



Minutes of the Regular Meeting
Of the Santa Cruz County
Board of Adjustment #3
June 16, 2016

APPROVED

Santa Cruz County Board of Supervisors Meeting Room # 120
2150 N. Congress Drive, Nogales, AZ 85621

BOARD MEMBERS PRESENT: Dean Davis, Arturo Vazquez, Charlotte Stockton, and Jean Miller.

BOARD MEMBERS ABSENT: Donald Davidson

STAFF PRESENT: Mary Dahl and Adriana Cantua

Mr. Davis called the meeting to order at 2:00 p.m. Pledge of allegiance preceded roll call and it was noted for the record that a quorum was present.

Mr. Davis ordered a call to the public. After hearing no response, he moved to the next item on the agenda, Case No. CUP-16-3-10 Parcel No. 111-09-003: A request for a conditional use permit for an RV Park and storage facility on B-2 (General Business) zoned property located at 2833 E. Frontage Road in Amado, Arizona.

Ms. Dahl reviewed the staff report and mentioned that the applicant wants to develop this property with about 58 new RV/park model spaces for winter visitors, provide room for up to 61 RVs in covered storage and also provide almost 40,000 square feet of conventional self-storage units. She explained that the project will be developed in two phases, and that they will have to plan the phasing carefully as each phase must stand on its own and each phase will be subject to the County paving requirements. Paving of the access lanes through the existing Mountain View RV Park will also be required. The phase line shown on the site plan is preliminary.

Ms. Dahl explained that because this will be associated with the Mountain View RV Park they will use their entrance access from the East Frontage Road.

Ms. Dahl recommended the following conditions for approval:

1. Applicant shall submit a full Technical Advisory Committee (TAC) packet in conformance with Section 1505 of the Zoning and Development Code for review and approval by County staff. Any phasing of the project shall be shown on the development plan.
2. Applicant must meet all Santa Cruz County Environmental Health Department requirements and regulations.
3. All current state and local ordinances and regulations must be observed and complied with at all times.

Mr. Peter Livingston of Bosque Engineering made a presentation of the request and said that the applicant owns the RV park property to the north and want to expand to the south. He mentioned that they meet the 30 foot setback off of the I-19 frontage road and they have provided a 250 foot setback from the neighbors to the south which they will use for leach fields and leave as natural as possible so the residents can have trails around the perimeter. He stated that there is a need for this type of facility and that right now there are no vacancies in the storage facility to the north there is also the need for covered RV parking areas.

Mr. Livingston review the site plan with the Board Members.

Mrs. Stockton asked where the park models will be.

Mr. Livingston responded that the park model spaces would be around the perimeter. He noted that the Arizona Department of Environmental Quality treats those the same as RVs for septic system calculation purposes even though they are permanent installations.

Mr. Vazquez asked if the supporting facilities (laundry, restrooms) in the Mountain View RV Park would have the capacity to serve the expansion.

Mr. Livingston responded that if it is needed they would expand the facilities, but they would come back before the Board to request that.

Mr. Davis asked if the interior of the park would be paved.

Mr. Livingston responded that typically they do a gravel parking for dust control through the parking spaces and paved the road portions.

Ms. Dahl clarified that anyplace where vehicles will drive has to be paved, but that gravel would be allowed in the RV space itself.

Mr. Davis opened the public hearing.

Ms. Jewell Livers mentioned that the Mountain View Park is not being kept up in pristine conditions and mentioned that the money being spend for expansion could be used to correct this. She also mentioned that two RV Parks are already in the area and questioned the need for another one. She questioned whether enough had been done to inform the public of this request.

Mr. Davis closed the public hearing and moved to comments, questions and action by the Board.

Mr. Davis asked Ms. Dahl if this is approved would there be any additional process to inform the community.

Ms. Dahl responded that all the required notifications have been done in preparation for this public hearing in accordance with County ordinance and State law. She explained that if this request is approved it will go through a Technical Advisory Committee process for engineering, drainage, site plan approval and permitting process.

Mr. Livingston clarified that one of the conditions is to pave the entry road to Mountain View Park and that will spruce up the front and cut down on the initial dust coming into the neighborhood, he also mentioned that water system has been recently updated.

Mr. Davis asked if there would be a chain link fence between the storage facility and the RV Park.

Mr. Livingston responded yes, that it will be security between them. He stated that the closing on the purchase of the property is contingent upon the Board's decision.

Mrs. Miller made a motion, seconded by Mrs. Stockton to approve the request with the following conditions:

1. Applicant shall submit a full Technical Advisory Committee (TAC) packet in conformance with Section 1505 of the Zoning and Development Code for review and approval by County staff. Any phasing of the project shall be shown on the development plan.
2. Applicant must meet all Santa Cruz County Environmental Health Department requirements and regulations.
3. All current state and local ordinances and regulations must be observed and complied with at all times.

Motion was approved unanimously.

Mr. Davis moved to the approval of the May 19, 2016 minutes.

Mrs. Stockton made a motion, seconded by Mr. Vazquez to approve the May 19, 2016 minutes as presented.

Motion was approved unanimously.

Meeting was adjourned at 2:30 p.m.

A handwritten signature in black ink, appearing to read 'Dean Davis', is written over a horizontal line.

Dean Davis - Chair