



MEMORANDUM

PUBLIC HEARING – June 29, 2020

DATE: June 17, 2020

TO: Jim Portner, AICP, Hearing Administrator

FROM: Nick Coussoulis, Senior Planner

SUBJECT: **P20CU00001 WILCOXEN – W. MANVILLE RD.**
(William Jones – Applicant)
(David and Sandy Wilcoxen – Owners)
Type I Conditional Use – Campground

LOCATION:

The subject property, addressed as 20801 W. Manville Road is located west of Picture Rocks, ten miles west of Saguaro National Park, just south of Ironwood Forest National Monument. The closest major intersection is ten miles directly east at W. Manville Road and N. Sandario Road. The property is approximately 640 acres, and zoned RH (Rural Homestead).

SURROUNDING LAND USE OR CONTEXT:

Zoning in the vicinity is a mix of IR (federal lands) and RH (private property) and includes very low density vacant and rural land. There is a considerable amount of rural property in the area. A majority of the land is Federal land managed by the Bureau of Land Management. Properties range in size from 300 to 600 acres. The Ironwood Forest National Monument is located to the north of the proposed campground. The location is approximately four miles north and three miles east from the Tohono O’Odham Reservation. Picture Rocks and Saguaro National Park West is towards the east.

PUBLIC COMMENT:

No public comment has been received.

PREVIOUS CASES ON PROPERTY:

There have been no previous conditional use permits on this parcel.

BACKGROUND INFORMATION

The proposed Type I Conditional Use Permit for a Campground will be on property located at 20801 W. Manville Road as shown in the site plan submitted. The campground, as shown on the site plan, will consist of a check-in center along with fifty (50) individual primitive camp sites, with a center for communal facilities. Each campsite will be constructed as depicted in the construction drawing provided. In addition to the individual campsites, the applicant proposes hosting outdoor activities to include “primitive camping, nature trails, desert exploration, night sky observation, star parties, old west cowboy cookouts, native flora and fauna education, and preservation of existing vegetation.” Staff finds these uses ancillary to the primitive camping use, but suggests conditions should the Hearing Administrator consider approval.

DEVELOPMENT SERVICES COMMENTS:

This is a Type I Conditional Use Permit for a campground in RH zoning. Campgrounds are permitted as an other conditional use which is similar in type, scale and intensity to other conditional uses listed in RH zoning per Section 18.13.030.

DEPARTMENT OF TRANSPORTATION

Pima County Department of Transportation does not believe that any paving would be required to get to and from the site. The designated area for the main check in shall be graveled except for the handicapped accessible parking spaces and/or routes. The drives can be graded and a type of dust control shall be installed as needed.

REGIONAL FLOOD CONTROL DISTRICT

Pima County Regional Flood Control has reviewed the request and offer the following comments:

1. The site includes regulated riparian habitat.

The District has no objection subject to the following condition.

- a) Prior to occupancy a site plan shall be submitted to the District to determine if a Floodplain Use Permit including riparian habitat mitigation plan is required.

CULTURAL RESOURCES

Please be aware that Pima County Cultural Resources requirements could apply to Pima County Conditional Use Permits. If cultural or historic sites will be impacted by the proposed use, mitigation of impacts on sites eligible to the National Register of Historic Places could be required before the County issues the building permit. A first step in identifying the cultural resources status of your property is to request an archaeological records review from the Arizona State Museum (ASM), at 621-2096, and submit it with the permit application. The County Office of Cultural Resources and Historic Preservation will review the ASM report and determine whether additional cultural resources actions are necessary.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Conditional Use Permit subject to the following conditions:

- Adherence to the site plan that was submitted for no more than fifty (50) individual primitive camp sites.
- Any expansion of any size, scale, or intensity shall require an amendment to this Type I Conditional Use Permit by revisiting the Conditional Use Permit procedure.
- Any proposed outdoor lighting or fixtures shall be in compliance with the Pima County Outdoor Lighting Ordinance.
- Adherence to conditions from Department of Transportation and Regional Flood Control District.

- c: Tom Drzazgowski – Chief Zoning Inspector
William Jones – Applicant
David and Sandy Wilcoxon - Owners