, staff recommends approval of Case DRO-19-003 with the following conditions:

1. The wellhouse shall be an earthen tone color or green color substantially similar to Desert Sand or Balsam (dark green) as shown in the applicant’s supplemental material dated October 7, 2019 and color attached pallet (applicant’s supplemental Exhibit E). The tanks shall be a color to match the existing trees in the area substantially similar to Balsam (dark green) as shown in the applicant’s supplemental material. All colors shall be subject to approval by the Director of Community Development prior to issuance of the required Building Permit.

2. Landscaping shall be installed in accordance with Section 4.4 of the Zoning Ordinance. Existing trees, especially between the proposed structure and W Route 66, shall be retained to the maximum extent possible and may count toward vegetation requirements.

3. Materials of the wellhouse shall be wood siding with asphalt shingles as shown in the applicant’s submittals.
Respectfully submitted,

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

Attachment:

Exhibit 1: Applicant’s submitted supplemental packet dated October 7, 2019.
RE: Ranch at the Peaks, Upper Tank Site – P&Z Meeting Questions
Case #CUP-19-038 & DRO-19-003

Engineered With Layton, PLC (EWL) is acting on behalf of Cygnus SBL Peaks, LLC to construct a Tank Site that increases the storage capacity of the Majestic Views Domestic Water Improvement District (DWID) water campus. This memo has been prepared to address questions asked at the P&Z study session on 25 Sept 2019, regarding the Ranch at the Peaks (RAP) Tank Site, specifically involving color scheme and elevation information. The project is located in the Fort Valley District, near Flagstaff, Coconino County, Arizona. Specifically, the project is located on APN #30063037A.

The RAP Tank Site contains a pump house to store water system infrastructure and operating equipment. With respect to overall color and exterior appearances, the upper Tank Site pump house is designed to match the proposed RAP Well Site pump house to the maximum extent possible. The proposed RAP Well Site pump house is designed and specified to be constructed as a replica of the existing DWID pump house, as seen in Exhibit A. The color scheme of the pump house will match that of the existing DWID pump house. The elevation profile details for the proposed RAP Well Site pump house can be seen in Exhibit B. An sUAS-captured image of the existing DWID pump house can be seen in Exhibit C. An image of the existing DWID pump house is featured in the Fort Valley Highway 180 Scenic Corridor Area Plan (Water and Wastewater, Pg. 19), which serves as a guidance policy for future development.

In addition, the Tank Site contains a 23-ft tall water storage tank. A profile of the proposed storage tank can be seen in Exhibit D. One of the typical exterior coating systems is manufactured by TENEMC. The typical Tnemec tank colors is Desert Sand (04BR) which appears to be the color of the existing DWID tank. Other options for browns and greens are available as outlined on the color chart attached in Exhibit E. A paint color such as 04BR (Desert Sand) or 91GN (Balsam – a darker forest green), or other darker brown color option are suggested for the tank located in a timber stand. Final colors would be confirmed during the submittal review construction process to match what has been specified in the tanksite project planset.
Below is a photo of the approximate Tanksite location.

Figure 1 – Approximate Tanksite Location, RAP Development NW Corner

Feel free to contact me by phone at 480.244.3355 if you have any questions.

Sincerely,

Engineered With Layton, P.L.C.

N. Emery Layton, P.E.
Owner
www.engineeredwithlayton.com

Engineered With Layton, PLC committed to excellence on your project. EWL is a certified Service Disabled Veteran Owned Small Business Company as certified by the US Department of Veterans Affairs. Please click the images above (in .pdf version) to learn more about EWL.
Exhibit A

Existing DWID Pump House
Exhibit B

Proposed RAP Well Site Pump House North Elevation

VENT

1

2

3

ACCENT TRIM

FOUNDATION

FINISH GRADE

Proposed RAP Well Site Pump House West Elevation
Exhibit B

Proposed RAP Well Site Pump House South Elevation

Proposed RAP Well Site Pump House East Elevation
Exhibit C

Existing DWID Pump House & Storage Tank
Exhibit D

STORAGE TANK PROFILE VIEW:
SCALE: 1" = 2' 0"

Proposed Tank Elevation
WHITES

00WH  Tnemec White ▲
LRV 84%

06WH  Albatross ▲
LRV 82%

07WH  Winter Mist ▲
LRV 80%

08WH  Acropolis ▲
LRV 72%

01WH  Ash White ▲
LRV 84%

02WH  Iceberg ▲
LRV 84%

03WH  Daisy ▲
LRV 75%

04WH  Silver Pearl ▲
LRV 76%

12WH  Milkweed ▲
LRV 78%

13WH  French Vanilla ▲
LRV 73%

14WH  Veiled ▲
LRV 78%

15WH  Aspen ▲
LRV 72%

15BR  Pale ▲
LRV 83%

22BR  Nova ▲
LRV 81%

57BR  Cloud ▲
LRV 75%

79BR  Coliseum ▲
LRV 67%

NOTE: Colors represented are digital reproductions of actual standards and will vary in appearance due to differences in monitor and video card output. These digital representations should not be used to finalize color selection(s). Please contact your local Tnemec Consultant for color-accurate samples or for assistance with suitable primer and finish coat selections and color matching.

LRV = Light Reflection Value ▲ Standard color and gloss warranty is available in this color for Fluorone® and HydroFlex® products. Other colors may be included. Contact your Tnemec representative for more information.
GRAYS

30GR Comet ▲
LRV 73%

24GR Lightpale ▲
LRV 62%

43GR Constellation ▲
LRV 71%

37GR Gradation ▲
LRV 65%

25GR Grey Day ▲
LRV 46%

31GR Slate Gray ▲
LRV 61%

57GR Aluminum ▲
LRV 46%

38GR Dove Gray ▲
LRV 50%

33GR Gray — ANSI No. 61 ▲
LRV 33%

32GR Light Gray — ANSI No. 70 ▲
LRV 44%

46GR Sinker ▲
LRV 26%

39GR Pigeon ▲
LRV 42%

35GR Black ▲
LRV 4%

34GR Deep Space ▲
LRV 12%

48GR Moon Shadow ▲
LRV 10%

41GR Hammerhead ▲
LRV 17%

NOTE: Colors represented are digital reproductions of actual standards and will vary in appearance due to differences in monitor and video card output. These digital representations should not be used to finalize color selection(s). Please contact your local Tencel Coatings Consultant for color-accurate samples or for assistance with suitable primer and finish coat selections and color matching.

LRV = Light Reflectance Value ▲ Standard color and gloss warranty is available in this color for Fluidon® and HydroFlon® products. Other colors may be included. Contact your Tencel representative for more information.
GREENS

78GN  Cumulus ▲
LRV 81%

92GN  Marshall Green ▲
LRV 74%

106GN  Bottle Green ▲
LRV 74%

51GN  Sage ▲
LRV 72%

94GN  Moonseed ▲
LRV 57%

108GN  Ginger Mist ▲
LRV 50%

37GN  Irish Spring ▲
LRV 71%

52GN  Aztec Grass ▲
LRV 63%

96GN  Zucchini ▲
LRV 27%

110GN  Clover ▲
LRV 31%

10GN  Aqua Sky ▲
LRV 71%

54GN  Granny Smith ▲
LRV 38%

28GN  Shannon's Isle ▲
LRV 13%

90GN  Brohm Grass ▲
LRV 24%

13GN  Mermaid ▲
LRV 29%

56GN  Moss ▲
LRV 21%

21GN  Fairway ▲
LRV 15%

91GN  Balsam ▲
LRV 14%

14GN  Bluegrass ▲
LRV 15%

112GN  Foliage ▲
LRV 11%

NOTE: Colors represented are digital reproductions of actual standards and will vary in appearance due to differences in monitor and video card output. These digital representations should not be used to finalize color selection(s). Please contact your local Trenac Coatings Consultant for color-accurate samples or for assistance with suitable primer and finish coat selections and color matching.

LRV = Light Reflectance Value  ▲ Standard color and gloss warranty is available in this color for TrenacPro and HydraTint products. Other colors may be included. Contact your Trenac representative for more information.
BEIGES, TANS AND REDS

01BR Warm Sun
LRV 78%

64BR Bisque
LRV 82%

44BR Beige
LRV 80%

10RD Barely Blush
LRV 64%

22YW Barbados
LRV 72%

65BR Rock Slide
LRV 67%

46BR Stable Brown
LRV 46%

12RD Desert Rose
LRV 27%

03BR Washed Khaki
LRV 61%

66BR Dust Bowl
LRV 61%

05RD Hometown
LRV 33%

14RD Red Clay
LRV 14%

04BR Desert Sands
LRV 51%

68BR Twine
LRV 42%

23BR Sahara
LRV 65%

07RD Terra Cotta
LRV 11%

06BR Amber Canyon
LRV 92%

70BR Worn Path
LRV 16%

25BR Honey Roast
LRV 48%

28RD Monterey Tile
LRV 8%

NOTE: Colors represented are digital reproductions of actual standards and will vary in appearance due to differences in monitor and video card output. These digital representations should not be used to finalize color selection(s). Please contact your local Tannex Coatings Consultant for color-accurate samples or for assistance with suitable primer and finish coat selections and color matching.

LRV = Light Reflectance Value ▲ Standard color and gloss warranty is available in this color for fluoropolymer, HydroFlex products. Other colors may be included. Contact your Tannex representative for more information.
DESIGN NARRATIVE FOR

MAJESTIC VIEW DOMESTIC WATER IMPROVEMENT DISTRICT
PWS No. AZ04-03044

RANCH AT THE PEAKS
UPPER TANK SITE PROJECT

COCONINO COUNTY, ARIZONA

Prepared For:
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Atlanta, GA 30305

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1490 S. Price Road, Ste. 215
Chandler, AZ 85286
Phone: 480.244.3355
emery@engwlayton.com

September 2019
Project No. 2017-1101
DESIGN NARRATIVE FOR

Cygnus SBL Peaks, LLC
Majestic View Estates Domestic Water Improvement District
Ranch at the Peaks Upper Tank Site Project

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### ABBREVIATIONS & ACRONYMS

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>AAC</td>
<td>Arizona Administrative Code</td>
</tr>
<tr>
<td>ADEQ</td>
<td>Arizona Department of Environmental Quality</td>
</tr>
<tr>
<td>APN</td>
<td>Assessor Parcel Number</td>
</tr>
<tr>
<td>AZ</td>
<td>Arizona</td>
</tr>
<tr>
<td>DWID</td>
<td>Domestic Water Improvement District</td>
</tr>
<tr>
<td>E</td>
<td>East</td>
</tr>
<tr>
<td>EPA</td>
<td>Environmental Protection Agency</td>
</tr>
<tr>
<td>EWL</td>
<td>Engineered With Layton</td>
</tr>
<tr>
<td>ft</td>
<td>feet / foot</td>
</tr>
<tr>
<td>gpm</td>
<td>Gallons per Minute</td>
</tr>
<tr>
<td>gpd</td>
<td>Gallons per Day</td>
</tr>
<tr>
<td>in</td>
<td>inch</td>
</tr>
<tr>
<td>lf</td>
<td>linear feet</td>
</tr>
<tr>
<td>MAG</td>
<td>Maricopa Association of Governments</td>
</tr>
<tr>
<td>MVDWID</td>
<td>Majestic View Domestic Water Improvement District</td>
</tr>
<tr>
<td>N</td>
<td>North</td>
</tr>
<tr>
<td>psi</td>
<td>pounds per square inch</td>
</tr>
<tr>
<td>PVC</td>
<td>Polyvinyl Chloride</td>
</tr>
<tr>
<td>PWS</td>
<td>Public Water System</td>
</tr>
<tr>
<td>RAP</td>
<td>Ranch at the Peaks</td>
</tr>
<tr>
<td>S</td>
<td>South</td>
</tr>
<tr>
<td>USGS</td>
<td>United States Geographical Survey</td>
</tr>
<tr>
<td>VFD</td>
<td>Variable Frequency Drive</td>
</tr>
<tr>
<td>W</td>
<td>West</td>
</tr>
</tbody>
</table>
1.0 Introduction

1.1 Project Background

The Majestic View Domestic Water Improvement District (the District) owns and operates the Majestic View Estates public water system (the System) in Flagstaff, Arizona. The public water system (PWS) is registered through the Arizona Department of Environmental Quality (ADEQ) as the PWS #AZ04-03044 and provides potable water to the Majestic View Estates and Majestic View Ranch subdivisions.

Originally, the Ranch at the Peaks (RAP) site was developed by Ranch at SFP, LLC (SFP) in 2007, who recorded a final plat for Phase 1 of Ranch at the Peaks on May 31, 2007. 34 Phase 1 lots and 111.05-acres for future development were dedicated with this plat.

In January of 2016, a water master plan was completed by ARICOR Water Solutions, LC for the System and the development of the Ranch at the Peaks RAP community. The "Ranch at the Peaks Water Master Plan" evaluated the existing development and acted as a preliminary design report for the future phases of development. This report will detail an addition of a NW tank site to the existing RAP well and specify the design specifications required to provide and convey additional water quantities to the RAP community.

Refer to Table 1 for existing and future phases, including lot information and status.

<table>
<thead>
<tr>
<th>Phase</th>
<th># of Lots</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Majestic View Estates</td>
<td>28</td>
<td>Existing</td>
</tr>
<tr>
<td>RAP Well Site</td>
<td>1</td>
<td>Future</td>
</tr>
<tr>
<td>RAP Phase 1</td>
<td>34</td>
<td>Existing</td>
</tr>
<tr>
<td>RAP Phase 2</td>
<td>20</td>
<td>Future</td>
</tr>
<tr>
<td>RAP Phase 3</td>
<td>7</td>
<td>Future</td>
</tr>
<tr>
<td>RAP Phase 4</td>
<td>13</td>
<td>Future</td>
</tr>
<tr>
<td>Future Lots</td>
<td>13</td>
<td>Future</td>
</tr>
</tbody>
</table>

This report will include the design for the RAP upper tank site and water distribution system improvements associated with the RAP Phase 2 and Phase 4 developmental phases.
1.2 Project Location

The Ranch at the Peaks development is located in the west half of Section 23, Township 22 North, Range 6 East of the Gila and Salt River Baseline in Coconino County, Arizona. The RAP development is located adjacent to US Highway 180, approximately 6.5-miles northwest of the City of Flagstaff. The site is located on APN: 300-63-037A. Refer to Figure A for the project vicinity map.

![Figure A: Project Vicinity](image)

The project location is included within the RAP development. The RAP development is located adjacent to US Highway 180, between Snow Bowl Road and Round Tree Road and covers approximately 184.82-acres in total. This project will increase storage from an existing well site for future developments at RAP. Refer to Figure B for the location of the project and separate development phases incorporated within this project. For lot development within each phase, refer to Table 1 for additional information.
Figure B: RAP Development by Phases
1.3 Project Topography

The project and surrounding area generally slope down to the southeast, away from the northwest corner of the development at a grade of approximately 4.3%. The northwest corner of the site has the highest elevation of approximately 7439-ft. The site topography is shown on Figure C.

Figure C: Project Topography
1.4 Project Floodplain Map

A FEMA floodplain map shows the project area is in Zone X, Area of Minimal Flood Hazard, (outside of 100-year flood zone. Recently ADOT performed roadway improvements along Hwy 180 removing the drainage pipe culverts along the Rio De Flag watercourse (floodway) and installed a substantially larger box culvert. The drainage improvements should provide a significant improvement to what appears to be ponding along the N side of AZ Hwy 180 shown on the FEMA map.

Figure D: RAP Flood Map

1.5 Report Purpose

The purpose of this report is to present the design methodology for the construction of the RAP NW Tank Site required to obtain a Conditional Use Permit (CUP) for the approval of the construction. Ultimately, the purpose of this project is to install and equip the upper tank site, connect the well to the existing Majestic Views Domestic Water Improvement District (MVDWID) Water Campus through an existing transmission line, and connect the well to the existing north distribution system through a proposed transmission line.
2.0 EXISTING SYSTEM

2.1 Description

There is currently no existing infrastructure in Phase 4 of the RAP project. Phase 4 consists of 13 lots (5 assigned to Pressure Zone 1 and 8 assigned to Pressure Zone 2). The only existing infrastructure on the RAP site is the existing well site, which includes the existing pump house and 55,000-gallon storage tank. The well site is directly north of Highway 180, as seen in Figure B. This existing infrastructure also contains a waterline, consisting of both 6-inch and 8-inch pipes, that extends into the RAP site. The MVDWID currently serves six (6) customers, according to the Water Master Plan. However, as of right now, there is no infrastructure in place that connects the upper tank site in the north west of the site to the existing well site in the southern end of the site.

The existing well is utilized to serve the MVDWID's water system, with a capacity of approximately 78-gpm, which satisfies the Phase 1 well capacity requirement of 32.29-gpm, according to the Water Master Plan. In total, the system well capacity requirement is 63.54-gpm, which is met by the existing well, but would require the system to operate for approximately 20 hours per day. Therefore, a new RAP well is to be introduced into the infrastructure during a separate phase of this project. The new well shall supply approximately 40-gpm of water.

As mentioned, there is an existing 55,000-gallon capacity tank to the south of the existing well, satisfying the 50,400-gallon minimum requirement for Phase 1 of the MVDWID. According to the Ranch at the Peaks Water Master Plan, prepared by ARICOR Water Solutions, the total required storage for the MVDWID system is 77,400-gallons including 22,500 for fire flow. However, for aesthetic reasons, the area residents have stated a preference for the additional storage to be constructed at the NW corner of the RAP site. A new waterline, consisting of both 4-inch and 8-inch pipes, is proposed in order to convey the water from the existing distribution system up to the water tank at the north west section of the site in Phase 1 and Phase 2.

The existing water distribution system owned and operated by the District includes one (1) active groundwater well, one (1) booster pump station, and one (1) water storage tank which serve the existing residents of the community. The entire existing system and future improvements for the subdivision distribution system were modeled in the Water Master Plan. The first portion of the distribution system was designed by Mogollon Engineering and Survey and was constructed in 2007.
3.0 PROPOSED INFRASTRUCTURE

3.1 Design Criteria

The proposed infrastructure of that Ranch at the Peaks shall comply with the minimum design criteria set forth in ADEQ's A.A.C. Title 18, Chapter 5, Article 5, along with Engineering Bulletin No. 10. The following Table 2 shows the specific design requirements for the Ranch at the Peaks, as defined by the Water Master Plan by ARICOR Water Solutions.

**Table 2: Design Criteria (from Water Master Plan)**

<table>
<thead>
<tr>
<th>Category</th>
<th>Criteria</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Average Day Demand</td>
<td>100 gallons per day per capita</td>
<td>EB 10, Ch. 1, Section R.2</td>
</tr>
<tr>
<td>Population Density</td>
<td>3.00 persons per connection used for design purposes</td>
<td>2010 U.S. Census Data for CDP Fort Valley, AZ</td>
</tr>
<tr>
<td>Peak Month Average Day Factor</td>
<td>1.5 times Annual Average Day</td>
<td>Typical Factor for Small System</td>
</tr>
<tr>
<td>Maximum Day Factor</td>
<td>2.5 times Annual Average Day</td>
<td>Typical Factor for Small System</td>
</tr>
<tr>
<td>Peak Hour Factor</td>
<td>3.5 times Annual Average Day</td>
<td>Typical Factor for Small System</td>
</tr>
<tr>
<td>Maximum Instantaneous Demand</td>
<td>Per Table 3, EB, Chapter 5</td>
<td>EB 10, Ch. 5</td>
</tr>
<tr>
<td>Minimum Pressure - Normal Flows</td>
<td>40 psi</td>
<td>EB 10, Ch. 7, Section C.2</td>
</tr>
<tr>
<td>Minimum Pressure - Fire Flows</td>
<td>20 psi</td>
<td>EB 10, Ch. 7, Section C.2 &amp; A.A.C R18-5-502.B</td>
</tr>
<tr>
<td>Maximum Pressure - All Conditions</td>
<td>100 psi</td>
<td>EB 10, Ch. 7, Section C.2</td>
</tr>
<tr>
<td>Minimum Storage - Single Well</td>
<td>Peak Month Average Day Demand</td>
<td>A.A.C. R18-5-503.A</td>
</tr>
<tr>
<td>Minimum Storage - Multiple Wells</td>
<td>Peak Month Average Day Demand, less firm well pumping capacity</td>
<td>A.A.C. R18-5-503.A</td>
</tr>
<tr>
<td>Fire Flow and Duration</td>
<td>750 gpm for 30 minutes</td>
<td>Summit Fire District and 2000 Urban-Wildland Interface Code (See Appendix 3)</td>
</tr>
<tr>
<td>Fire Storage</td>
<td>22,500 gallons</td>
<td>750 gpm x 30 min.</td>
</tr>
<tr>
<td>Booster Pumping Capacity - Minimum</td>
<td>Max Day Demand plus Fire Flow</td>
<td>Largest Expected Demand</td>
</tr>
<tr>
<td>Well Capacity - Minimum</td>
<td>Max Day Demand (largest well out of service)</td>
<td>Largest Daily Requirement</td>
</tr>
</tbody>
</table>

*SOURCE: "Ranch at the Peaks Water Master Plan" prepared by ARICOR Water Solutions, 2016.*
The purpose of the upper tank site is to provide elevated storage to Pressure Zone 1 during fire flows and periods of increased demand. The upper tank site also serves as ground storage for Pressure Zone 2. Pressure Zone 2 contains the proposed upper tank site, the booster station, and the water distribution system for Phase 4 Lots. The booster station is required to provide adequate supply for demands ranging from very low to a maximum of approximately 55.70-gpm. Therefore, it is recommended that the Zone 2 booster station has a maximum pump capacity of 60-gpm with a pressure of 60-psi and approximately 130-ft of total differential head.

The proposed Pressure Zone 2 booster station was modeled for the Water Master Plan with the assumption a constant pressure of 60 psi at a tank level of 12-feet is maintained through the use of a duplex pump station equipped with variable frequency drives (VFD).

As mentioned in Section 2.1, the total required water storage for the MVDWID system is 77,400-gallons (50,400-gallons for Phase 1, 19,300-gallons for Phases 2 and 3, and 8,100-gallons for Phase 4). With an existing storage capacity of 55,000-gallons at the lower tank site, an additional 22,400-gallons of storage is required for the MVDWID. The proposed upper tank site is designed to initially store and supply approximately 25,000-gallons of water to Pressure Zone 2 in Phase 4. An identical tank is planned to be installed in the future, in order to provide extra storage for the Ranch at the Peaks development. The tank site is proposed to be constructed at the north west corner of the Ranch at the Peaks property, with a minimum base elevation of 7,442-feet. The proposed tank has a volume capacity of at least 25,000-gallons, with a diameter of 14-feet and a height of 25-feet.

3.2 New Storage Tanks and Pump House

The proposed infrastructure is designed to follow design criteria as outlined by the "Ranch at the Peaks Water Master Plan" completed by ARICOR Water Solutions and in conjunction with the jurisdictional regulations for the project location. The facility improvements within this report are to meet specifications as set by MAG standards.

Two (2) 25,000-gallon storage tanks will be designed and installed on the site adjacent to the proposed pump house with the following specifications:

- Height of 25-ft
- 8-in Inlet pipe
- Welded steel construction and
- Diameter of 14-ft
- Minimum tank base elevation: 7,442-ft
The major equipment items that will be used in constructing the Zone 2 booster station have been specified on the construction plans, including but not limited to the following items:

- Proposed 18-ft by 20-ft pump house containing:
  - (2) 4-inch booster pumps
  - Hydropneumatic tank
  - (1) 2-inch altitude valve and level sensing line
  - Electrical infrastructure
  - (1) Variable frequency drive (VFD)
  - (1) Parallel check valve
  - (1) Flow meter
  - Piping, valves, and fittings

Construction plans for the RAP upper tank site have been prepared to accompany this design report. The plans include piping details, appurtenance information, improvement cross-sections, and provide required details particular to the well site improvements. The proposed site plan for the RAP Upper Tank Site has been included in the CUP Application Package. See Figure E for a schematic of the upper tank site proposed pump house. The Zone 2 Booster Station includes a package duplex station with a capacity of 60-gpm. This booster station is to be equipped with a heated pump house that includes electrical gear, variable frequency drives (VFD), hydropneumatic tank, and metering equipment, and valves. A 6-inch bypass line is used with the altitude valve in order to allow flow from Distribution System Pressure Zone 1 when pressure is adequate. When the Pressure Zone 1 hydraulic grade line falls below the level of water in the tank, a check valve is used to flow water back into the Pressure Zone 1 distribution.
The storage tank should have a water level of approximately 12-feet, in order to sustain roughly 130-feet of head. Due to the variance in flow demands that this system will serve, a VFD is to be implemented into this system. An altitude valve is used within the Zone 2 Booster Station pump house to control the elevation of water in the storage tank, ensuring that a total differential head of approximately 130-feet is sustained. An appropriately-sized hydropneumatic tank is used to sustain pressure within the system. The two (2) booster pumps in the system are in a parallel configuration and pump water to Distribution System Zone 2.

3.3 Site Piping Infrastructure

The proposed RAP well will connect to two separate water transmission lines as previously discussed. One (1) water line to convey water to the existing water distribution system and one (1) water line to convey water to the existing 55,000-gallon water storage tank.

To protect the piping infrastructure from freezing the pipes must be installed below the frost line. The water line is to be constructed at a minimum 4-ft below ground. Above grade piping will be located within a climate controlled well house.
The RAP well improvement project featured two (2) separate transmission lines that will be constructed/completed for the RAP project. The transmission lines are:

- Lower Tank Fill Line: The transmission line connecting the RAP well to the existing 55,000-gallon storage tank, and
- Distribution Line: The transmission line connecting the proposed booster pump station to the existing District distribution system.

The distribution line that connects the upper tank site to the well infrastructure is to be completed/constructed in Phases 3 and 4 of the RAP project. The water line consists primarily of 8-inch PVC piping. The planning and construction of the proposed water line is not considered as part of the Upper Tank Site project.

3.4 Design Standards

The system will be designed to meet or exceed the existing regulatory standards such as:

- Coconino County Specifications and Details
- Coconino County Comprehensive Plan
- Fort Valley Highway 180 Scenic Corridor Area Plan
- MAG Specifications and Details as modified by Coconino County
- AWWA Standards to include D100 and D102
- ADEQ Standards
- Typical Construction Standards and Practices

3.5 Conformance to Coconino County Comprehensive Plan and Highway 180 Scenic Corridor Area Plan

The Coconino County Comprehensive Plan serves as a design guideline for the developments in the county that establishes overarching goals. The main objectives of the Comprehensive Plan are identified as the following:

- Conserve and promote stable, safe, attractive, rural communities where residents share a sense of pride.
- Safeguard and enhance the choices of residents expect for living, working, recreation and circulation.
- Coordinate strategies for economic development, transportation, and affordable housing so that we can better link the places where people work and live.
- Protect our unique natural and cultural resources, ecosystems, and habitats.

Every aspect of the project and its design has been carefully coordinated in order to ensure strict adherence to the principles outlined in the Comprehensive Plan as well as Fort Valley Highway 180 Scenic Corridor Area Plan, discussed in following paragraph.

Historically, the additional storage reservoir was originally proposed to be added to the existing Majestic DWID equipment shed/tank located south of Hwy 180. Following significant resistance from the community stakeholders and the economic downturn, the
plans were abandoned. With the history of the project in mind, EWL has proposed the current location to utilize the tree cover to visually blend the equipment. Accordingly, all planned equipment and building are under the canopy height of the tree and will be painted in earthen tones to maximize the effect. In doing so, the project will satisfy the storage requirements for Ranch at the Peaks development as well as negate any changes to the aesthetics of the community.

The *Fort Valley Highway 180 Scenic Corridor Area Plan* is an amendment to the *Coconino County Comprehensive Plan*. The Fort Valley Highway 180 Scenic Corridor Planning Area is located northwest of the City of Flagstaff, near the base of the San Francisco Mountain. The planning area includes all private and public lands along Highway 180/Fort Valley Road from Flagstaff to Kendrick Park.

The design principles outlined in the *Fort Valley Highway 180 Scenic Corridor Area Plan* are implemented into architectural considerations of the project. The primary design principles of all the proposed structures mimic existing equipment and equipment buildings at the Majestic Views DWID. In addition, EWL has kept close coordination with the County and community members to ensure the project improves the quality of life for all residents impacted.

### 3.6 Demolition

It is not anticipated that any demolition shall occur as a part of this project. The contractor installing the remaining waterline improvements may need to pressure test the waterline already installed by others. If it cannot pass a pressure test, then it would need to be reinstalled.

### 4.0 OPERATION & MAINTENANCE

RAP Upper Tank Site Operations and Maintenance Manuals (O&M) will be provided to the contractor and owner from the manufacturer. During the submittal review process the engineer will coordinate with the contractor, owner and operator to compile the O&M manuals for all equipment into one wellsite manufacturer O&M binder. A site-specific O&M manual is required for this proposed facility.
5.0 CONCLUSION

The RAP Upper Tank Site been designed to meet the requirements of AAC R18-4, R18-5 and ADEQ Bulletin #10, Maricopa Association of Governments (MAG) standards and specifications, and manufacturer design requirements and guidelines. The proposed Upper Tank Site consists of the Zone 2 booster station, two (2) 25,000-gallon steel storage tanks, and a proposed pump house. The purpose of the proposed Upper Tank Site is to provide and store additional storage to the RAP community, while also providing elevated storage to Pressure Zone 1 and ground storage to Pressure Zone 2.

A future water line is to be constructed to connect the Upper Tank Site to the existing RAP well infrastructure. The pump house contains an altitude valve and a VFD, which are utilized to keep the hydrostatic level of the tank at a constant total differential head of 130-feet. Two (2) booster pumps and a hydropneumatic tank are utilized to sustain adequate pressure and flow to the Distribution System for Phases 3 and 4 of the Ranch at the Peaks project.
6.0 REFERENCES

ARICOR Water Solutions, "Ranch at the Peaks Water Master Plan", 2016.


Citizen Participation Plan

Applicant Name: N. Emery Layton

Mailing Address: 1490 S. Price Road Suite 215, Chandler, AZ 85226

Phone: 480.616.0011

E-mail: emery@engwlayton.com

Property Address or Parcel Number(s): 300-63-037A

Brief Description of Conditional Use Permit and/or Zone Change: The purpose of this project is to increase drinking water storage by installing and equipping a tank site at the north corner of Majestic Views DWID water campus.

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.

The area of notification mailing list, within 300-feet of the proposed site.

2. How will those interested in and potentially affected by an application be notified that an application has been made?

The affected members of the public will be noticed in writing within six (6) months of the application of the citizen participation plan.
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?

The affected members of the public will receive an invitation to a community meeting which will include a description of the project as well as a site plan of the proposed work to be done onsite. At the community meeting, the details of the project will be discussed in greater detail.

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?

A community meeting will be held for all interested parties within six (6) months of submitting an application and Citizen Participation Plan. The neighborhood Community Meeting is intended to provide an opportunity for those interested to understand the project and provide feedback directly to the applicant.

5. What is the applicant's schedule for completion of the citizen participation plan?

As soon as the county approves the Community Participation Plan and the invitation letter for the Community Meeting, letters will be sent out. Shortly after the Community Meeting, the Citizen Participation Report will be drafted and submitted to the County.

6. How will the applicant keep the County Community Development Department informed on the status of citizen participation efforts?

At all stages of the Citizen Participation Plan, the County will be informed of the status of ongoing efforts and be invited to attend any and all community meetings. The County will also be included in all communications in regard to the project between the applicant and the interested parties.
Citizen Participation Report

Applicant Name: N. Emery Layton

Mailing Address: 1490 S. Price Road, Ste 215, Chandler, AZ, 85286

Phone: (480) 616 - 0011

E-mail: emery@engwlayton.com

Property Address or Parcel Number(s): 300-63-037A

Brief Description of Conditional Use Permit and/or Zone Change:

The purpose of this project is to increase the drinking water storage by installing and equipping a tank site at the northeast corner of the Majestic Views DWID water campus. The proposed tank is 25,000-gallon capacity with another 25,000-gallon tank as needed with future development at Ranch at the Peaks.

1. Please list the dates and locations of all meetings where citizens were invited to discuss the applicant’s proposal:

The citizens were notified of the meeting by mail at the addresses provided by Coconino County. The meeting took place on 22 August 2019 at 1800 hrs onsite at Ranch at the Peak. The citizens were also provided contact information in the mail in case they were unable to attend the meeting, or wanted to ask questions prior to the meeting.

2. Please attach and note the content, dates mailed, and numbers of mailings, including Community Meeting letter(s), other meeting notices, newsletters and other publications (if applicable):

Please refer to Attachment A for the mailed notification of the Citizen Participation Meeting. The Citizen Participation Plan letters were mailed out on 9 August 2019 to the 19 recipients provided by Coconino County.
3. Where are residents, property owners, and interested parties receiving notices, newsletters, or other written materials located? (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.

The residents, property owners, and other interested parties notified were identified by the 300-foot radius from the project site.

4. Please list the number of people that participated in the process and the percentage of those notified that participated in the process:

In total, 15 participants attended the Community Participation Meeting. Of those that were notified by mail, an estimated 30% of those notified were present.

5. Please list the substance of the concerns, issues, and problems raised per citizen input:

During the community meeting, citizens were encouraged to ask questions and express their concerns over the planned development. As hosts of the meeting, Engineered With Layton staff members documented the questions and comments from the community. The concerns brought up by the community are summarized below:

- Community members expressed concern about whether the pipeline to the tank site will go through their property.
- Community members asked about how long the construction of the pipes leading to the tank site will take.
- Community members asked if there will be street closures during construction.
- Community members asked why the tank site is planned to be located at the northwest corner of the site, as opposed to being located near the existing tank site by Hwy 180.
- Community members asked what the final footprint of the tank site will be, along with how many trees will need to be cut down for this project.
- Community members expressed their concern about the types of chemicals that will be stored in the proposed equipment building.
- Community members asked about the color the tanks will be painted.
- Community members asked about how the dust generated by the construction activities will be mitigated.
- Community members asked about what the final design of the building will look like.
6. How will the applicant address the concerns, issues and problems that were expressed during the process?

Engineered With Layton has recorded, transcribed, and documented the concerns expressed by each stakeholder during the Citizen Participation Meeting. Each of the concerns expressed by the participants will be summarized into an official response document to be sent out to those present at the meeting.

The majority of the concerns expressed require no design changes to the site plan. The primary concern of the participants was in regard to construction and its related inconveniences. EWL will ensure that the contractor is aware of the community's concerns and include specific language in the bid specifications that minimize the nuisance to the surrounding neighbors.

7. Please list any concerns, issues and problems the applicant is unwilling or unable to address, and why:

All the concerns expressed by the residents are and/or will be addressed.

8. Any further comments from the applicant?

None
RANCH AT THE PEAKS UPPER TANK SITE
MAJESTIC VIEW ESTATES - PWS #AZ04-03044
A PORTION OF SECTION 23, TOWNSHIP 22 N., RANGE 06 E. OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, (PINAL) COUNTY, ARIZONA.

PROJECT DESCRIPTION
This project consists of a new tank facility to receive and store raw water from the Gila and Salt River Baseline in order to provide a water supply for the Majestic View Estates development. The tank will be constructed using precast concrete panels and a reinforced concrete deck. The tank will be located on the north side of the project site and will have an initial capacity of 50,000 gallons.

PROJECT LOCATION
The project is located in the Pinal County, Arizona, Condor County, North Mahan Road, Pinal County, Arizona. The project site is located on North Mahan Road.

PLANT SCALE
This plant is designed to be located on full size (1/4″ = 1 ft) map. Full size plan is to be provided to the owner. If plans are to be reduced, the original full size plan is to be submitted with the reduced plan.

NOTE
The location of the project is determined by the developer and is subject to change.

FEMA, FLOOD MAP INFORMATION
FEMA flood maps have been determined to be outside of the 1% annual chance floodplain.

RECORD DRAWING CERTIFICATION
The record drawing is certified as complete and accurate to the best of my knowledge and belief. I hereby certify that the record drawing is complete and accurate to the best of my knowledge and belief.

CONTRACTOR AS-BUILT CERTIFICATION
I hereby certify that the as-built drawing is complete and accurate to the best of my knowledge and belief. I hereby certify that the as-built drawing is complete and accurate to the best of my knowledge and belief.

UTILITY DISCLAIMER
I hereby certify that the utility company has been contacted and any required utility clearing has been completed.

SIGNATURE AND SEAL OF APPLICABLE
Owner: 

UTILITY CONFLICT REVIEW

G01
RANCH AT THE PEAKS
UPPER TANK SITE

EWL GENERAL NOTES:

1. ALL CONTRACTS SHALL BE IN WRITING AND SHALL BE ESTABLISHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF NEVADA. ALL CONTRACTS SHALL BE PREPARED UNDER THE DIRECTION OF THE STATE ENGINEER OR HIS DESIGNEE.


EWL STANDARD ENGINEERING NOTES:


CONTRACTOR SUBMITTAL ITEMS:

1. ALL SUBMITTALS MUST BE IN WRITING AND SHALL BE ESTABLISHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF NEVADA. ALL SUBMITTALS SHALL BE PREPARED UNDER THE DIRECTION OF THE STATE ENGINEER OR HIS DESIGNEE.

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NOTES AND ABBREVIATIONS

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>AWS</td>
<td>American Welding Society</td>
</tr>
<tr>
<td>ASME</td>
<td>American Society of Mechanical Engineers</td>
</tr>
<tr>
<td>API</td>
<td>American Petroleum Institute</td>
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<tr>
<td>BSI</td>
<td>British Standards Institution</td>
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<tr>
<td>BS</td>
<td>British Standard</td>
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<tr>
<td>CE</td>
<td>Conformité Européenne</td>
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<tr>
<td>EN</td>
<td>European Norm</td>
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<tr>
<td>IEC</td>
<td>International Electrotechnical Commission</td>
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<tr>
<td>ISO</td>
<td>International Organization for Standardization</td>
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<tr>
<td>NF</td>
<td>Norme Française</td>
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<td>NSAI</td>
<td>National Standards Authority of Ireland</td>
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<tr>
<td>NZS</td>
<td>New Zealand Standard</td>
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<tr>
<td>PD</td>
<td>Proposed Draft</td>
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<tr>
<td>SABS</td>
<td>South African Bureau of Standards</td>
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<tr>
<td>SAI</td>
<td>South African Standard</td>
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<tr>
<td>SANS</td>
<td>South African National Standard</td>
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<tr>
<td>SBSE</td>
<td>Swiss Standard for Construction Engineering</td>
</tr>
<tr>
<td>TÜV</td>
<td>Technischer Überwachungsverein</td>
</tr>
<tr>
<td>UNE</td>
<td>Unión Europea de Normalización</td>
</tr>
<tr>
<td>VDE</td>
<td>Verband Deutscher Elektrotechniker</td>
</tr>
<tr>
<td>WTI</td>
<td>Wirtschafts- und Technische Institute</td>
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<tr>
<td>WZ</td>
<td>Wirtschafts- und Technische Zentrale</td>
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<td>ZTV</td>
<td>Zentralverein Deutscher Technologienormen</td>
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DATE: JUL 2019
SCALE: NONE
Jay Christelman, Director

Date: October 30, 2019

To: Planning and Zoning Commission

From: Department of Community Development

Subject: Public Hearing and consideration of Case Number CUP-19-039, a request for a community health center

Executive Summary

Recommendation: Staff recommends approval with the eight conditions recommended below.

Location: The property is located at 5460 N Sunset Strip in Red Lake and is identified as Assessor's Parcel Number 202-07-016.
Parcel Size: 1.65 acres

Supervisor District: #3 (Matt Ryan)

Current Zoning: CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size)

Owner: Carey Enterprises LLC, Flagstaff, Arizona

Applicant: Jeff Fox, Gilbert, Arizona

Background Information

Background

The subject property is vacant and there does not appear to have been any previous development on the site. The site is located in a commercially zoned area along Route 64 in Red Lake where commercial development has occurred along the highway including a convenience store, a church, a self-storage, and a KOA campground. Much of the commercially zone land in this area has been developed with residential homes.

<table>
<thead>
<tr>
<th>Surrounded Land Uses/Zoning</th>
<th>Land Use</th>
<th>Zoning</th>
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</thead>
<tbody>
<tr>
<td>On Site</td>
<td>Vacant</td>
<td>CG-10,000</td>
</tr>
<tr>
<td>North</td>
<td>Jehovah’s Witness Church</td>
<td>General</td>
</tr>
<tr>
<td>South</td>
<td>Residential Home</td>
<td>CG-10,000</td>
</tr>
<tr>
<td>East</td>
<td>Vacant</td>
<td>CG-10,000</td>
</tr>
<tr>
<td>West</td>
<td>Ranching</td>
<td>General</td>
</tr>
</tbody>
</table>

Natural Features

Topography: Level with very little grade change

Natural Resources: The property contains native vegetation primarily consisting of juniper trees and shrubs. There is a culverted drainage on the north end of the property that crosses Sunset Strip.
Aerial Photo

Subject property showing the powerline along the property boundary to the west
Sunset Strip along the frontage of the subject property showing the KOA campground in the background to the left

The adjacent property to the south has been developed with a residential home
Proposed Development

Summary of Proposal

The applicant has submitted a site plan (included in the Commission packet) and a narrative describing the proposal and the different aspects of the use (Exhibit 1). Four cabins would initially be developed on the site for short term rentals with the potential for 11 additional cabins to be developed at a later time for a total of 15 cabins. The narrative includes a photo of a cabin from Phantom Ranch the applicant proposes to use as the model for cabins. The proposed utilities are shown on the site plan indicating the applicant will use a water tank for hauled water and liquid propane gas. An overhead electric line located partially within an easement follows the north and west boundaries of the property. A paving waiver is requested for the parking area and circulation areas to allow the installation of aggregate in lieu of paving. These areas will be constructed according to the standards determined by the Engineering Division. A drainage area across the north end of the property will require a master drainage plan for the entire property during later phases of the development as conditioned below. The applicant has submitted a letter from High Country Fire Rescue providing fire parameters for the buildings. The applicant must provide documentation that public safety services are being provided to the site as conditioned below.

Citizen Participation

A neighborhood meeting was held on the subject property on September 12, 2019. Three neighbors attended the meeting in person and one attended by phone. At the meeting, the owner of the adjacent property to the south expressed concerns about privacy and disturbances from noise and light. The managers of the KOA campground also expressed concerns about guests from the development using the KOA facilities. The applicant addressed these concerns by indicating quiet hours will be enforced, only minimal lighting will be installed, and a six-foot masonry fence for privacy will be installed along the south property line. The applicant indicates the KOA managers were less concerned when he described more details of his plan. With these exceptions, feedback from neighbors was positive and supportive according to the applicant.

Staff Analysis

<table>
<thead>
<tr>
<th>Compliance with the Comprehensive Plan</th>
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<tbody>
<tr>
<td>Proposed Use: Commercial Vacation Rental Cabins</td>
<td></td>
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<tr>
<td>Natural Resources:</td>
<td></td>
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</tbody>
</table>
15. The County will create comprehensive invasive guidance for weed management and/or a weed ordinance. Weed management plans will be required for most development and forest restoration projects involving ground disturbance or road maintenance. Management plans will be required to address preventing weed establishment and timely control.
16. Construction plans for development, infrastructure improvements, and forest restoration projects will include a plan for minimum disturbance of native vegetation and soils.
17. Landscaping for new developments shall emphasize minimizing the area disturbed and using native plants and drought-tolerant species that are appropriate to the area. Revegetating disturbed areas will be required in most cases and planting/seeding native species will be strongly encouraged.

**Community Character:**
11. The County supports the development of neighborhood commercial uses, community facilities (including shared), and activities that promote and generate public interaction.
12. The County supports community facilities and activities that promote a greater sense of place by enhancing community identity and local pride.

**Economic Development:**
4. Support tourist-related development projects that focus on conserving and showcasing the county’s unique natural, cultural, and dark sky features.
21. The County encourages the establishment of industries that contribute to the region’s economic health and support community character.

**Compliance with the Red Lake Area Plan**

**Commercial Areas:**
4. Low water consuming commercial uses shall be encouraged.

**Aesthetics:**
5. Because of the importance of Highway 64 as a scenic gateway corridor to the Grand Canyon, visual appearance shall be an important consideration during the review and approval process for new subdivisions and other development projects.

**Vegetation and Wildlife:**
11. Developments which are sensitive to the protection of existing natural vegetation shall be strongly encouraged.

**Lighting:**
17. To protect the dark night skies, the Coconino County Lighting Ordinance shall be rigidly enforced in the study area.

**Compliance with the Zoning Ordinance**

Vacation rental cabins are identified as a hotel/motel use and are allowed in the CG-10,000 Zone through approval of a conditional use permit (Section 2.1.B.25)

**Setbacks:** The cabins and other proposed structures are located within the required setbacks of the CG-10,000 Zone. A 20-foot setback (required when commercial is adjacent to residential zoning) is provided on the north property line to the AR Zone and the Jehovah’s Witness Church and to the property in the G Zone to the west. A 20-foot front setback is
provided along the frontage on N Sunset Strip. The proposed setback along the south property line adjacent to the existing home in the CG-10,000 Zone is approximately 18 feet where a 0-foot setback is required.

**Lighting:** The applicant has submitted a lighting plan (*Exhibit 2*) that proposes 25,800 shielded lumens and 900 unshielded lumens for a total of 26,700 lumens. This is well within the allowances for Lighting Zone III. The applicant will be required to obtain approval of a lighting permit that meets the requirements of Section 4.4, Lighting and is substantially in compliance with the proposed lighting plan.

**Signs:** A monument sign and planter detail (*Exhibit 3*) has been submitted showing the conceptual design of the proposed sign. All Signage must meet the requirements of Section 4.2, Signs.

**Landscaping:** The landscape plan (in the Commission packet) and narrative (*Exhibit 4*) includes minimal landscaping primarily around the front entrance sign and retention of existing native juniper trees and shrubs throughout the site. Section 5.7.A.4 of the Zoning Ordinance provides for the Commission to approve a proposed Landscape Plan in lieu of the requirements in Section 4.4, Landscaping.

**Findings of Staff**

Findings of Fact required to approve a Conditional Use Permit

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.
   *Staff’s Response: A hotel/motel may be approved in the CG-10,000 Zone with approval of a conditional use permit.*

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.
   *Staff’s Response: The location within a commercially zoned area along Highway 64 and the route to the Grand Canyon is appropriate for the proposed use. Many commercially zoned properties in the local area have been developed with residential homes; however, the entitlements of the commercial zone remain in effect for the applicant.*

3. That the proposed conditional use will comply with each of the applicable provisions of this Ordinance, except for approved variances.
   *Staff’s Response: The proposed conditional use permit meets the requirement of the Zoning Ordinance except where waivers are required for paving and landscaping, which is appropriate for the location of the development.*

4. 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.
Recommendation of Staff

The proposal will provide vacation rentals in an appropriate location in a commercial zone along Highway 64, a gateway to the Grand Canyon. The applicant proposes attractively-designed cabins and signage reflecting the history of the Grand Canyon along with the use of limited and fully-shielded lighting. Limited lighting and the proposed six-foot masonry wall along the south property line would reduce impacts to nearby neighbors. The request meets the goals and policies of the Comprehensive Plan, the Red Lake Area Plan and the required findings, and staff recommends approval of the application.

Recommended Conditions of Approval

1. The development shall substantially comply with the approved site plan and proposed use as described in the narrative.

2. Quiet hours will be observed on the property from 9:00 pm until 8:00 am.

3. A Traffic Impact Study meeting the requirements of the County Transportation Planner and sealed by a licensed Professional Engineer shall be submitted. The applicant shall make any improvements identified in the TIA as determined by the Community Development Engineering Division, the County Public Works Department, or the Arizona Department of Transportation (ADOT).

4. A paving waiver is granted allowing use of aggregate in lieu of paving for the parking area and access road and must meet road improvement standards as approved by the Engineering Division to support a 42,000 lb. emergency vehicle. All required disabled parking spaces must be paved as approved by the Building Division.

5. Future phases of the development as determined by the Engineering Division shall require the creation of a master development plan that shows the full buildout of the site. Drainage and grading for these future phases shall be based on this plan.

6. A landscaping waiver is granted allowing retention of existing native trees and shrubs in lieu of the landscaping requirements in Section 4.4, Landscaping. Landscaping shall be installed around the monument sign as shown on the landscape plan. Noxious and invasive weeds shall be removed from the property and disturbed areas shall be treated with native ground cover. A weed maintenance plan approved of the Community Development Director shall be implemented to ensure ongoing weed maintenance on
the property.

7. A lighting permit shall be approved prior to the installation of any outdoor lighting meeting the requirements of Section 4.3, Lighting. Lighting shall substantially comply with the submitted lighting plan and signage plan and as shown on the site plan.

8. A Letter of Service shall be provided from a local fire service indicating emergency services will be provided.

Respectfully submitted,

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

Attachments

Exhibit 1: Applicant Narrative  
Exhibit 2: Lighting Plan  
Exhibit 3: Sign Monument and Planter Detail  
Exhibit 4: Landscape Narrative
Exhibit 1:
Applicant Narrative
Conditional Use Permit Application Written Narrative
5460 N Sunset Strip

Project Overview
I have broken down this narrative into relevant sections to try and touch upon the finding of facts which is used by the county in assessing each CUP proposal.

I am proposing to initially build 4 small one bedroom, one bathroom cabins that would be designed and marketed as short-term rental accommodations for Grand Canyon tourist guests. The development would have the potential for an additional 11 cabins in the future if I find there is sufficient demand. Each small cabin would have a living room with kitchenette and one bedroom and bathroom. They will be around 450 sq ft in size and would be positioned on the property in such a way that I would work around the native trees and landscape as much as possible to maintain a natural feel and create natural separation and privacy for each unit. There would be a driveway through the property with one access point coming from Sunset Strip near the North end of the property with one entrance sign located at that point. Each cabin would have a dedicated parking spot on the property with a footpath leading from the parking spot to the cabin.

The cabins would be rented through online vacation rental sites and guests would check-in and come and go without any on-site staff. If additional cabins were built in the future, there is a possibility that a small office would be added on the site and one employee would be there during normal business hours to help manage the business operations. Cleaning and maintenance workers would come and go on an almost daily basis to look after the property. In the future if more units were added there would also be the potential to rent the site to groups interested in having family gatherings or weddings.

Citizen Participation Plan
I have completed the citizen participation plan including the community meeting and felt very positive about the feedback and input that came from this process. I was pleased that the two neighbors who I felt would be most impacted and from whom I most wanted feedback and input were both present at the meeting. Those two neighbors were:

Theresa Johnson - who is the resident and owner of the property immediately to the south and has a legal nonconforming residential use (5212 N Sunset Strip).
KOA CampGround
Both of these neighbors had some concerns and input but after discussing the project in more detail and talking through their concerns I believe they both left feeling much better about the project (See included plan and report for more details).

Landscape and Paving Waiver
As part of the CUP application I would like to ask for a waiver for both the standard landscape and paving requirements.

Landscape - As part of my development plan I am working hard to keep a natural and native feel to the landscape. According to the site survey which was just completed by Mogollon Engineering there are 82 existing trees which are mostly Juniper. By planning out the site carefully I will be keeping about 72 of those trees. Another factor in asking for the waiver is due to the very limited water availability in the area. I am proposing to do a small drip irrigated landscaped area around the entrance sign as well as in the next phase of construction a landscaped area in front of the office.(See Landscape Plan)

Paving - The reason for asking for this waiver is due to the fact that the Count Road that services the property is gravel as well as most of the other commercial development in the area. I believe that it doesn’t make much sense for me to pave the driveway, parking areas and walkways on the site. In order to comply with ADA standards, I would pave the parking sites and walkways to the ADA compliant cabins.

Lighting
The lighting planned on site would be minimal so as to not disturb neighbors, guests, or affect the night skies. It would likely include lighting on the entrance sign, multiple fully shielded lamp posts around the drive and footpaths and a single light at the entrance of each cabin (See site plan for detailed lighting plan).

Traffic
The additional traffic flow that would be created from this business should come and go from the north end of the Sunset Strip loop and would be spread out throughout the day and should not create a significant increase since there are not a large number of units that would be built. During the initial phase using the assumption that each guest would come and go twice a day and a cleaner and maintenance person would come and go once a day there would be an estimated additional 10 vehicles coming and going throughout the day and at full build out using those same assumptions that number is estimated to be 32 vehicles a day coming and going.

Zoning
This property is zoned CG - 10,000. After looking over the county zoning ordinance for the zoning of this project falls nicely under a few of the listed conditional uses with the most fitting likely being a Motel use. I believe the use I am proposing fits well in the area especially with the KOA Campground being an immediate neighbor and having a similar use. They have in total just over 100 sites which are a mix of cabins, RV sites, tent sites, as well as an office, shop and other amenities. So what they are doing is very similar to what I am proposing only on a much larger scale.

**County and Area Comprehensive Plans**
As I’ve reviewed the County Comprehensive Plan as well as the Red Lake Area Plan, I have found that my proposed project fits very well into both. Both documents touch on taking into consideration natural vegetation and wildlife, night skies, air quality, and water conservation. As I have planned out the project I have tried to take all of these factors into consideration.

In the Economic Development section of the County Plan on p. 111 it says in goal 4 that the County wants to “support tourist related development projects that focus on conserving and showcasing the county’s unique natural, cultural and dark sky features.” As I read that goal, it felt like I was reading an exact mission statement for my project. I feel that what I am proposing fits very well into the County’s stated vision for growth.

As I have been planning the project I have also taken into consideration a few of the other goals which are outlined in the County Comprehensive Plan. Specifically in the sections under “Vegetation” on p. 31 and “Water Sources, Providers, and Conservation” on p. 49-54. The vegetation on this property classifies as “Pinon - Juniper Woodland” and as I have planned out how to best lay out the site for the project I have tried to work around and preserve the natural feel of the land and have also tried to keep in mind the goals of water conservation in the landscape and cabin planning.

In the Area Plan it speaks of limiting commercial development to areas that are already designated for such use. Sunset Strip which is where my project is located, is one of those few areas zoned and encouraged for commercial development.

**Business Plan**
The name of the business would be "Inn History - Grand Canyon". One of the main concepts of the business is to feature some of the fun and interesting stories of the history of Grand Canyon in the design and decorating of the cabins. For instance, the exterior design I would use for the cabins would be modeled after those of the historical Phantom Ranch cabins located at the bottom of Grand Canyon.

To help illustrate and give a feel of the business concept, here are a few specific ideas that might be incorporated into the project:
Here is an idea of what the entrance sign and business logo would look like.

Here's a photo of a Phantom Ranch guest cabin that I would design the exteriors of our cabins to roughly look like. They were designed by Mary Colter and built around 1922. By the front door I will place a plaque giving a brief history of the Phantom Ranch cabins and somewhere inside the cabin there would be some wall space dedicated to tell more of the story of Phantom Ranch, Mary Colter and some of her other work around Grand Canyon National Park.
This photo is of a replica of the boats John Wesley Powell and his crew used to explore Grand Canyon via boat on the Colorado River. We would shrink the model down to about \( \frac{1}{2} \) the original size and make it into a coffee table that would look similar to the photo below and then display artwork and a storyboard around the living room showing and telling more of his story.
Another idea would be to use a lamp like the one pictured below, on the nightstand to represent the style of camera used by the Kolb Brothers who built their studio on the edge of the canyon in 1904 and who's adventure photography was published across the country and helped drive tourism that was crucial in Grand Canyon becoming a National Park. We would then display some of the historical photos like the ones below and stories on a bedroom wall near the nightstand.
These Animal Figurines which you can read about in the photo below would be replicated and used as either wall art or decor somewhere in the cabin and would then create an opportunity to tell more of the native american history of the canyon.
Exhibit 2:
Lighting Plan
Lighting Plan
Inn History - Grand Canyon
5460 N Sunset Strip, Williams
Lighting Zone - III

**Lighting Types**

Exterior lighting on the site will consist of 3 types:

1. **Post Mounted Light Fixtures (Fully Shielded)** - Located along the driveway, parking areas, and in front of each building. (See site plan for locations and attached information sheets for product specifications and bulb information)
2. **Illuminated Sign Posts (Fully Shielded)** - Located near parking areas and along footpaths. (See site plan for locations and attached information sheet for product specifications)
3. **Sign and Landscape Flood Lighting** - Located at entrance of property to illuminate the main sign and landscaping near the sign. (See landscape plan for location and product specifications)

**Lumen Counts**

<table>
<thead>
<tr>
<th>Type</th>
<th>Quantity</th>
<th>Unshielded Lumens</th>
<th>Shielded Lumens</th>
<th>Color</th>
</tr>
</thead>
<tbody>
<tr>
<td>Post Mounted Fixture</td>
<td>31</td>
<td>18,600</td>
<td>2000k</td>
<td></td>
</tr>
<tr>
<td>Illuminated Sign Post</td>
<td>15</td>
<td>7,200</td>
<td>3000k</td>
<td></td>
</tr>
<tr>
<td>Landscape Floodlight</td>
<td>2</td>
<td>900</td>
<td>2700k</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>900</strong></td>
<td><strong>25,800</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The total lumen count for the property is 26,700, and the lumens per acre is 16,084, which is well below the allowance of 100,000 lumens per acre
Post Mounted Fixture Information

Fixtures to be post mounted at between 6' and 7' height. Information on bulbs to be used is below.

Kirkham Dark Sky Outdoor Post Mount Light - Style # 48700

$89.95

FREE SHIPPING & FREE RETURNS*  |  Low Price Guarantee
IN STOCK  - Ships in 1 to 2 Days

Check Store Availability | Questions? Ask a Store Associate

Warmed styled outdoor post light is Dark Sky regulation approved for full cut-off.

MORE DETAILS >

PRODUCT DETAILS

Light the night, but not the night sky, with this Dark Sky regulation approved post light. A bent arm extends the light housing away from the post and directs light downward. Rated for full cut-off, the design features a warm hammered aspen bronze finish. From Minka's Kirkham lighting collection. Pole not included.

MINKA LAVERY

Shop all Minka Lavery

Check size & position before you buy!  Printable Life-Size Image

RELATED VIDEOS
These or similar bulbs will be used in post mounted fixtures.
Illuminated Sign Posts

Posts to be 36" high one sided bronze or similar, Lights to be 6w 3000k square bronze or similar
MODEL 2219  Landscape Series • Up & Accent Lights

FIXTURE SPECIFICATIONS:

HOUSING:
Die-cast, copper-free aluminum.

SHROUD:
Die-cast, copper-free aluminum fitted to housing with a silicone O-ring gasket – providing a superior weather-tight seal.

FINISH:

SOCKET/LAMP HOLDER:
Top grade ceramic socket with nickel contacts, stainless steel springs, and Teflon-jacketed wire leads.

LENS:
Clear or frosted convex glass lens. Optical effect lenses are available; see accessories column on fixture ordering information chart.

LAMP TYPE:
- MR-16 LED Lamp - 36° Flood, 4.5W is standard.

MOUNTING:
Injection-molded, glass-reinforced Ryton® R-4 composite adjustable knuckle with ½” NPT. Fixture may be mounted into threaded hubs in junction boxes, ground stakes, tree-mount boxes, or mounting canopies. Please see fixture ordering information for mounting selection.

FASTENERS:
All fasteners are stainless steel.

WIRING:
Prewired with a three-foot pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.

CERTIFICATION:
UL Listed to U.S. and Canadian safety standards for low voltage landscape luminaires (UL 1538). Maximum watts allowed by Underwriters Laboratories (UL) for U.S. and Canadian markets may vary. Maximum watts specified are Underwriters Laboratories U.S. standard. Please contact Vista for any questions about maximum watts allowed by UL Canadian standards.

All Vista luminaires are MADE IN U.S.A.

DIMENSIONS:
MODEL 2219  Landscape Series • Up & Accent Lights

FIXTURE ORDERING INFORMATION

TO ORDER FIXTURE: Select appropriate choice from each column as in the following example.

EXAMPLE: GR-2219-B-BAB-CFR

<table>
<thead>
<tr>
<th>MOUNTING</th>
<th>MODEL</th>
<th>FINISH</th>
<th>LAMP</th>
<th>ACCESSORIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>GR- ABS ground stake</td>
<td>2219</td>
<td>B - Black</td>
<td>BAB - 20W</td>
<td>BL - Flat Cool Blue lens</td>
</tr>
<tr>
<td>WR- Wall-mount canopy</td>
<td></td>
<td>Z - Architectural Bronze</td>
<td>MR-16 Halogen</td>
<td>SL - Flat Spread lens</td>
</tr>
<tr>
<td>TR- Tree-mount junction box</td>
<td></td>
<td>DZ - Dark Bronze</td>
<td>50W maximum</td>
<td>FT - Flat Clear lens</td>
</tr>
<tr>
<td></td>
<td></td>
<td>GT - Granite</td>
<td>LN-20 BAB (20W) Standard</td>
<td>CFR - Convex Frosted lens</td>
</tr>
<tr>
<td></td>
<td></td>
<td>W - White</td>
<td>LED MR-16 4.5 W</td>
<td>DBL - Flat Dark Blue lens</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Premium</td>
<td>LN16-4.5-W-36-LED</td>
<td>GL - Flat Dark Green lens</td>
</tr>
<tr>
<td></td>
<td></td>
<td>BR - Architectural Brick</td>
<td>(Please see lamp order code column on lamp guide, Vista product catalog.)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>LZ - Light Bronze</td>
<td></td>
<td>RL - Flat Red lens</td>
</tr>
<tr>
<td></td>
<td></td>
<td>SB - Special Bronze</td>
<td></td>
<td>YL - Flat Amber lens</td>
</tr>
<tr>
<td></td>
<td></td>
<td>GG - Glossy Gray</td>
<td></td>
<td>HL - Honeycomb Louver</td>
</tr>
<tr>
<td></td>
<td></td>
<td>R - Rust</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>HG - Hunter Green</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>WB - Weathered Bronze</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>WI - Weathered Iron</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>GM - Graphite Metallic</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>G - Verde</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>P - Pewter</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>M - Mocha</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>OF - Olde Finish</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Fixtures shipped with standard lamp, unless otherwise specified.
Fixtures shipped with specified mounting hardware.

Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.
Exhibit 3:
Sign Monument and Planter Detail
Exhibit 4:
Landscape Narrative
Landscape Plan
Inn History - Grand Canyon
5460 N Sunset Strip, Williams

As part of the landscaping plan, a landscaping waiver is being asked for. A large part of the landscape plan is based around working with the existing native trees, grasses, and flowers. In addition to the native plants a few new landscaped areas are being proposed. These new areas will be irrigated but will be designed with low water use, drought tolerant plants as well as plants that will be resistant to wildlife. The new areas will be installed during two phases of development. During the first phase the entrance sign and corresponding landscaped planter bed would be built. During the following phase when the office is built, the landscaping planned around that will be installed.

There are 82 existing medium or large sized junipers currently on the site according to the survey which was done by Mogollon Engineering. Of those 71 are planned to be kept. Some of those trees which will remain will be trimmed and cleaned up to improve the overall look and to allow for development.

The majority of the ground is currently covered with native grasses and flowers. During construction as much of this ground cover as possible will be preserved. In areas that are destroyed, a native seed mix will be applied in the spring to restore the natural ground cover.

See the attached plans for more details.
Carey Enterprises LLC  
PO Box 10368  
Prescott, AZ 86304  

8/31/2019  

Carey Enterprises LLC acting as current owner and seller of the following property:  

5460 N Sunset Strip  
Williams, AZ 86046  
APN 20207016  

Do authorize Jeff Fox who is the buyer of the listed property, to make any applications in regards to the planning, zoning, development and building of the listed property.

[Signature]

David [Last Name] (MGR)
September 11, 2019

Jeff Fox
Inn History Grand Canyon
5460 N. Sunset Strip
Williams, AZ 86046

Mr. Fox,

Per our phone discussions, the following is to confirm the Fire Wise parameters for your business.

1. Each Cabin to have a small ABC Fire Extinguisher
2. Any open pit camp fire shall be supervised by employees
   a. All campfires to be extinguished by 11 pm.
3. High Country Fire Rescue to inspect cabins prior to opening to the public for Fire Wise inspection.
5. Review yearly evacuation plan with High Country Fire Rescue

Thank you for contacting High Country Fire Rescue and we look forward to a close working relationship with you. All the Volunteers at High Country Fire Rescue wish you great success in your future endeavor with Inn History Grand Canyon.

Sincerely,

Robert Trotter

Chief Robert Trotter, EMT
High Country Fire Rescue
Jeff Fox
849 E Desert Ln.
Gilbert, AZ 85234

8/23/2019

Dear Neighbor,

I am planning on purchasing and developing the property near you at 5460 N. Sunset Strip, Williams AZ 86046, Parcel # 202-07-016. I have been working with Coconino County Planning staff to discuss a proposal for building short term rental cabins on this 1.65 acre parcel. I will be requesting a Conditional Use Permit which is needed for this project. County staff directed me to notify all property owners within 600 feet of the property and to begin a dialog with those neighbors so they are aware of the proposal and have an opportunity to find out more, and express any concerns they may have.

I am proposing to initially build 4 small one bedroom, one bathroom cabins with the potential to add another 11 cabins in the future if I find there is a demand for it. Each small cabin would have a living room with kitchenette and one bedroom and bathroom. They will be around 400 sq ft in size and would be positioned on the property in such a way that I would work around the native trees and landscape as much as possible to maintain a natural feel and create separation and privacy for each unit. I would add a driveway through the property with one access point coming from Sunset Strip near the North end of the property with one sign located at that entrance point. Each cabin would have a dedicated parking spot on the property with a footpath leading from the parking spot to the cabin. The properties would be rented through online vacation rental sites and guests would check-in and come and go without any on-site staff. If additional cabins were built in the future, there is a possibility that a small office would be added on the site. Cleaning and maintenance workers would come and go on an almost daily basis to look after the property. In the future if more units were added there would also be the potential to rent the site to groups interested in having family gatherings or weddings. The lighting planned on site would be minimal so as to not disturb neighbors, guests, or effect the night skies. It would likely include lighting on the entrance sign, a couple of lamp posts around the drive and footpaths and a single light at the entrance of each cabin. The additional traffic flow that would be created from this business should come and go from the north end of the Sunset Strip loop and would be spread out throughout the day and should not create a huge increase since there are not a large number of units that would be built.
Citizen Participation Plan

Applicant Name: Jeff Fox
Mailing Address: 849 E Desert Ln, Gilbert AZ, 85296
Phone: 480-665-0816
E-mail: joryfox@gmail.com
Property Address or Parcel Number(s): APN 20207016
5460 N Sunset Strip, Williams AZ, 86046

Brief Description of Conditional Use Permit and/or Zone Change:
Build up to 16 short-term rental cabins

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.

- Neighbors within 600’ radius of property (see attached list)
- Additional neighbors along sunset strip to whom I am also mailing letters in addition to those required by the county (see attached list)

2. How will those interested in and potentially affected by an application be notified that an application has been made?

Each property owner has been sent an invitation to attend an information meeting and that invitation/letter also included my contact information. The CUP application and hearing will also be announced through the normal means required in the Zoning Ordinance.
Citizen Participation Report

Applicant Name: Jeff Fox

Mailing Address: 849 E Desert Ln, Gilbert AZ, 85234

Phone: 480-665-0816

E-mail: j44fox@gmail.com

Property Address or Parcel Number(s):

APN 20207016

5460 N Sunset Ship, Williams AZ, 86046

Brief Description of Conditional Use Permit and/or Zone Change:

CUP - Build up to 16 short term rental cabins

1. Please list the dates and locations of all meetings where citizens were invited to discuss the applicant's proposal:

   - Sept 12, 2019 at location of property

2. Please attach and note the content, dates mailed, and numbers of mailings, including Community Meeting letter(s), other meeting notices, newsletters and other publications (if applicable):

   - See attached letter and mailing list.

   - Letter sent to 10 neighbors within 600' of property plus 12 additional parcels on Sunset Strip

   at my discretion
6. How will the applicant address the concerns, issues and problems that were expressed during the process?

With the concerns of Theresa Johnson, I explained to her the plan for lighting on the site. I explained that I would set quiet hours and rules for the guests. I agreed to build a 7’ privacy block wall along our shared property line during phase 2 of construction at my expense. As for KOA, once I explained more details of the plan they weren’t as concerned. Both neighbors went away feeling much better about the proposal.

7. Please list any concerns, issues and problems the applicant is unwilling or unable to address, and why:

None

8. Any further comments from the applicant?

Overall this was a positive and productive process and it was good to meet the neighbors.
CONDITIONAL USE PERMIT
SUBMITTAL
FOR
INN HISTORY-GRAND CANYON
LOT 15 of SUNSET STRIP
UNIT 1, CASE 1 MAP 13,
COCONINO COUNTY RECORDS
LOCATED IN SECTION 35, T
23 N, R 2 E, COCONINO
COUNTY, ARIZONA

PROJECT INFORMATION
Submission Name: SUNSET STRIP NO. 1
LOT 15
NUMBER OF CAMPS: 15
APN: 203-27-361
ZONING DISTRICT: C-30
PROJECT OWNER: D&B U.S. SUNSET STRIP
OWNER DEVELOPER: JEFF JOHNSON
PROJECT LOCATION: JEFF JOHNSON
936 NIGHTLAND
GRAND CANYON, AZ

CO-LOCATED COMMERCIAL, GENERAL ZONE
RETREAT
PREVIOUS
RECORDER
LOT COVERAGE = 1.05
FRONTAGE MEASUREMENT = 93'

NOTES:
DUE TO POTENTIAL WIND AND LANDSLIDE ISSUES, A SOIL STUDY IS RECOMMENDED.
A PERMITS FOR VEHICLES, BICYCLES, AND EQUIPMENT MAY BE REQUIRED.
PLAT NOTES:
ELEVATION DATA IS BASED ON U.S. NAVY ELEVATION AT COCONINO BEACH, ARIZONA - NAV-006
CONTOUR INTERVAL IS ONE FOOT - INDEX CONTOUR INTERVAL IS THREE FEET.
RECORD SHEET AND INDEX INFORMATION IS FROM PLAT OF SUBDIVISION OBSEQUIERED AT CASE A MAP, T.5 RECORD
BOUNDARY BASED ON RECORD DATA AND FIELD SURVEYS AS NOTED HEREIN.
ONLY ABOVE GROUND FOOTPRINT OF UTILITIES WERE LOCATED.

Survey was performed on Sept. 20, 2000 by Martin Land
Survey, 5111 East Thomas Road #104, Phoenix, Arizona 85014
and contact the lead or map in advance.

10-00-00

INN HISTORY-GRAND CANYON
LOT 15 of SUNSET STRIP
UNIT 1, CASE 1 MAP 13,
COCONINO COUNTY RECORDS
LOCATED IN SECTION 35, T
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