

RESOLUTION NO. 80-90

A RESOLUTION OF THE NAVAJO COUNTY BOARD OF SUPERVISORS  
GRANTING/\_\_\_\_\_  
A SPECIAL USE PERMIT

The Board of Supervisors of Navajo County does resolve as follows:

SECTION 1. The Board of Supervisors does hereby declare and determine that a petition was duly filed by RON BRICE, on the following described property:

A PORTION OF SECTION 10, G&SRM, NAVAJO COUNTY, ARIZONA: A.K.A. APN 209-26-019: THE LINDEN AREA.

to permit the following:

THE OPERATION OF A KOA CAMPGROUND

SECTION 2. The Board of Supervisors, after a duly noticed Public Hearing having been held on the 10 day of SEPTEMBER, 1990, has reviewed the aforementioned request for a Special Use Permit and having also considered the recommendation by the Planning Commission, has determined that the requested Special Use Permit be GRANTED/\_\_\_\_\_ for the following reasons:

SECTION 3. Further, if GRANTED, the Board of Supervisors imposes the following stipulations in accordance with the attached site plan:

SECTION 4. If granted, this Permit is conditional upon the privileges being utilized within \_\_\_\_\_ months after the effective date thereof, and if they are not utilized or construction work begun within said time the authorization may be made void and any privilege or permit granted be deemed to have elapsed at a duly noticed hearing of the Board of Supervisors. This action shall become final and effective thirty (30) days after the adoption of this Resolution unless during that time a written appeal is submitted by any person to the Board of Supervisors.

SECTION 5. If the Board of Supervisors does hereby DENY the said Special Use Permit and declines to grant same, this action shall become final and effective thirty (30) days after the date of adoption of this Resolution unless during that time an appeal specifying new evidence bearing upon this matter is submitted in writing to the Board of Supervisors.

APPROVED AND ADOPTED this 10 day of SEPTEMBER, 1990

Marlin J. Gillispie  
Chairman  
Navajo County Board of Supervisors

ATTEST:

Sharon J. Deens  
Clerk of the Board

PLANNING & ZONING DEPARTMENT ITEM

SEPTEMBER 10, 1990

10:00 A.M.

SPECIAL USE PERMIT

RONALD BRICE

STAFF REPORT

FOR PLANNING & ZONING COMMISSION AND  
BOARD OF SUPERVISORS MEETINGS ON:

P & Z MEETING DATE: August 16, 1990

BOS MEETING DATE: September 10, 1990

NAME OF APPLICANT: Ron Brice

RE-ZONE FROM: \_\_\_\_\_ TO: \_\_\_\_\_

SPECIAL USE PERMIT FOR: KOA Campground in A-General Zoning District

LOCATION: Section 10; T10N-R21E West of ShowLow, South of State Route 260  
in the Linden Area APN 209-26-019

STATED REASON FOR REQUEST: To allow development of a KOA Campground  
90-100 campsites, plus accessory buildings, short term use

PERCENT SIGNATURE PETITIONS: By Area: Not Available as of 8/6/90 By Number: \_\_\_\_\_

CONFORMANCE TO GENERAL PLAN: Area identified as rural/residential

**OTHER PLANNING CONSIDERATIONS:**

General Character of Neighborhood at Present:

A-General zoning

Single-family residential on large lots (4½ - 100+ acres) dominated by 1-2 story site built homes. Presently parcels to the West and South have dwellings.

Vegetation/terrain vary: Hills are lightly wooded: South of site 40% moderate size Ponderosa; 20% Juniper

Flat areas (West, South of site) largely grass, few scattered Ponderosa; 20% Juniper

Site: Moderate, rolling hills, lightly wooded

Effect on Surrounding Properties:

TRAFFIC - increased traffic on 260, especially turn-in/out to campsite

NUISANCE - wandering campers

VISUAL - campsite, vehicles, tents - need to be screened, homes to the West are blocked by trees

NOISE - people; vehicles

VALUE - asset/detract

Type of Development Allowed in Proposed Zoning:

Currently zoned A-General (AG uses, single-family residential)

Special use permit ties applicant to approved use only

Changing Conditions:

Need for short-term (overnight) camping areas for summer visitors

County Engineer's Report:

- 1) Need to make easement public
- 2) Keep signs/flags out of easement
- 3) Visual screening

Sanitary District Requirements:

Will install their own sewage treatment plant

State Highway Department:

Currently applicant and ADOT are negotiating improvements to State Route 260. ADOT is asking for widening and turn lanes.

**SUMMARY:**

Any action should consider the following:

ANY ACTION SHOULD CONSIDER THE FOLLOWING:

- 1) Possible effects on surrounding properties
  - A) Traffic
  - B) Visual
  - C) Noise
  - D) Property Values
- 2) Easement "Public"
- 3) Agreement reached with ADOT
- 4) Variance to allow off-site signs

**STAFF RECOMMENDATIONS:**

APPROVAL

**PLANNING COMMISSION RECOMMENDATION:**

APPROVAL 6-0

Report prepared by: Greg Loper Date: 8/7/90