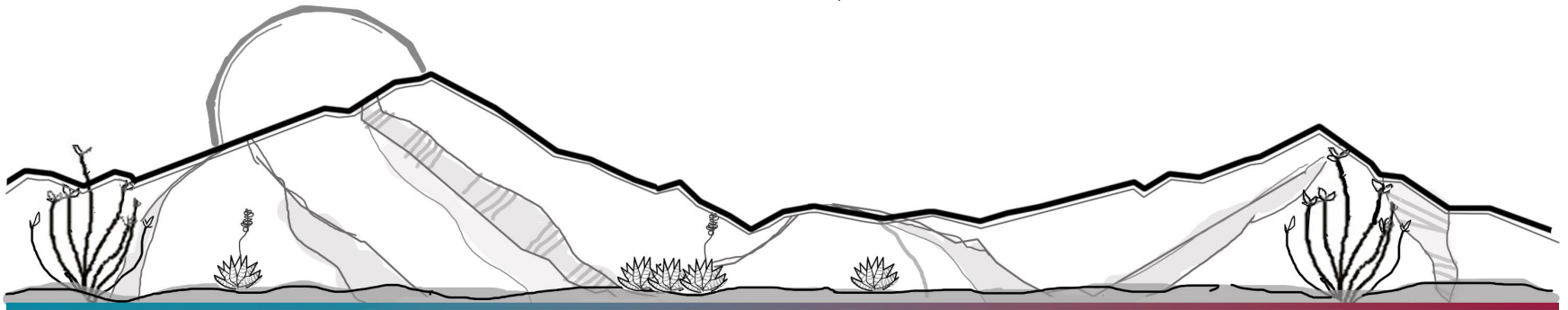


Docket SUA25-04

Special Use Authorization Appeal
SU25-14 (Hereford Road RV Park)

Planning and Zoning Commission
March 11, 2026



Sample Motions

Based on new evidence, testimony, or information not reasonably available during the September 10, 2025, Planning and Zoning Commission hearing, I move to recommend conditional approval of appeal Docket SUA25-04 to the Board of Supervisors.

I move to recommend disapproval of appeal Docket SUA25-04 to the Board of Supervisors due to the absence of new evidence, testimony, or information not reasonably available during the September 10, 2025, Planning and Zoning Commission hearing.

DEVELOPMENT SERVICES

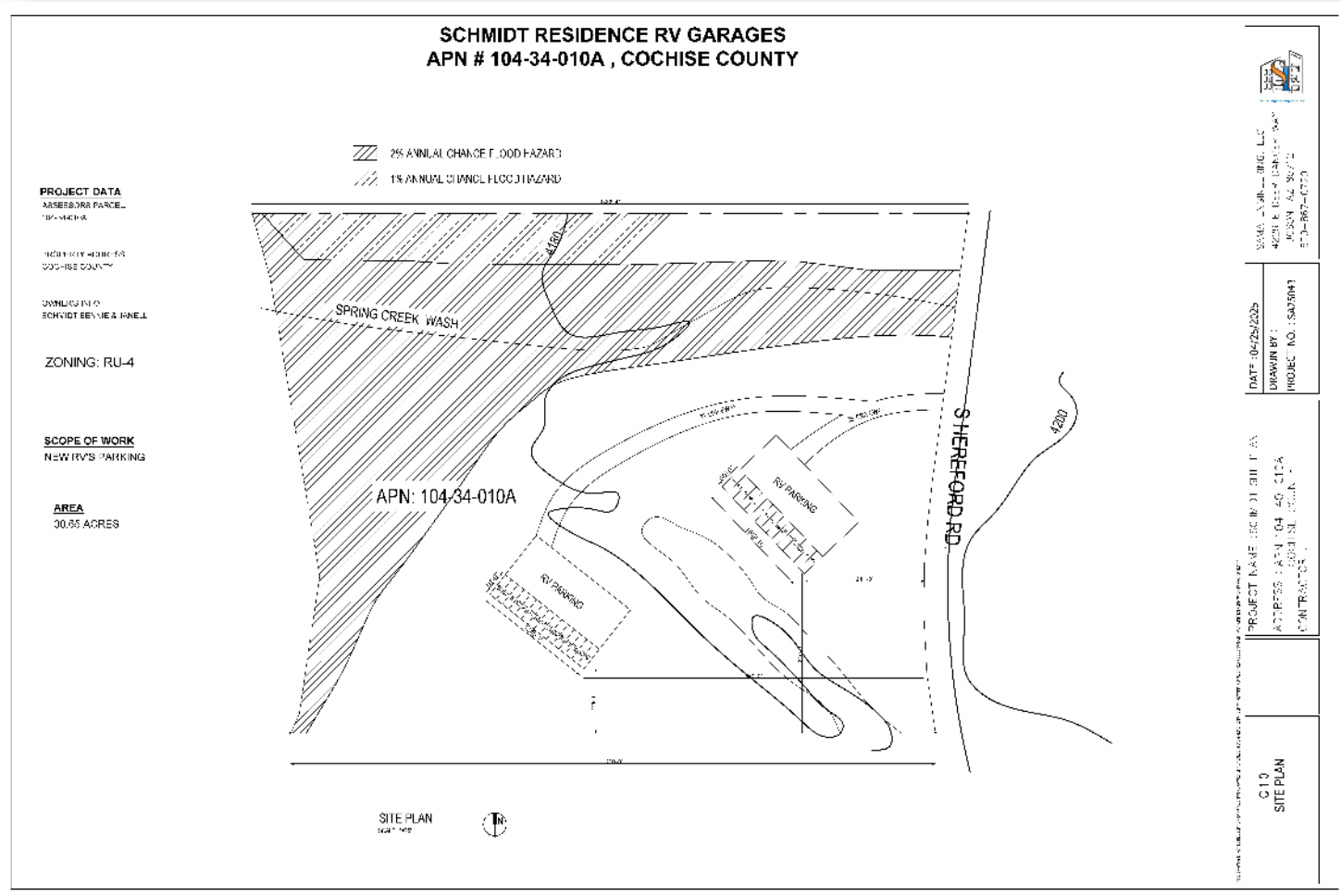


Applicant:	Janell and Bennie Schmidt
Location:	Hereford Road APN 104-34-010A
Zoning:	RU-4
Comp Plan:	Rural Density Residential
Growth Area:	D – Rural Areas
Area Plan:	Southern San Pedro Valley
Current Use:	Undeveloped
Proposed Uses:	Recreational Vehicle Park

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Site Plan



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



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Factors in Favor of the Special Use

- Complies with applicable factors; clustered, low impact residential use; no opposition from nearby property owners

Factors Not in Favor of the Special Use

- Inconsistent with SSPV area plan land use designation; waiver to increase allowed residential density; significant public opposition

Recommendation and Commission Action

- Staff recommended conditional approval
- Denied (6-2)
 - Environmentally sensitive area; traffic; inconsistent with Southern San Pedro Valley Area Plan; significant public opposition

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.*

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Factors in Favor of the Appeal

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

Factors Not in Favor of the Appeal

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

Recommendation and Board Action

- No staff recommendation on special use appeals
- Remand (2-1)
 - BOS can approve, deny, modify or remand special use appeals

DEVELOPMENT SERVICES

Citizen Review / Public Notice

- 20 May
 - Applicant letters
- SU25-14 (PnZ)
 - 15-20 Aug 2025 (Notice)
 - 10 Sept 2025 (Hearing)
- SUA25-04 (BOS)
 - 1-15 Oct 2025 (Notice)
 - 18 Nov 2025 (Hearing)
- SUA25-04 (PnZ)
 - 18 Feb 2026 (Notice)
 - 11 Mar 2026 (Re-Hearing)



Applicant Presentation / Discussion



Sample Motions

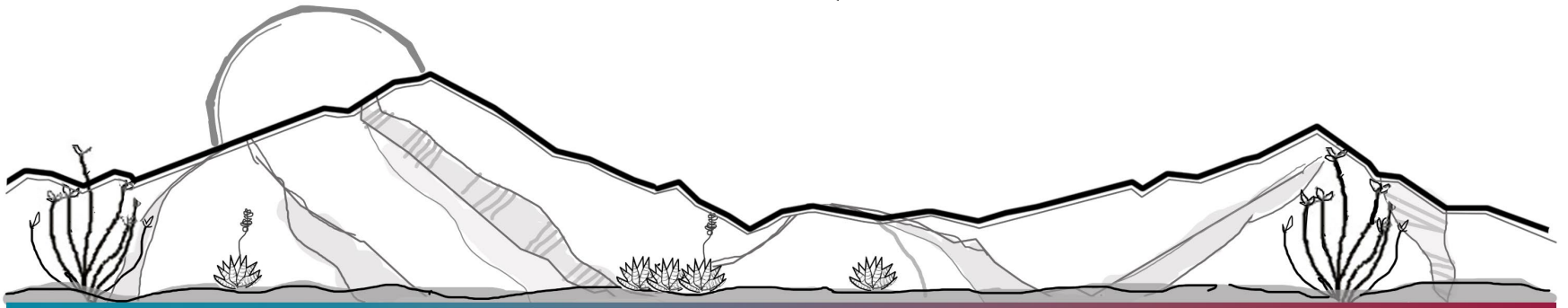
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Docket SUA25-04

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Staff Recommendation (SU25-14)

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:

1. RV park is limited to 30 spaces.
2. County right-of-way and land clearing permits are required.
3. Quiet hours shall be observed 10pm to 6am seven days per week.
4. 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.
5. Perimeter open space shall be retained. Existing vegetation shall be supplemented with native, drought-tolerant vegetation as needed.
6. 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.*

DEVELOPMENT SERVICES



Special Use Authorization Factors

- | | |
|--|------------------------------|
| 1. Compliance with adopted plans | Partially Complies |
| 2. Compliance with zoning district purpose | Complies |
| 3. Development along major streets | Complies |
| 4. Traffic circulation | Complies |
| 5. Adequate services and infrastructure | Complies |
| 6. Significant site development standards | Complies |
| 7. Public input | Complies |
| 8. Hazardous materials | Not Applicable |
| 9. Off-site impacts | Complies w/conditions |
| 10. Water conservation | Complies |
-