



**NAVAJO COUNTY
PUBLIC WORKS DEPARTMENT
Planning & Zoning**

STAFF REPORT

PLANNING & ZONING COMMISSION

HEARING DATE: May 21, 2015
CASE#: 15-06 (PZ)
ACTION: Special Use Permit
PROJECT NAME: Manulux Manufactured Home Park

PARCEL INFORMATION:

Owner/Applicant: Steve Dedmon
Location: 1412 Amanda Lane, Lakeside, AZ 85937
APN: 212-26-085
Legal Desc: A portion of Section 35, Township 14N, Range 21E of the Gila and Salt River Meridian.
District: IV - Supervisor Steve Williams
Parcel Size: Approximately 6 acres

REQUEST: Steve Dedmon, on behalf of Manulux Communities is requesting a Special Use Permit to develop a 6.02 acre property to operate a 47 unit manufactured home community in the Lakeside area.

GENERAL CHARACTER OF THE AREA:

The immediate area consists of multi-family residential properties, vacant and undeveloped land, commercial properties, and is within close proximity of local schools.

ZONING ORDINANCE:

Current District: (R-3) Multiple-Family Residential Zoning District

Article 14 - Section 1401 – Purpose: The principal purpose of this zoning district is to provide for multiple-family housing along with certain transient residential and non-residential neighborhoods in locations which are suitable and appropriate taking into consideration existing conditions, including present use of

land, future land use needs and the availability of public utilities. The minimum parcel size required is six thousand (6,000) square feet in area and the minimum area required for each dwelling unit is one thousand (1,000) square feet. Principal uses permitted in this zoning district include high density housing, hospitals and institutions of an educational, religious, charitable or philanthropic nature, private clubs and fraternal organizations, resort hotels, Manufactured home subdivisions and Manufactured Home Parks.

RELATED ARTICLES:

Article 14

Section 1402.06 – Manufactured Home Parks, subject to securing a Special Use Permit and the following:

- a. Each Manufactured Home (or rehabilitated Mobile Home) space shall have an area of not less than three thousand (3,000) square feet and a width of not less than thirty-six (36) feet, and each Recreational Vehicle space shall have an area of not less than one thousand (1,000) square feet and width of not less than twenty-five (25) feet, except that the number of spaces designed or used for Recreational Vehicles shall not exceed twenty percent (20%) of the total number of spaces provided in such Manufactured Home parks.
- b. Manufactured Homes (or rehabilitated Mobile Homes) shall be located on Manufactured Home spaces so as to provide a minimum setback from the nearest edge of any interior drive or roadway of not less than eight (8) feet and so as to provide a minimum setback from any Manufactured Home space boundary not in common with the edge of any interior drive or roadway of not less than five (5) feet, except that in the case of Manufactured Home spaces having boundaries in common with two (2) or more interior drives or roadways the minimum setback from the nearest edge of interior drives or roadways shall be not less than twenty (20) feet on the Manufactured Home's entry side and not less than five (5) feet on the Manufactured Home's non-entry side.
- c. Recreational Vehicles shall be located on Recreational Vehicle spaces so as to provide a minimum setback from the nearest edge of an interior drive or roadway of not less than four (4) feet and so as to provide a minimum setback from any Manufactured Home space boundary not in common with the edge of an interior drive or roadway of not less than three (3) feet, except that in the case of Recreational Vehicle spaces having boundaries in common with two (2) or more interior drives or roadways the minimum setback from the nearest edge of interior drives or roadways shall be not less than twenty (20) feet on the Recreational Vehicle's entry side and not less than three (3) feet on the Recreational Vehicle's non-entry side.
- d. Recreational Vehicles may be located on Manufactured Home spaces but the minimum setbacks required of Manufactured Homes shall be provided.
- e. The location of Manufactured Homes (or rehabilitated Mobile Homes) on Recreational Vehicle spaces is prohibited.
- f. The minimum distance between Manufactured Homes (or rehabilitated Mobile Homes) and Recreational Vehicles in the same Manufactured Home Park shall be fifteen (15) feet.

- g. The minimum distance between Manufactured Homes (or rehabilitated Mobile Homes) and Recreational Vehicles and buildings in the same Manufactured Home Park shall be ten (10) feet.
- h. Each Manufactured Home (or rehabilitated Mobile Homes) or Recreational Vehicle shall set back from all lot lines a distance of not less than eight (8) feet.
- i. Service buildings to house toilet, bathing and other sanitation facilities and utilities shall be provided as required by the Navajo County Health Department.
- j. Minimum distance or setbacks required herein shall be the shortest of horizontal dimensions measured from the nearest portion of the sidewall of a Manufactured Home (or rehabilitated Mobile Homes) or Recreational Vehicle, or from the patio cover, carport, cabana, ramada or similar appurtenances.
- k. The Manufactured Home Park shall be screened from adjoining lots by a solid fence or wall, or suitable planting of not less than three and one-half (3-1/2) feet in height, nor more than six (6) feet in height.
- l. The height, yard, and intensity of use regulations of the (R-3) zoning district shall apply to buildings located in Manufactured Home parks but not to the Manufactured Homes (including rehabilitated Mobile Homes) or Recreational Vehicles, except that the area and width of the lot occupied by a Manufactured Home park shall not be less than that required for lots occupied by other uses.
- m. In order to permit flexibility in the development of Manufactured Home parks, the strict application of regulations pertaining directly to an individual Manufactured Home space or Recreational Vehicle space and to the location thereon of Manufactured Homes (including rehabilitated Mobile Homes) and Recreational Vehicles need not be applied provided any variance there from is consistent with the purpose of this Ordinance. Open space is to be maintained at a ratio of two (2) square feet for each square foot of covered space and the average area per Manufactured Home space or Recreational Vehicle space in the Manufactured Home park is not less than three thousand (3,000) square feet, except that there shall be no variation in required minimum distance between Manufactured Homes, Recreational Vehicles, buildings and front lot lines.

FINDINGS OF FACT:

1. Prior to the Public Hearing, the legal notice for this item was printed in the Holbrook Tribune, in compliance with Arizona Revised Statutes and Article 29 of the Zoning Ordinance.
2. The applicant has submitted the plans and supporting statement required by Section 2002(1).
3. The proposed use is one for which a Special Use Permit may properly be granted.
4. Staff has reviewed the submitted materials, site plans and related exhibits in accordance with the Navajo County Zoning Ordinance requirements for a Special Use Permit. Staff finds that the submitted documentation conforms to the requirements of the Ordinance.

PUBLIC COMMENTS & CONCERNS:

As of the date of preparation of this staff report, 0 comments in favor and 0 opposed have been expressed by the public.

DEPARTMENT COMMENTS:

COUNTY ATTORNEY'S OFFICE: No legal issues with this request.

Initial: B.C.

ENGINEERING COMMENTS: No objections to the proposed land use as long as all conditions listed below are met.

Initial: B.B.

FLOOD CONTROL COMMENTS: No objections to the proposed land use as long as all conditions listed below are met.

Initial: B.B.

PLANNING & ZONING DEPARTMENT: Staff has no objection to the proposed land use.

Initial: P.S.

PLANNING AND ZONING RECOMMENDATION: Staff recommends the following conditions be applied should the Commission decide to recommend approval of this Special Use Permit to the Board of Supervisors:

1. All development shall comply with all applicable federal, state, and county requirements including Planning and Zoning, Building Department, Flood Control, Fire District, Sanitary District, and Utility provider requirements.
2. The permitted Special Use shall be allowed to occur only in the location shown on the approved site plan, and subject to the Use Regulations in Section 1402.6 of Article 14 – (R-3) Multiple-Family Residential Zoning District.
3. Prior to issuance of building permits, a final design for the turnaround, acceptable by the County Engineer must be approved.
4. Any further development of this property shall comply with all applicable State of Arizona and Navajo County ordinances, codes, rules, and regulations, including but not limited to, County Attorney, Health Department, Sheriff's Office, Planning and Zoning, Building, Engineering, and Flood Control.
5. Material changes or modifications to the scope of this project or its site plan shall require an Amendment to this Special Use Permit by the Navajo County Board of Supervisors, upon the recommendation of the Navajo County Planning and Zoning Commission through the public hearing process.
6. The Special Use Permit approval is conditional upon completion of all required improvements for the Manufactured Home Park Phase I, within 12 months, with a review for conformance to all other requirements in 24 months.
7. The Manufactured Home Park shall be screened from adjoining lots by a solid fence or wall, or suitable planting of not less than three and one-half (3½) feet in height, nor more than six (6) feet in height.

8. The gravel road shall be maintained by the Manulux Manufactured Home Communities.
9. The roads within this Manufactured Home Park will not be considered for County Maintenance as gravel roads. The roads will have to have 50' public right of way dedicated to Navajo County, and the roads and drainage shall be constructed to Navajo County minimum standard cross section.

NAVAJO COUNTY PUBLIC WORKS DEPARTMENT
PLANNING & ZONING

Post Office Box 668 - 100 East Carter Drive
Holbrook, Arizona 86025
(928) 524-4100 FAX (928) 524-4399

**SPECIAL USE PERMIT
APPLICATION**

FOR MANUFACTURED HOME AND RECREATIONAL VEHICLE PARKS

OWNER INFORMATION:

OWNER'S NAME: Steve Dedmon
AGENT/POINT OF CONTACT: Steve Dedmon
CONTACT PHONE NO.: 928.228.8403 FAX NO.: _____
MAILING ADDRESS: P.O. Box 1507
CITY: Show Low STATE: Az ZIP CODE: 85902

SUBJECT PARCEL INFORMATION:

LEGAL DESCRIPTION: T 9 N - R 22 E, SECTION 24, ASSESSOR PARCEL NO.: 212-26-085
SUBDIVISION NAME: Manulux Communities LOT: _____
RURAL ADDRESS: Amanda Drive—Lakeside, Az AREA: _____
PARCEL SIZE: 6 Acres +/- DATE OF OWNERSHIP: _____
PRESENT USE OF PROPERTY: 0004 Vacant Land—Non Subdivided
GENERAL DIRECTION TO PARCEL: Highway 260 & 73 Head East onto Porter Mountain Road, Approximately 0.32 to Amanda Ln, 0.15 miles to project on North side of Amanda Ln

CURRENT ZONING: (Please Check appropriate Zoning Classification)

 A-Gen RU-20 RU-10 RU-5 RU-1 R1-43 R1-10
 R-2 X R-3 C-R I-1 I-2 Special Development

OWNER'S AFFIDAVIT:

I, (print name) Steve Dedmon, being duly sworn, depose and say that I am an owner of the property involved in this application and that the information herewith submitted is true and correct to the best of my knowledge.

[Signature]
Owner's Signature

STATE OF ARIZONA)
) SS
COUNTY OF _____)

Sworn and subscribed before me on this 11th Day of March, 2015

Brandi M Barnes

Notary Public
BRANDI M. BARNES
Notary Public - State of Arizona
NAVAJO COUNTY
My Commission Expires
August 25, 2016



August 25, 2016
My Commission Expires

Introduction

Manulux Communities is a proposed 6-acre manufactured home community development. Located in a portion of section 25, Township 10 North, Range 21 East of the Gila and Salt River Meridian, City of Show Low, Navajo County, Arizona. The plan envisions an affordable second home and primary residence community consisting of both single and doublewide manufactured homes. Located near schools this will make a great location for families and for the retirement community.

The Request

Manulux Communities requests a Special Use Permit to operate a 47 unit manufactured home community in Lakeside, Arizona. The property is currently zoned R-3 and through meeting with the County, and Engineers, it was determined this use of the land fits perfectly into what the area has been zoned.

The Project

The subject property is currently undeveloped land. The proposed development will meet the guidelines established in the County's Special Development ordinance. The proposed project would help local families have a sense of home ownership while living in close proximity to great local schools. This project is planned to start development immediately following the Special Use Permit issuance. Project will look to finalize all lot development by 2019.

Site Conditions

The site conditions are favorable for the proposed use. The site generally slopes from the Northeast. Slopes are all manageable and improvements will be constructed with very little grading. Hard rock is expected to be encountered in some of the utility construction. The utility trenches can be minimum depth throughout the site, limiting some of the need to excavate the rock.

Future residents should not experience drainage problems if customary building procedures are utilized to establish finish floor elevations. Minor grading around the housing may be necessary to route drainage through the site.



Steve Delmon

4/2/15

ARIZONA WATER COMPANY

3805 N. BLACK CANYON HIGHWAY, PHOENIX, ARIZONA 85015-5351 • P.O. BOX 29006, PHOENIX, AZ 85038-9006
PHONE: (602) 240-6860 • FAX: (602) 240-6874 • TOLL FREE: (800) 533-6023 • www.azwater.com

March 31, 2015

Mr. Steve Dedmon
P. O. Box 1507
Show Low, AZ 85902

Re: Domestic Water Service to APN 212-26-085

Dear Mr. Dedmon:

Arizona Water Company (the "Company") certifies that the above-described property is located within its Certificate of Convenience and Necessity in Lakeside, Arizona, and that it will provide water service to the property in accordance with the Company's tariffs and the Arizona Corporation Commission's rules and regulations. It will be the responsibility of the developer to provide the funds to install the necessary water facilities, and the Company assumes no liability to install those facilities if the funds are not advanced by the developer.

The design of the water distribution system must comply with the Company's standard specifications that are on file at the Arizona Department of Environmental Quality. Both preliminary and final water system designs must be approved by the Company.

It will also be the responsibility of the developer to meet all the requirements of regulatory agencies having jurisdiction over Arizona subdivisions and of Arizona statutes applicable to subdivided or unsubdivided land, including, but not limited to, requirements relating to a Certificate of Assured Water Supply, as set forth in the Arizona Groundwater Management Act, A.R.S. §45-576.

Very truly yours,



Joseph Whelan
Engineering Development Coordinator
engineering@azwater.com

afh
Enclosure

E-MAIL: mail@azwater.com

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RESOLUTION NO. 15-11P

A RESOLUTION OF THE NAVAJO COUNTY PLANNING & ZONING COMMISSION APPROVING A SPECIAL USE PERMIT FOR A MANUFACTURED HOME COMMUNITY

WHEREAS, an application for a Special Use Permit was duly filed on March 9, 2015 by Steve Dedmon to request a Special Use Permit for a Manufactured Home Community near Lakeside; and

WHEREAS, the application concerns the following real property in Navajo County:
APN: 212-26-085, a.k.a. a portion of Section 24, Township 9 North, Range 22 East, G&SRM; and

WHEREAS, the applicant has the legal right to use the above described property according to an affidavit of ownership; and

WHEREAS, the application was considered by the Navajo County Planning & Zoning Commission at a duly noticed public hearing on May 21, 2015; and

WHEREAS, the Planning & Zoning Commission, after considering the testimony and other evidence presented at the hearing, as well as the recommendations of staff, found that the Special Use Permit is consistent with the safety and general welfare of the public and should be approved by the Board of Supervisors,

NOW, THEREFORE, BE IT RESOLVED that the Planning & Commission hereby recommends the Board of Supervisors APPROVE the Special Use Permit under the following conditions:

1. All development shall comply with all applicable federal, state, and county requirements including Planning and Zoning, Building Department, Flood Control, Fire District, Sanitary District, and Utility provider requirements.
2. The permitted Special Use shall be allowed to occur only in the location shown on the approved site plan, and subject to the Use Regulations in Section 1402.6 of Article 14 – (R-3) Multiple-Family Residential Zoning District.
3. Prior to issuance of building permits, a final design for the turnaround, acceptable by the County Engineer must be approved.

4. Any further development of this property shall comply with all applicable State of Arizona and Navajo County ordinances, codes, rules, and regulations, including but not limited to, County Attorney, Health Department, Sheriff's Office, Planning and Zoning, Building, Engineering, and Flood Control.
5. Material changes or modifications to the scope of this project or its site plan shall require an Amendment to this Special Use Permit by the Navajo County Board of Supervisors, upon the recommendation of the Navajo County Planning and Zoning Commission through the public hearing process.
6. The Special Use Permit approval is conditional upon completion of all required improvements for the Manufactured Home Park Phase I, within 12 months, with a review for conformance to all other requirements in 24 months.
7. The Manufactured Home Park shall be screened from adjoining lots by a solid fence or wall, or suitable planting of not less than three and one-half (3½) feet in height, nor more than six (6) feet in height.
8. The gravel road shall be maintained by the Manulux Manufactured Home Communities.
9. The roads within this Manufactured Home Park will not be considered for County Maintenance as gravel roads. The roads will have to have 50' public right of way dedicated to Navajo County, and the roads and drainage shall be constructed to Navajo County minimum standard cross section.

BE IT FURTHER RESOLVED that the Secretary shall transmit this Resolution to the Navajo County Board of Supervisors as the recommendation of the Planning & Zoning Commission.

PASSED, APPROVED AND ADOPTED by the Planning & Zoning Commission by a vote of _____ yeas and _____ nays on May 21, 2015.

**Chairman, Navajo County
Planning & Zoning Commission**

ATTEST:

Public Works Secretary

RESOLUTION NO. 15-09P

**A RESOLUTION OF THE NAVAJO COUNTY
PLANNING & ZONING COMMISSION DENYING A
SPECIAL USE PERMIT FOR MANUFACTURED HOME PARK**

WHEREAS, an application for a Special Use Permit was duly filed on March 9, 2015 by Steve Dedmon, on behalf of Manulux Communities, to request a Special Use Permit for a Manufactured Home Community near Lakeside; and

WHEREAS, the application concerns the following real property in Navajo County:
APN: 212-26-085, a.k.a. a portion of Section 24, Township 9 North, Range 22 East, G&SRM;
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WHEREAS, the applicant has the legal right to use the above described property according to an affidavit of ownership; and

WHEREAS, the application was considered by the Navajo County Planning & Zoning Commission at a duly noticed public hearing on May 21, 2015; and

WHEREAS, the Planning & Zoning Commission, after considering the testimony and other evidence presented at the hearing, as well as the recommendations of staff, found that the Special Use Permit is not consistent with the safety and general welfare of the public and should not be approved by the Board of Supervisors,

NOW, THEREFORE, BE IT RESOLVED that the Planning & Commission hereby recommends the Board of Supervisors DENY the Special Use Permit.

BE IT FURTHER RESOLVED that the Secretary shall transmit this Resolution to the Navajo County Board of Supervisors as the recommendation of the Planning & Zoning Commission.

PASSED, APPROVED AND ADOPTED by the Planning & Zoning Commission by a vote of _____ yeas and _____ nays on May 21, 2015.

**Chairman, Navajo County
Planning & Zoning Commission**

ATTEST:

Public Works Secretary