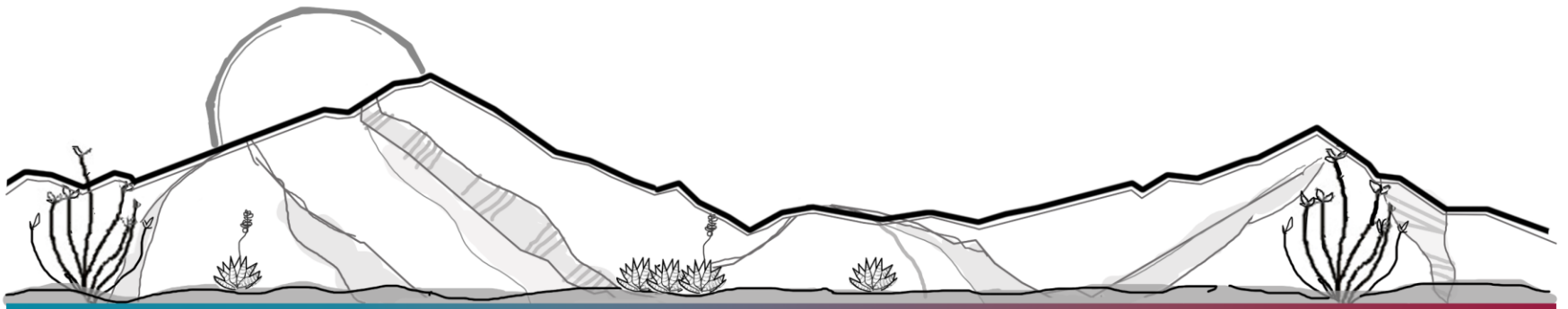


SU 23-18 (Ramsey Canyon Cabins)

Special Use Modification Request for SU-08-03
Planning & Zoning Commission
August 9, 2023



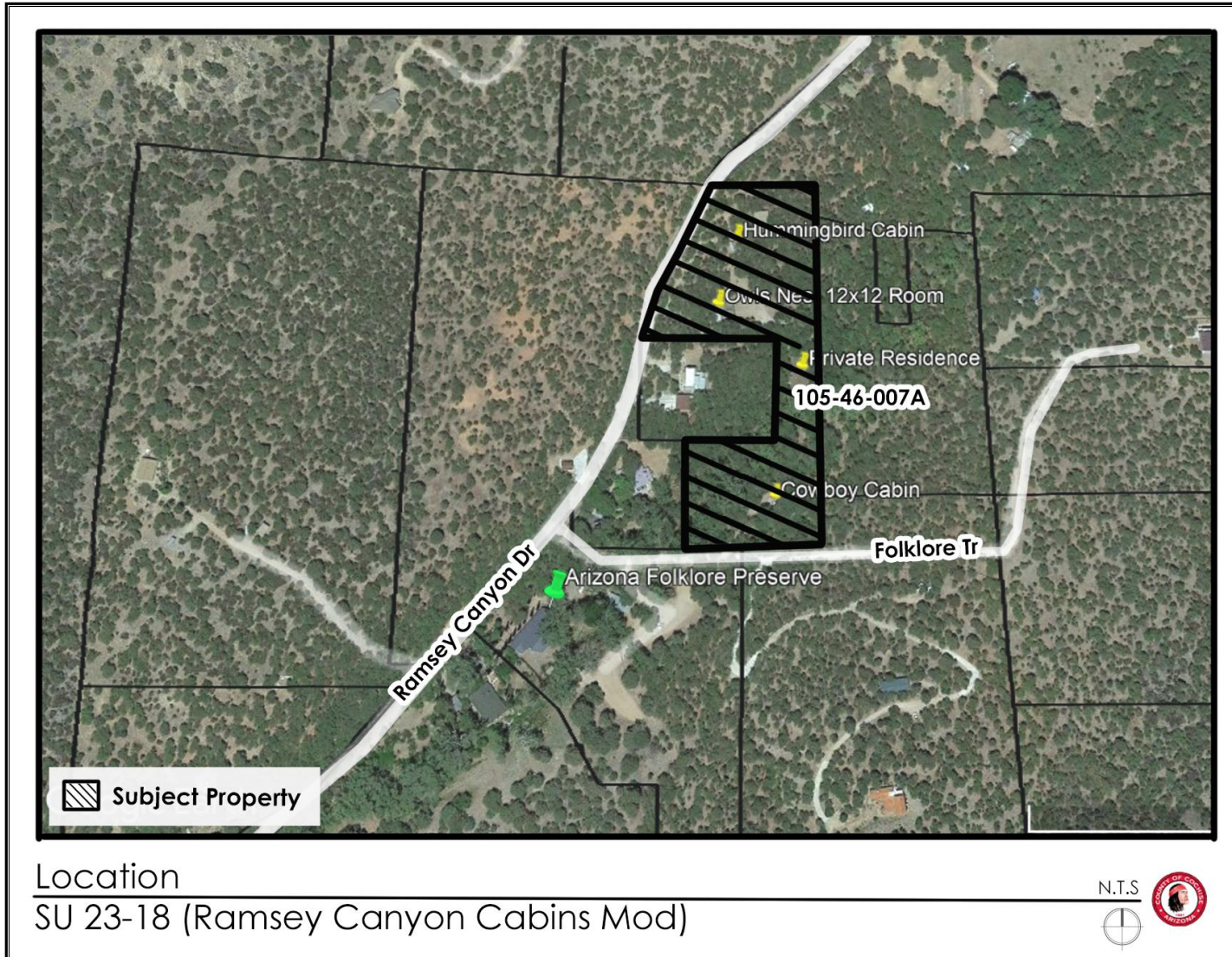
DEVELOPMENT SERVICES



Applicants: Jen and Greg Scialdone
Site Size: 8 Acres
APN: 105-46-007A (4 acres)
105-46-004B (4 acres, nature trails, no development and not subject to Special Use)
Zoning: RU-4
Growth Area: Category D
Plan Designation: Rural
Area Plan: None
Existing Uses: Ramsey Canyon Cabins
Proposed Uses: One additional room for rent, 4 RV spaces, Parking for Day Guests



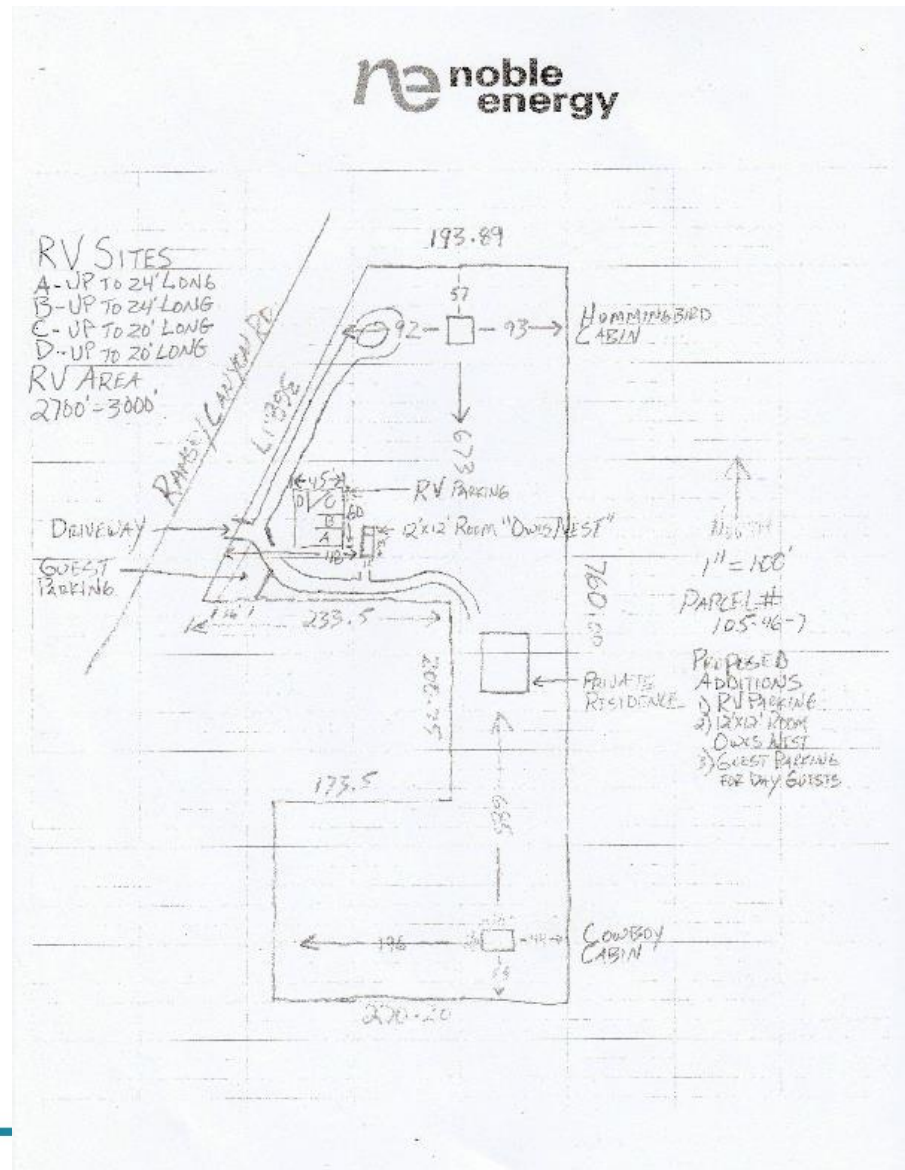
DEVELOPMENT SERVICES



Location
SU 23-18 (Ramsey Canyon Cabins Mod)



Site Plan



Parking for Day Guests



DEVELOPMENT SERVICES



Owl's Nest Proposed RV Spaces



DEVELOPMENT SERVICES



Cowboy Cabin





Hummingbird Cabin



Nature Viewing Area



Factors in Favor of Request

1. The project, with the recommended conditions complies ten (10) of the ten (10) criteria used to evaluate special use requests;
2. The project is consistent with goals and policies of the Comprehensive Plan;
3. The project will be a locally owned business and provide a service to local citizens;
4. The request is consistent and compatible with the Zoning District purpose statement.

Factors Against Approval of Request:

Three letters in opposition



Applicant Presentation/Discussion



DEVELOPMENT SERVICES

Based on the factors in favor of approval, staff recommends **conditional approval** of the Special Use request, subject to the following conditions:

1. Within 30 days of approval of the Special Use, the Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the Applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in conformance with all applicable site development standards (except as modified) and with Section 1705 of the Zoning Regulations, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 18-months of the Special Use approval, otherwise the Special Use may be deemed void upon 30-day notification to the Applicant.
2. The Applicant's responsible for obtaining any additional permits or meeting any additional Conditions that may apply to the proposed use pursuant to other federal, state, or local laws or regulations.
3. Any changes to the approved Special Use will be considered a Modification to this Special Use and will require review and approval of the Planning and Zoning Commission.
4. Guest lodging is limited to **two rental RV sites**.
5. One additional guest cottage (Owl's Nest) for a total of three.
6. RV sites shall provide electrical hookups and the use of generators is prohibited.
7. Meet all Health Department Requirements for Guest Lodging
8. Campfires by guests are prohibited



Sample Motion

I move to approve Docket SU 23-18 on parcel 105-46-007A modifying Special Use Permit SU-08-03, with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.

