



ORDINANCE NO. 2015-02

AN ORDINANCE OF THE GILA COUNTY BOARD OF SUPERVISORS MODIFYING THE ZONING MAP FOR UNINCORPORATED AREAS OF GILA COUNTY TO CHANGE THE ZONING OF ASSESSOR'S PARCEL NUMBER 207-06-023A FROM COMMERCIAL TWO DISTRICT (C2) AND RESIDENCE ONE DISTRICT (R1) TO TRANSITIONAL RESIDENTIAL DISTRICT (TR) WITH A TRAILER (OVERLAY) DISTRICT (T) TO ALLOW FOR THE DEVELOPMENT OF A RECREATIONAL VEHICLE PARK WITH UP TO FOUR RECREATIONAL VEHICLES.

WHEREAS, an application was filed by Gary Goetteman (applicant/owner), Gila County Planning and Zoning Case No. Z-15-02, to modify the Zoning Map for Unincorporated Areas of Gila County located at 5256 Golden Street in Midland City and identified as Assessor's parcel number 207-06-023A; and

WHEREAS, the Gila County Board of Supervisors adopted the Gila County Planning and Zoning Ordinance on September 8, 1959; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on May 18, 2015, and unanimously recommended approval of the modification listed; and

WHEREAS, the Board of Supervisors has held a public hearing on July 7, 2015; and

WHEREAS, the Board of Supervisors has determined that the findings for a zone change (as listed below) from the Gila County Planning and Zoning Ordinance Section 104.1-Zoning Map, have been met.

1. The change is consistent with the goals, objectives and policies of the Gila County Planning and Zoning Ordinance and the Comprehensive Master Plan.
2. The change is in the interest of or will further the public health, safety, comfort, convenience and welfare of Gila County residents.
3. The change will not adversely affect the established character of the surrounding neighborhood nor be detrimental to adjacent properties.

NOW, THEREFORE, BE IT RESOLVED that the Gila County Board of Supervisors has approved the application submitted by Gary Goettman to modify the Zoning Map for Unincorporated Areas of Gila County with regard to Assessor's parcel number 207-06-023A whereby the zoning will be changed from Commercial Two District (C2) and Residence One District (R1) to Transitional Residential District (TR) with a Trailer (overlay) District (T) to allow for the development of a recreational vehicle park with up to four recreational vehicles with the following conditions:

1. If this proposed project is not permitted within 24 months, the Board of Supervisors has the discretion to revert this zoning to C2 and R1.
2. The property shall be screened from residential areas by a six-foot high fence, wall or landscape screen that is approved by the Community Development Division Director.
3. Parking shall be paved or an alternative method of dust control must be approved by the Community Development Division Director.
4. A development plan shall be submitted and approved by the Community Development Division Director before permits can be obtained for the proposed use.
5. The applicant shall explore all available options for connecting to existing infrastructure and utilities.
6. The applicant must meet all requirements for the placement of a septic system to protect groundwater supplies.

PASSED AND ADOPTED this 7th day of July 2015 at Globe, Gila County, Arizona.

Attest:

GILA COUNTY BOARD OF SUPERVISORS

Marian Sheppard
Clerk of the Board

Michael A. Pastor, Chairman

Approved as to form:

Bryan Chambers
Deputy County Attorney/Civil Bureau Chief