



Staff Report
To the
Gila County Board of Supervisors



CUP-13-01

August 6, 2013

I APPLICATION

Applicant Name	Kevin Fewell
Applicant Address	641 North Jack Mountain Loop, Globe, AZ
Site Address	641 North Jack Mountain Loop, Globe, AZ
APN Number	202-14-056B
Current Zoning	R1L-D40
Current Comprehensive Plan Designation	Residential .1 to .4 dwelling units per acre
Application Number	CUP-13-01

II Purpose & Description

The purpose of this application is to obtain approval to establish an accessory use prior to the establishment of a primary use. The normal requirement is that we do not permit accessory uses until such time as the primary use has been permitted.

V Background

This parcel is located adjoining the Rose Creek Ranch subdivision on the northern border. Rose Creek Ranch is a residential community with lots that are at least one acre in size. This parcel is 2 acres in size. See the attached letter dated May 13, 2013 from Mr. Fewell for a more detailed discussion on his plans and purpose for this accessory use.

III Zoning Regulations

Our current zoning ordinance does allow consideration of other uses that are not permitted through the Conditional Use Permit process. By using the CUP process we can include time limits and conditions that ensure appropriate compatibility with surrounding properties. The following is extracted from our zoning ordinance

CONDITIONAL USES AND CONDITIONAL USE PERMITS

A. GENERAL:

As defined in Section 102, Conditional Uses are those uses which, although not specifically permitted in a given zoning district, would become harmonious or compatible with neighboring uses through the application and maintenance of qualifying conditions. Conditional Use Permits shall be issued setting forth all qualifying conditions subject to the procedures for rezoning found in Section 105 Amendment Procedures.

IV Primary issue or issues to consider

Compatibility:

One of the primary concerns for compatibility is that Mr. Fewell intends to use a generator to power the well site and shed. Proper precautions will need to be included to ensure the noise from this generator does not intrude on surrounding properties.

Adjoining Properties:

1. **North:** US Forest Service
2. **South:** Rose Creek Ranch subdivision.
3. **East:** Rose Creek Ranch Subdivision
4. **West:** Residential

VI Analysis

The proposed use is permitted with an primary structure without a CUP. The applicant is currently planning to build a permanent home in 2014 and take out permits in less than a year from now. This accessory structure will protect his water pump and storage tank during the winter months.

The property is remote and not clearly visible to adjoining properties. There are significant trees to buffer any noise produced by the generator.

VII Summary

Staff see no reason this use should become a nuisance to surrounding neighbors

VIII Recommendation

This application was to be heard by the Planning and Zoning Commission on August 18, 2013 but due to a lack of a quorum the hearing for this applicant will be heard on August 1, 2013. Staff will propose that the Commission recommend approval to the Board of Supervisors to grant this Conditional Use Permit with the permit will expiring 12 months from the effective date of approval.

