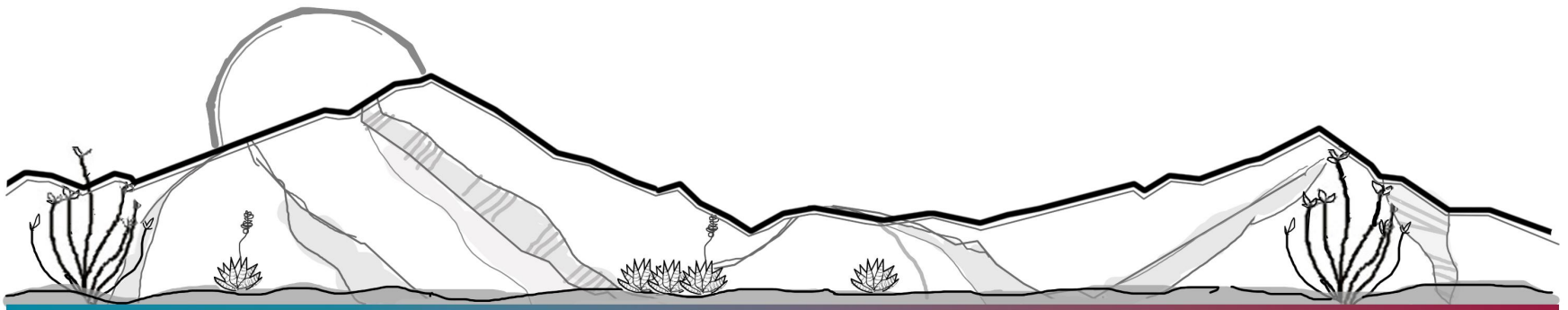


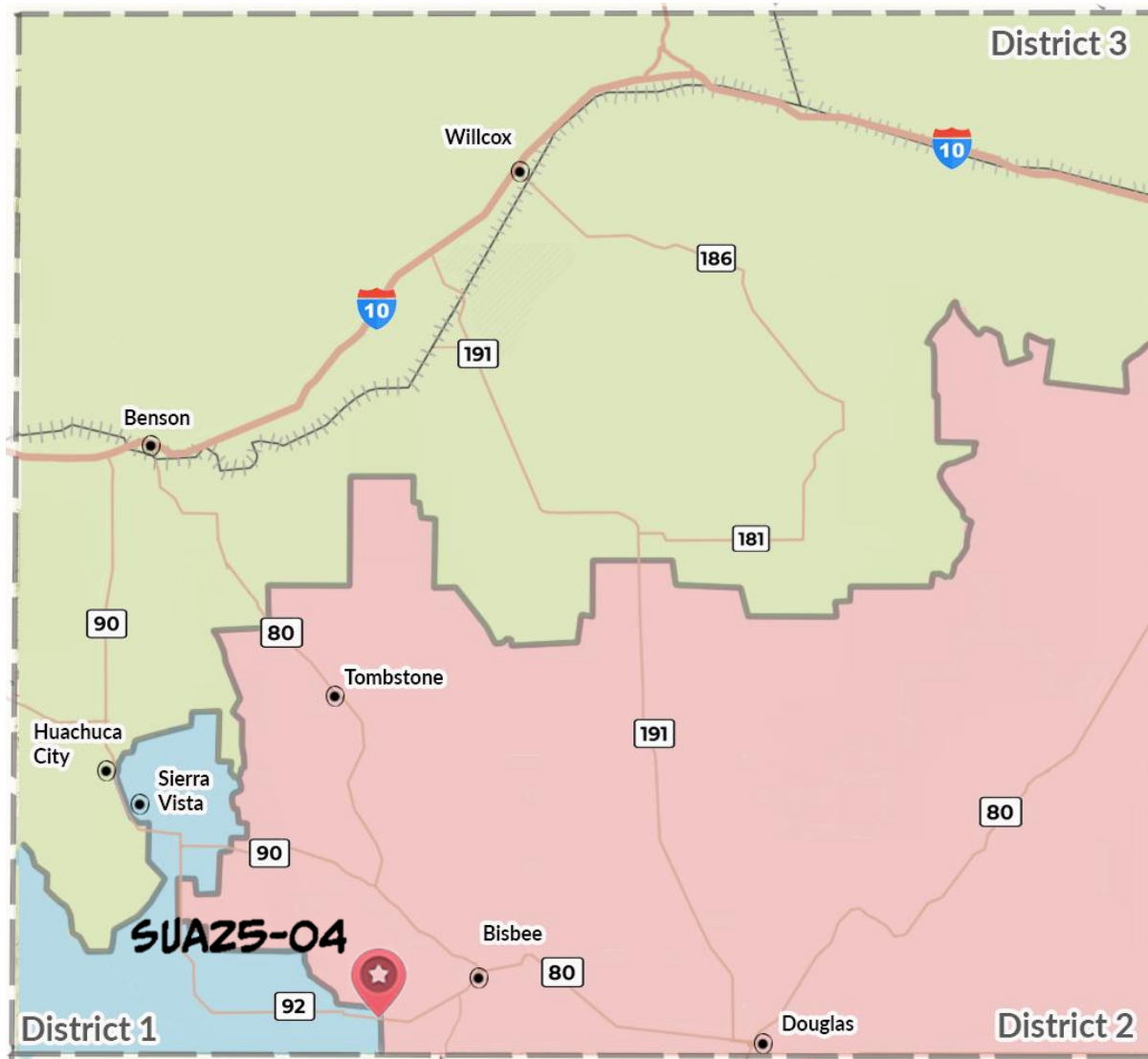
Docket SUA25-04

Appeal of Planning and Zoning Commission Decision
(Docket SU25-14)

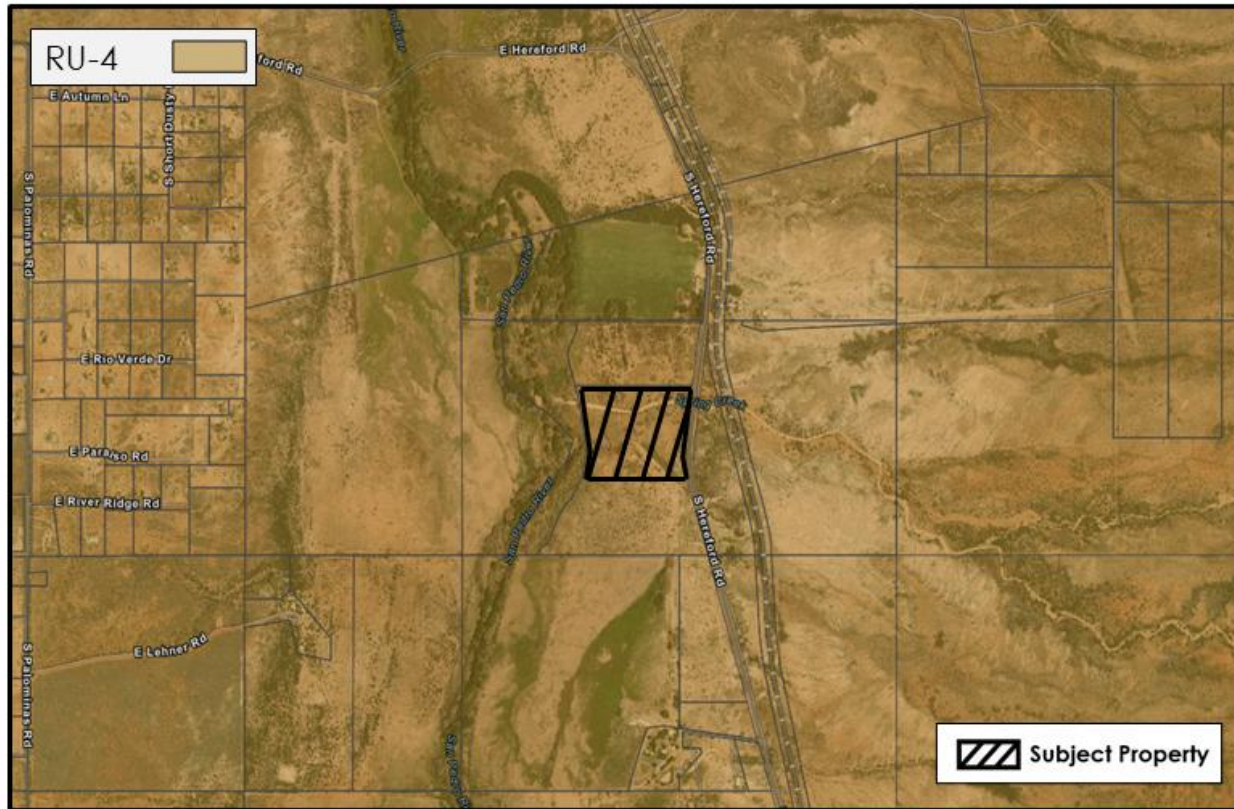
Board of Supervisors
November 18, 2025



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Location/Zoning Map



SUA25-04 (Appeal of SU25-14 - RV Park)

Hereford Road (APN 104-34-010A)

N.T.S



Docket SU25-14 (Hereford Road RV Park)

Project Site

- 30.7 acres along Hereford Road (undeveloped)
- Adjacent to San Pedro River; within San Pedro River National Conservation Area boundary (SPRNCA)

Proposed Use

- 30-space recreational vehicle park

Staff recommended conditional approval; Commission voted 2 to 6 (motion to approve failed)

- Environmentally sensitive area; traffic; inconsistent with Southern San Pedro Valley Area Plan; significant public opposition

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DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



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Appeal Criteria

- All reasons why the appellant believes the decision, or any part of the decision was erroneous, arbitrary, capricious, or an abuse of discretion.
- Written presentation of additional testimony and evidence, a full explanation of the additional testimony and evidence that will be submitted, with an explanation of why this was not presented to the Planning and Zoning Commission.

Appellant Claims

1. All reasons why the appellant believes the decision, or any part of the decision was erroneous, arbitrary, capricious, or an abuse of discretion.
 - Hypothetical assumptions regarding traffic along Hereford Road and other human activities, including unrestricted access to the San Pedro River.
 - Insufficient time to review public input and prepare responses prior to the Commission meeting.

2. Written presentation of additional testimony and evidence, a full explanation of the additional testimony and evidence that will be submitted, with an explanation of why this was not presented to the Planning and Zoning Commission.
 - Applicant will provide additional information that addresses community concerns and letters of support.

Public Notice

1 – 15 Oct

Notices

Posting

Legal ad



Factors in Favor of Appeal

1. Appellant met application submittal requirements.
2. Staff recommended conditional approval of Docket SU25-14.

Factors Not in Favor of Appeal

1. The Zoning Regulations allows the Planning and Zoning Commission to render Special Use Authorization decisions.
2. The Commission considered special use factors contained in the Zoning Regulations.

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Approval

Reverses the Commission's decision and approves Docket SU25-14. Staff recommends conditions of approval.

Denial

Upholds Commission disapproval Docket SU25-14.

Modification

Modifies the Commission's decision.

Remand

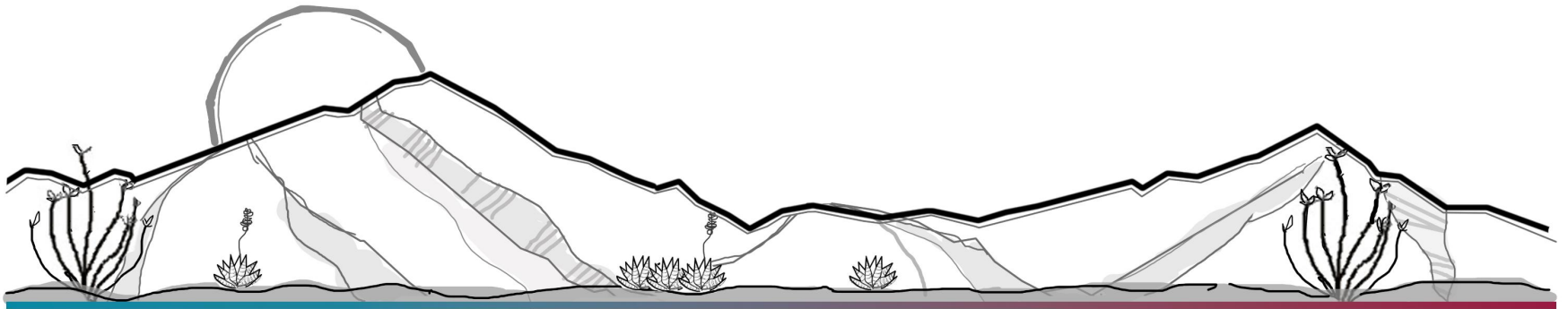
Send back to the Commission to consider new information.

**The Board must provide a basis for affirming, reversing, or modifying the Planning and Zoning Commission's decision per the Zoning Regulations.*

Docket SUA25-04

Appeal of Planning and Zoning Commission Decision
(Docket SU25-14)

Board of Supervisors
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Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU25-14 to allow a 30-space recreational vehicle park with the following conditions:

RV park is limited to 30 spaces.

County right-of-way and land clearing permits are required.

Quiet hours shall be observed 10pm to 6am seven days per week.

Park shall be kept in sanitary condition. Temporary refuse and animal waste receptacles shall be appropriately sized and designed so as not to create an attractive nuisance for wildlife or pests.

Perimeter open space shall be retained. Existing vegetation shall be supplemented with native, drought-tolerant vegetation as needed.

Parking areas and internal will utilize two-inch gravel to minimize dust and reduce soil erosion.

**Standard conditions related to condition acceptance, permitting, and modifications apply to this request.*
