



# BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 8/19/2024

\*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

**\*Title:**

P24CU00001 JETER – E. DAWSON ROAD TYPE II CONDITIONAL USE PERMIT

**\*Introduction/Background:**

Jazmin and Matthew Jeter, represented by Grenier Engineering, Inc, request a Type II Conditional Use Permit for outdoor RV and boat storage in accordance with Section 18.14.030.B.26 of the Pima County Zoning Code in the GR-1 (Rural Residential) zone, addressed as 3205 E. Dawson Road. (District 2)

**\*Discussion:**

The owner requests a Type II Conditional Use Permit to construct an RV and boat storage facility.

**\*Conclusion:**

Approval of the conditional use permit would allow the owner to build an RV and boat storage facility.

**\*Recommendation:**

The Hearing Administrator and staff recommend APPROVAL of the Type II Conditional Use Permit subject to standard and special conditions.

**\*Fiscal Impact:**

None

**\*Board of Supervisor District:**

1  2  3  4  5  All

Department: Development Services

Telephone: (520) 724-6675

Contact: Spencer Hickman, Senior Planner

Telephone: (520) 724-6498

Department Director Signature: \_\_\_\_\_

Date: \_\_\_\_\_

7-30-24

Deputy County Administrator Signature: \_\_\_\_\_

Date: \_\_\_\_\_

8/5/2024

County Administrator Signature: \_\_\_\_\_

Date: \_\_\_\_\_

8/5/2024



**PIMA COUNTY**  
DEVELOPMENT SERVICES

**TO:** Honorable Dr. Matt Heinz, District 2

**FROM:** Chris Poirier, Deputy Director  
Public Works-Development Services Department-Planning Division

**DATE:** July 31, 2024

**SUBJECT:** **P24CU00001 JETER – E. DAWSON ROAD**  
(Conditional Use Type II – RV and Boat Storage Facility)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **MONDAY, August 19, 2024** hearing.

---

**REQUEST:** For a **Type II Conditional Use Permit for outdoor RV and boat storage** in accordance with Section 18.14.030.B.26 of the Pima County Zoning Code in the GR-1 (Rural Residential) zone, addressed as 3205 E. Dawson Road. (District 2)

**OWNER:** Matthew and Jazmin Jeter  
18281 S. McCone Ct.  
Sahuarita, AZ 85629

**AGENT:** Grenier Engineering, Inc.  
6300 E. El Dorado Plaza, #A120  
Tucson, AZ 85715

**DISTRICT:** 2

**STAFF CONTACT:** Spencer Hickman, Planner II

**PUBLIC COMMENT TO DATE:** As of July 31, 2024, no written public comment has been received. Four speakers spoke at the public hearing, with three giving outright opposition to the proposal. The fourth speaker did not give outright opposition or approval, but instead asked questions about the proposed project and its design.

**HEARING ADMINISTRATOR RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS):** The project is outside of the Maeveen Marie Behan Conservation Lands System (CLS).

TD/SH/ds  
Attachments



## BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P24CU00001

Page 1 of 3

### FOR AUGUST 19, 2024 MEETING OF THE BOARD OF SUPERVISORS

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Chris Poirier, Deputy Director  
Public Works-Development Services Department-Planning Division

**DATE:** July 31, 2024

---

### ADVERTISED ITEM FOR PUBLIC HEARING

#### CONDITIONAL USE PERMIT

**P24CU00001 JETER – E. DAWSON ROAD**

Jazmin and Matthew Jeter, represented by Grenier Engineering, Inc, request a Type II Conditional Use Permit for outdoor RV and boat storage in accordance with Section 18.14.030.B.26 of the Pima County Zoning Code in the GR-1 (Rural Residential) zone, addressed as 3205 E. Dawson Road. Staff and the Hearing Administrator recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.**  
(District 2)

---

#### **Summary of Hearing Administrator Hearing (June 12, 2024)**

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on June 12, 2024. The hearing was held in "hybrid" fashion, with both an in-person and online/virtual option for attending. The owner/applicant presented the case to the hearing administrator and answered all of his questions.

One (1) member of the public attended the hearing in-person to speak on the matter. Three (3) speakers attended the hearing virtually. Of the four (4) speakers, three (3) expressed their outright opposition to the proposed RV/boat storage use, based primarily on their position that the surrounding area was residential in nature and should simply stay that way. Related points for objection included flood concerns, impacts on wildlife, and the notion that the proposed use will downgrade the surrounding area and damage property values. The remaining speaker did not openly express opposition, but did inquire as to certain details of the proposed facility, such as the nature of the perimeter fence, whether there would be security cameras, etc.

Following the public testimony, the applicant was provided an opportunity to reply to the points and concerns raised.

After hearing all of the above, the Hearing Administrator thanked the applicant and those who attended the hearing and stated that he was generally in support of the proposed use and that he intended to recommend approval. It was his belief that, with the proper special conditions,

the use could co-exist well with the nearby residential and vacant properties. He further explained that, in issuing his final recommendation to the Board of Supervisors, he would add certain supplemental special conditions to ensure the proper operation of the facility in due consideration of its neighbors and nearby properties.

The Hearing Administrator gave due consideration to the testimony and objections heard from the nearby property owners at public hearing and provided the following comments in response:

- It is common for a use of the type proposed to be viewed, by some, as an intensive intrusion of commercial activity into an otherwise quiet and low-intensity residential setting. In reality, an RV & boat storage facility is a very quiet and very low-key use that does little to hinder or undermine the lifestyle of nearby residents. With proper special conditions, the proposed facility can co-exist quietly and peacefully with its neighbors.
- Concerns vis-à-vis drainage, flooding, and environmental impacts are legitimate, but these items are more than thoroughly addressed via existing County regulations and ordinances, the full satisfaction of which must be proven by the owner during the future review and approval of the project's Development Plan/Site Construction Permit package.
- Lastly, the presence of manufactured homes at a medium/high density has already been introduced to the area in the form of the nearby Santa Rita Heights mobile home park. These are occupied residents, with all of the characteristics and activity that accompany same. The proposed RV and boat storage facility, on the other hand, is simply for the housing of these vehicles, with no residential occupation or occupant activities.

**After visiting the subject property, considering the facts and testimony in this case, together with the materials submitted by the applicant, the Hearing Administrator recommends APPROVAL of this request for a Type II conditional use permit for a RV and boat storage facility. The applicant is advised that this is a recommendation to the Board of Supervisors, who will make the ultimate and final decision on this CUP request. Should the Board of Supervisors agree with the Hearing Administrator's recommendation for approval, it is suggested that this approval be granted subject to the following standard and special conditions which were promulgated by staff and further supported and amended by the Hearing Administrator.**

Standard Conditions & Requirements pre the Pima County Zoning Code

1. A recreational vehicle (RV) and boat storage facility is allowed in the GR-1 zone as a conditional use per Section 18.14.030.B.26.

Special Conditions – Hearing Administrator

The following Special Conditions incorporate detailed input provided by the Development Services Department, the Department of Transportation, and the Regional Flood Control District.

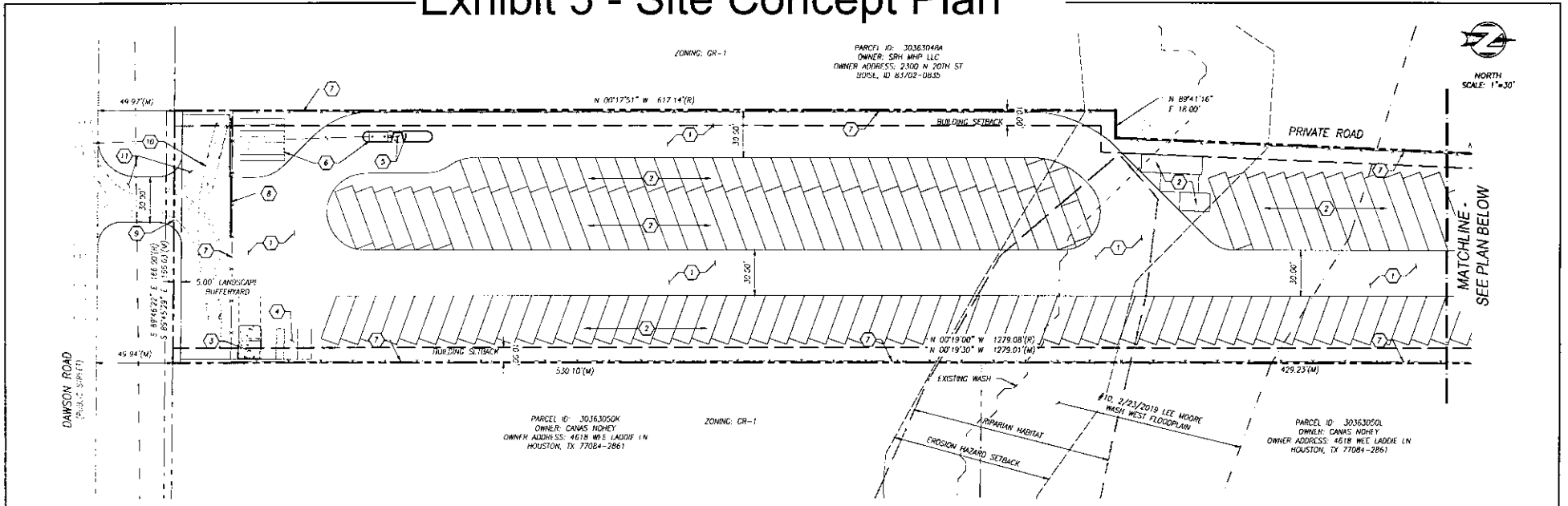
1. This conditional use permit approval is for a recreational vehicle (RV) and boat storage facility and related operations only. No other commercial use is authorized or allowed.
2. This project is subject to full development-review requirements. As such, a formal Development Plan/Site Construction Permit package shall be submitted to the Development Services Department for review and approval by all relevant departments.

3. The owner/applicant is advised that, in doing so, modifications to the submitted concept plan, including the potential reduction in parking/storage spaces, may be necessary.
4. Normal business hours shall be from 8:00 AM to 5:00 PM on Monday through Friday, and from 9:00 AM to 3:00 PM on weekends. Drop-off and pick-up of vehicles outside of these hours is permitted by appointment only.
5. The 5-foot landscape buffer along the south property line shall meet the vegetation requirements per the Pima County Screening and Bufferyard Design Manual.
6. The design of the gated entry shall be reviewed at time of development plan submittal.
7. Pavement is required up to the gate, and surface treatment such as gravel or chip seal, to ensure dust control, shall be applied to vehicle storage areas and access lanes.
8. Guest parking spaces shall be paved or concrete, and an ADA accessible route may be provided as determined at time of development plan review.
9. Regional Flood Control District review and approval is required at the time of development.

TD/SH/ds  
Attachments

C: Matthew and Jazmin Jeter  
Grenier Engineering, Inc.

# Exhibit 5 - Site Concept Plan

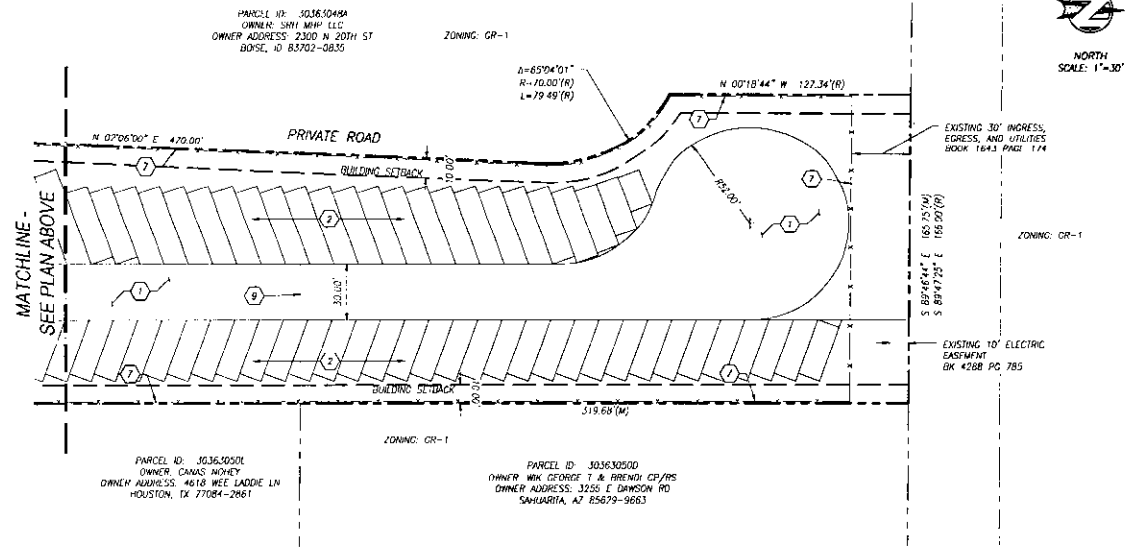


## KEYNOTES

- (1) PROPOSED GRAVEL SURFACING ON FINISH PAVED FOR DUST CONTROL
- (2) PROPOSED 12' WIDE RV STORAGE SPACES, TYPICAL. LENGTH VARIES.
- (3) PROPOSED DUMPSTER ENCLOSURE.
- (4) PROPOSED CURB PARKING SPACE.
- (5) PROPOSED RV SEWER (DUMP) AND WATER SPIGOT
- (6) PROPOSED SEPTIC TANK AND LEACH FIELD
- (7) PROPOSED 6' HIGH FENCE
- (8) PROPOSED SLIDING GATE
- (9) EXISTING FENCE TO BE REMOVED
- (10) APPROXIMATE RV & BOAT TRAILER MANEUVERING
- (11) PAVED ENTRY DRIVE AND ON-SITE TURN AROUND

## RV PARKING SPACE BREAKDOWN

- 50' LONG STALLS: 12
- 45' LONG STALLS: 59
- 35' LONG STALLS: 1
- 30' LONG STALLS: 90
- 25' LONG STALLS: 2
- 20' LONG STALLS: 33
- TOTAL: 197



## SITE INFORMATION

1. A.P.N.: 303-63-0490
2. PROPERTY ADDRESS: 3205 E. DANSON RD., SAHUARITA, AZ 85629
3. EXISTING ZONING: CR-1 RURAL RESIDENTIAL ZONE

<p><b>GRENIER ENGINEERING, INC.</b>          Structural &amp; Civil Engineering Consultant</p> <p>8300 E. El Dorado Place Suite A100, Tucson, Arizona 85715          Phone: 520.326.7082 - Fax: 520.326.7508</p>		<p>PRELIMINARY NOT FOR CONSTRUCTION</p> <p>Job Number: 24022          Drawn By: JSC/JAB          Design By: JAB          Checked By: JAB          Date: 4/29/2024          Scale: N/A (1"=30')</p>
<p><b>SITE PLAN</b></p> <p><b>MESQUITE RV &amp; BOAT STORAGE</b></p> <p>A PORTION OF SECTION 21, T17E, R14E,          GASRM, PINA COUNTY, ARIZONA</p>		<p>Sheet: 1 of 1</p>



**P24CU00001**

**Page 1 of 6**

**FOR BOARD OF SUPERVISORS AUGUST 13, 2024 PUBLIC HEARING**

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Jim Portner, Hearing Administrator

**DATE:** June 17, 2024

---

**DOCUMENT:** P24CU00001

**CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:**

Jazmin and Matthew Jeter, represented by Grenier Engineering, request a Type II Conditional Use Permit for a RV and boat storage facility in accordance with Section 18.14.030.B.26 of the Pima County Zoning Code, in the GR-1 (Rural Residential) zone, located on the north side of Dawson Road near Country Club Road, addressed as 3205 E. Dawson Road. (District 2)

---

**CASE BACKGROUND AND PARTICULARS**

This is a request to approve a conditional use permit for an outdoor recreational vehicle (RV) and boat storage facility. The property will be entirely fenced with an opaque screen for both security and aesthetic purposes. The submitted concept plan shows one hundred ninety-seven (197) RV/boat spaces of varying sizes. Final development of the property will require the owners to prepare a full Development Plan/Site Construction Permit package for future review and approval. This process requires compliance with all applicable zoning code requirements, including native-plant preservation, as well as all adopted floodplain regulations. Satisfaction of these requirements may very well mandate a modification of the proposed site plan and a reduction in the number of RV/boat parking spaces ultimately achieved.

**SUMMARY OF THE HEARING ADMINISTRATOR MEETING**

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on June 12, 2024. The hearing was held in "hybrid" fashion, with both an in-person and online/virtual option for attending. The owner/applicant presented the case to the hearing administrator and answered all of his questions.

One (1) member of the public attended the hearing in-person to speak on the matter. Three (3) speakers attended the hearing virtually. Of the four (4) speakers, three (3) expressed their outright opposition to the proposed RV/boat storage use, based primarily on their position that the surrounding area was residential in nature and should simply stay that way. Related points for objection included flooding concerns, impacts on wildlife, and the notion that the proposed use will downgrade the surrounding area and damage property values. The remaining speaker did not openly express opposition, but did inquire as to certain details of the proposed facility, such as the nature of the perimeter fence, whether there would be security cameras, etc.

Following the public testimony, the applicant was provided an opportunity to reply to the points and concerns raised.

After hearing all of the above, the Hearing Administrator thanked the applicant and those who attended the hearing, and then stated that he was generally in support of the proposed use and that he intended to recommend approval of it. It was his feeling that, with the proper special conditions, the use could co-exist well with the nearby residential and vacant properties. He further explained that, in issuing his final recommendation to the Board of Supervisors, he would add certain supplemental special conditions to ensure the proper operation of the facility in due consideration of its neighbors and nearby properties.

#### **HEARING ADMINISTRATOR'S COMMENTS**

The Hearing Administrator has given due consideration to the testimony and objections heard from the nearby property owners at public hearing. The following comments are provided in response:

- It is common for a use of the type proposed to be viewed, by some, as an intensive intrusion of commercial activity into an otherwise quiet and low-intensity residential setting. In reality, an RV & boat storage facility is a very quiet and very low-key use that does little to hinder or undermine the lifestyle of nearby residents. With proper special conditions, the proposed facility can co-exist quietly and peacefully with its neighbors.
- Concerns vis-à-vis drainage, flooding, and environmental impacts are legitimate, but these items are more than thoroughly addressed via existing County regulations and ordinances, the full satisfaction of which must be proven by the owner during the future review and approval of the project's Development Plan/Site Construction Permit package.
- Lastly, the presence of manufactured homes at a medium/high density has already been introduced to the area in the form of the nearby Santa Rita Heights mobile home park. These are occupied residents, with all of the characteristics and activity that accompany same. The proposed RV and boat storage facility, on the other hand, is simply for the housing of these vehicles, with no residential occupation or occupant activities.

#### **HEARING ADMINISTRATOR'S RECOMMENDATION**

After visiting the subject property, considering the facts and testimony in this case, together with the materials submitted by the applicant, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for a RV and boat storage facility.



The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this CUP request.

Should the Board of Supervisors agree with the Hearing Administrator's recommendation for approval, it is suggested that this approval be granted subject to the following standard and special conditions which were promulgated by staff and further supported and amended by the Hearing Administrator.

Standard Conditions & Requirements per the Pima County Zoning Code

1. A recreational vehicle (RV) and boat storage facility is allowed in the GR-1 zone as a conditional use per Section 18.14.030.B.26.

Special Conditions – Hearing Administrator

The following Special Conditions incorporate detailed input provided by the Development Services Department, the Department of Transportation and the Regional Flood Control District.

1. This conditional use permit approval is for a recreational vehicle (RV) and boat storage facility and related operations only. No other commercial use is authorized or allowed.
2. This project is subject to full development-review requirements. As such, a formal Development Plan/Site Construction Permit package shall be submitted to the Development Services Department for review and approval by all relevant departments. The owner/applicant is advised that, in doing so, modifications to the submitted concept plan, including the potential reduction in parking/storage spaces, may be necessary.
3. Normal business hours shall be from 8:00 AM to 5:00 PM on Monday through Friday, and from 9:00 AM to 3:00 PM on weekends. Drop-off and pick-up of vehicles outside of these hours is permitted by appointment only.
4. The 5-foot landscape buffer along the south property line shall meet the vegetation requirements per the Pima County Screening and Bufferyard Design Manual.
5. The design of the gated entry shall be reviewed at time of development plan submittal.
6. Pavement is required up to the gate, and surface treatment such as gravel or chip seal, to ensure dust control, shall be applied to vehicle storage areas and access lanes.
7. Guest parking spaces shall be paved or concrete, and an ADA accessible route may be provided as determined at time of development plan review.
8. Regional Flood Control District review and approval is required at the time of development.

## **REQUIRED STANDARDS AND FINDINGS**

Following are the Hearing Administrator's findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

**1. It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.**

The Pima County Comprehensive Plan designates the majority of this site as *Medium Intensity Rural (MIR)*, the purpose of which is to "designate areas for residential uses at densities consistent with rural settlements in reasonable proximity to Rural Crossroads, arterials, or suburban areas."

With the above in mind, it must also be noted that the rural zoning designations that populate all *MIR* districts permit an extensive array of non-residential activities as conditional uses. This is precisely the case with this present application. The primary question for the Hearing Administrator thereby becomes whether or not the proposed use can co-exist peacefully with its surroundings and can respect the rights and lifestyle of its neighbors. As already expressed above in the Hearing Administrator Comments section, the HA has found in the affirmative on this point.

With all of the above being the case, the Hearing Administrator finds that the proposed conditional use permit application is not in conflict with the Comprehensive Plan and that the use can function properly with the proposed/above *Special Conditions* in force.

**2. It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, for the legal permitted uses of such property.**

It is the Hearing Administrator's position that the proposed conditional use, if operated in substantial conformance with the recommended *Special Conditions* prescribed above, will satisfactorily safeguard the adjacent properties and their permitted uses.

**3. It has adequate accessibility to the County Road network.**

The property has direct access to Dawson Road, a paved public street. It must be noted that, post construction, the amount of traffic to and from a RV and boat storage facility is generally light and intermittent. Access is found to be adequate.

**4. It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.**

Parking requirements are reviewed by staff at the time of final permitting.

5. **It will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids and solid wastes.**

It is the Hearing Administrator's finding that the new use poses no significant public threat in any of the above ways. Verification that the project satisfies all applicable Pima County ordinances and regulations, to occur during the review/approval of its Development Plan/Site Construction Permit package, is found to satisfactorily address these issues.

6. **Hours of operation will not be detrimental to adjoining residents.**

Hours of operation have been stipulated in the above proposed *Special Conditions*.

7. **Landscaping will be fully in conformance with zoning code regulations.**

Required setbacks and landscape buffers shall be verified at the time of future Development Plan/Site Construction Permit review and approval.

## **SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES**

### **Comprehensive Plan Regional Environmental Policies — Conservation Lands System**

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science

Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require discretionary decision by the Board of Supervisors. Conservation objectives include:

1. Important Riparian Areas — 95% undisturbed natural open space
2. Biological Core Management Areas — 80% undisturbed natural open space
3. Special Species Management Areas — 80% undisturbed natural open space
4. Multiple Use Management Areas — 66-2/3% undisturbed natural open space

The subject property lies **OUTSIDE OF** the MMB-CLS, as is much of the entire surrounding region, including the occupied/developed properties as well as the vacant ones.

**Staff Commentary on Biological Impacts**

With the property lying outside of the Conservation Lands System, it is found that the normal review process of the project's Development Plan/Site Construction Permit shall satisfactorily address applicable County environmental policies.

**Facts Confirmed by the Pima County Geographic Information System (GIS)**

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

**Cactus Ferruginous Pygmy Owl.** The subject property is not located within the Priority Conservation Area (PCA) for this species.

**Western Burrowing Owl.** The subject property is not located within the Priority Conservation Area for this species.

**Pima Pineapple Cactus.** The subject property is located within the Priority Conservation Area (PCA) for this species, as is the entire region surrounding this property.

**Needle-Spined Pineapple Cactus.** The subject property is not within the Priority Conservation Area (PCA) for this species.

**RECOMMENDATIONS BY THE DEPARTMENT OF TRANSPORTATION (DOT) AND BY THE REGIONAL FLOOD CONTROL DISTRICT (RFCD):**

The Department of Transportation (DOT) and the Regional Flood Control District (RFCD) have extensively reviewed this application and provided specific comments that are detailed within the June 3, 2024 staff report accompanying the Board of Supervisors packet on this agenda item. DOT and FCD recommendations have been incorporated into the *Special Conditions* put forth above by the Hearing Administrator.

attachments

cc: Carla Blackwell, Director, Development Services  
Dan Ice, Chief Building Official  
Chris Poirier, Planning Official  
Tom Drzazgowski, Chief Zoning Inspector  
Matthew & Jazmin Jeter, Owners  
J. Morse, Grenier Engineering, Applicant



## MEMORANDUM

### PUBLIC HEARING – June 12, 2024

DATE: June 3, 2024

TO: Jim Portner, AICP, Hearing Administrator

FROM: Spencer Hickman, Planner II

SUBJECT: **P24CU00001 JETER – E. DAWSON ROAD**  
Type II Conditional Use Permit  
Scheduled for public hearing on June 12, 2024

---

#### **LOCATION:**

The project location is located on the north side of E. Dawson Road, approximately 650 feet east of the intersection of E. Dawson Road and S. Country Club Road. The project area totals approximately 4.88 acres. The subject property parcel 303-63-0490, addressed as 3205 E. Dawson Road. The property is zoned GR-1 (Rural Residential).

#### **SURROUNDING LAND USE OR CONTEXT:**

The subject parcel is located on the north side of Dawson Road and is zoned GR-1. All adjacent properties are zoned GR-1. The property to the west contains a mobile home community, and the property to the north along with the northernmost of the three properties to the east are developed with single-family residences. The other two properties to the east are vacant, as is the state land to the south. There is more vacant state land on the west side of Country Club Road. The majority of the properties in the area are low-density rural-residential properties or vacant. Access to the subject property is via Dawson Road, which is paved.

#### **PUBLIC COMMENT:**

As of the writing of this report, June 3, 2024, staff has received no public comment.

#### **PREVIOUS CASES ON PROPERTY:**

There are no previous cases on the property.

#### **BACKGROUND INFORMATION**

The project proposal is to construct an RV and boat storage facility. Section 18.14.030.B.26 of the Pima County Zoning Code permits this type of use as a permitted use with the approval of a Type II conditional use permit.

The project area consists of 197 total RV or boat parking spaces, all 12 feet wide with varying lengths. Stall depth varies from 20 feet deep to 50 feet deep. The surface for the whole site, both parking stalls and driving lanes, is gravel. The facility is staffed, and operations will typically occur during normal business hours, specifically 8:00 am to 5:00 pm. The entire site is secured with fences and gates, with the perimeter fence being corrugated metal. The plans also show a 5-foot landscape bufferyard on the front (south) property line along Dawson Road per the requirements of the Screening and Bufferyard Design Manual.

The project will be subject to development plan approval.

## **DEPARTMENT COMMENTS**

### **Regional Flood Control Department**

The District has reviewed the site conditions and offers the following information:

1. The project is not impacted by a federal floodplain therefore the property is designated Federal Emergency Management Agency Special Flood Hazard Area Zone X.
2. This property is within a impacted by the Lee Moore Wash West local floodplain effective February 28, 2019. The floodplain mapping impacts the entire south boundary of the parcel. A regulatory wash resides within the mapping at the north boundary of the floodplain and associated erosion hazard setback (EHS) of 50'. Structures are prohibited within the 50' EHS.
3. The Floodplain Ordinance allows for temporary placement of a recreational vehicle or travel trailer without a utility hook up for fewer than one hundred eighty consecutive days and that are on site for fewer than one hundred eighty consecutive days; that are fully licensed and ready for highway use. Highway ready is when the recreational vehicle is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.
4. Approximately about 0.27 acres of Regulated Riparian Habitat (RRH) is mapped on the property. The RRH is classified as Xeroriparian Class C Habitat. Avoidance of RRH is preferred, however the mapping of the RRH habitat is an isolated island and not demonstrating connectivity to other areas of mapped riparian habitat. Additionally, the vegetative density based on a review of aerial photography appears to be low and does not align with the vegetative density found in the Mitigation Guideline. District would support this use however compliance with the Ordinance will be required.

### **Department of Transportation Comments**

The Type II Conditional Use Permit (CUP) is for an RV and Boat Storage facility on a property located north of Dawson Road, approximately 650 feet east of Country Club Road.

The site is proposed to be gated. Pavement is required up to the gate, and surface treatment for dust control shall be applied to vehicle storage areas and access lanes, such as gravel or chip seal. Guest parking spaces shall be paved and an ADA accessible route may be provided as determined at time of development plan review.

The proposed gated entry does not meet the intent of the Subdivision and Development Street Standards (SDSS) requirements. The preliminary development plan indicates turning movement conflicts for entering and exiting vehicles at the driveway. The Department of Transportation recommends the design of the gated entry to be reviewed at time of development plan submittal.

The Department of Transportation does not have any objection to the Type II CUP and recommends approval given the following conditions be applied (conditions listed in the conditions section below):

## **STAFF RECOMMENDATION**

Section 18.14.030.B.26 of the Pima County Zoning Code permits an RV and boat storage facility as a permitted use with the approval of a Type II conditional use permit. Staff recommends **APPROVAL** of the Type II Conditional Use Permit with the following conditions:

1. The 5-foot landscape buffer along the south property line shall meet the vegetation requirements per the Pima County Screening and Bufferyard Design Manual.

Department of Transportation Conditions:

2. The design of the gated entry shall be reviewed at time of development plan submittal.
3. Pavement is required up to the gate, and surface treatment such as gravel or chip seal, to ensure dust control, shall be applied to vehicle storage areas and access lanes.
4. Guest parking spaces shall be paved or concrete, and an ADA accessible route may be provided as determined at time of development plan review.

Flood Control District Conditions:

5. Regional Flood Control District review and approval is required at the time of development.

c: Tom Drzazgowski – Chief Zoning Inspector  
Mesquite RV and Boat Storage, LLC (attn. Jazmin and Matthew Jeter) – Owner  
Grenier Engineering, Inc - Applicant

# PIMA COUNTY DEVELOPMENT SERVICE DEPARTMENT - PLANNING DIVISION - CONDITIONAL USE HEARING - DISTRICT 2

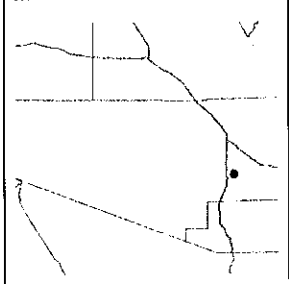
RH

RH

GR-1

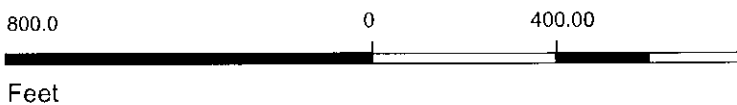
### Legend

- Parcels
- Zoning - County
- CB-1
- CB-1(H)
- CB-2
- CB-2(H)
- CI-1
- CI-2
- CI-3
- CMH-1
- CMH-2
- CPI
- CR-1
- CR-2
- CR-2(H)
- CR-3
- CR-4
- CR-4(H)
- CR-5
- CR-5(GC)
- CR-5(H)
- GR-1
- GR-1(H)
- IR
- ML
- MR
- MU
- RH
- RH(GC)



TAXCODE: 303-63-0490  
MAP DATE: 5/22/2024

5/22/2024



This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only





DEVELOPMENT SERVICES

201 N. Stone Avenue, Tucson, AZ 85701

(520) 724-9000

www.pima.gov/developmentservices

## BIOLOGICAL IMPACT REPORT

*(Not applicable for rezonings that require a site analysis)*

The Biological Impact Report assists staff in assessing a proposed project’s potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project’s design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

**INSTRUCTIONS FOR SAVING FORM:** 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.**

**Project ID** *(case no., APN no., address, or other identifying info):*

3205 E. Dawson Road / APN 303-63-0490

### **Part I. Information Provided by Pima County Staff**

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) 
  - Important Riparian Area
  - Biological Core
  - Multi-Use Management Area
2. Is the project within a CLS Special Species Management Area?
3. Is the project in the vicinity of any of the six Critical Landscape Linkages?
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property?
5. Is the project located within a Priority Conservation Area for any of the following species?
  - a. Cactus ferruginous pygmy-owl:
  - b. Western burrowing owl:
  - c. Pima pineapple cactus:
  - d. Needle-spined pineapple cactus:

**Part II. Information Provided by the Applicant**

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No  
If yes, provide a summary of those communications:
2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	No		SELECT
Western burrowing owl	No		SELECT
Pima pineapple cactus	No		SELECT
Needle-spined pineapple cactus	No		SELECT

Questions about this form?  
Contact the Office of Sustainability and Conservation at (520) 724-6940.



## Conditional Use Permit Application

Property Owner: Mesquite RV & Boat Storage LLC Phone: 520-270-0525  
Owner's Mailing Address, City, State & Zip: 18281 S. McCone St. Sahuarita, AZ 85629  
Applicant (if different from owner): Grenier Engineering, Inc. Phone: 520-326-7082  
Applicant's Mailing Address, City, State & Zip: 6300 E. El Dorado Plaza, #A120 Tucson, 85715  
Applicant's or Owner's Email Address: jmorse@greniereng.com & jgrenier@greniereng.com  
Property Address or Tax Code: 3205 E. Dawson, Sahuarita, AZ 85629 / APN 303-63-0490  
Type of Use Proposed for the Property: RV and boat storage areas and associated parking as described in the attached letter and exhibits.

Discuss the proposed use and it's compatibility with the surrounding area: See attached letter.

The applicant agrees to contact the [Regional Flood Control District](#) to discuss the proposal prior to application submittal.

The applicant agrees to contact United States Fish and Wildlife Service at [scott\\_richardson@fws.gov](mailto:scott_richardson@fws.gov) and provide a written notice that an application for a conditional use permit has been submitted a minimum of 15 days prior to the public hearing date.

**This application is for a (Select one):**

Type I Conditional Use  Type II Conditional Use  Type III Conditional Use

**Terms and Conditions**

I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Date: April 29, 2024



**LETTER OF AUTHORIZATION**

As required by Arizona Revised Statutes I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

**3205 E. Dawson Road**

Property Address

**Conditional Use Permit**

Type of Permit Applied for: (SFR/MH/Remodel/Addition/Fence or Wall/Home Occupation/Child Care/Adult Care/Secondary Dwelling/Assisted Living/Group Home)

Signature of Applicant

Date

**AUTHORIZED BY:**

  
Signature of Property Owner

  
Date



**P24CU00001**

Page 1 of 6

**FOR BOARD OF SUPERVISORS AUGUST 13, 2024 PUBLIC HEARING**

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Jim Portner, Hearing Administrator

**DATE:** June 17, 2024

---

**DOCUMENT:** P24CU00001

**CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:**

Jazmin and Matthew Jeter, represented by Grenier Engineering, request a Type II Conditional Use Permit for a RV and boat storage facility in accordance with Section 18.14.030.B.26 of the Pima County Zoning Code, in the GR-1 (Rural Residential) zone, located on the north side of Dawson Road near Country Club Road, addressed as 3205 E. Dawson Road. (District 2)

---

**CASE BACKGROUND AND PARTICULARS**

This is a request to approve a conditional use permit for an outdoor recreational vehicle (RV) and boat storage facility. The property will be entirely fenced with an opaque screen for both security and aesthetic purposes. The submitted concept plan shows one hundred ninety-seven (197) RV/boat spaces of varying sizes. Final development of the property will require the owners to prepare a full Development Plan/Site Construction Permit package for future review and approval. This process requires compliance with all applicable zoning code requirements, including native-plant preservation, as well as all adopted floodplain regulations. Satisfaction of these requirements may very well mandate a modification of the proposed site plan and a reduction in the number of RV/boat parking spaces ultimately achieved.

**SUMMARY OF THE HEARING ADMINISTRATOR MEETING**

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on June 12, 2024. The hearing was held in "hybrid" fashion, with both an in-person and online/virtual option for attending. The owner/applicant presented the case to the hearing administrator and answered all of his questions.

One (1) member of the public attended the hearing in-person to speak on the matter. Three (3) speakers attended the hearing virtually. Of the four (4) speakers, three (3) expressed their outright opposition to the proposed RV/boat storage use, based primarily on their position that the surrounding area was residential in nature and should simply stay that way. Related points for objection included flooding concerns, impacts on wildlife, and the notion that the proposed use will downgrade the surrounding area and damage property values. The remaining speaker did not openly express opposition, but did inquire as to certain details of the proposed facility, such as the nature of the perimeter fence, whether there would be security cameras, etc.

Following the public testimony, the applicant was provided an opportunity to reply to the points and concerns raised.

After hearing all of the above, the Hearing Administrator thanked the applicant and those who attended the hearing, and then stated that he was generally in support of the proposed use and that he intended to recommend approval of it. It was his feeling that, with the proper special conditions, the use could co-exist well with the nearby residential and vacant properties. He further explained that, in issuing his final recommendation to the Board of Supervisors, he would add certain supplemental special conditions to ensure the proper operation of the facility in due consideration of its neighbors and nearby properties.

### **HEARING ADMINISTRATOR'S COMMENTS**

The Hearing Administrator has given due consideration to the testimony and objections heard from the nearby property owners at public hearing. The following comments are provided in response:

- It is common for a use of the type proposed to be viewed, by some, as an intensive intrusion of commercial activity into an otherwise quiet and low-intensity residential setting. In reality, an RV & boat storage facility is a very quiet and very low-key use that does little to hinder or undermine the lifestyle of nearby residents. With proper special conditions, the proposed facility can co-exist quietly and peacefully with its neighbors.
- Concerns vis-à-vis drainage, flooding, and environmental impacts are legitimate, but these items are more than thoroughly addressed via existing County regulations and ordinances, the full satisfaction of which must be proven by the owner during the future review and approval of the project's Development Plan/Site Construction Permit package.
- Lastly, the presence of manufactured homes at a medium/high density has already been introduced to the area in the form of the nearby Santa Rita Heights mobile home park. These are occupied residents, with all of the characteristics and activity that accompany same. The proposed RV and boat storage facility, on the other hand, is simply for the housing of these vehicles, with no residential occupation or occupant activities.

### **HEARING ADMINISTRATOR'S RECOMMENDATION**

After visiting the subject property, considering the facts and testimony in this case, together with the materials submitted by the applicant, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for a RV and boat storage facility.

**GRENIER ENGINEERING, INC.**  
Professional Engineering Consultants

May 3, 2024

Elva Pedrego  
Development Services  
Pima County  
201 N. Stone Avenue  
Tucson, Arizona 85701

Re: Conditional Use Permit – 3205 E. Dawson Road

Dear Ms. Pedrego,

This is a request for a Type II Conditional Use Permit (“CUP”) for the property at 3205 E. Dawson Road in unincorporated Pima County (“County”), APN 303-63-0490 (the “Property”). The Property is owned by Mesquite RV & Boat Storage, LLC. (“Mesquite”), who wants to build an outdoor recreational vehicle and boat (“RV”) storage facility on the Property (the “Project”). As described below, the Project will provide a service to the area and its low impact use should have little effect on the surrounding properties.

**A. Project Description.**

*1. Property Overview*

The property is zoned Rural Residential (“GR-1”) and located on the north side of 3205 E. Dawson Road approximately 660 feet east of S. Country Club Road. The Property is approximately 4.88 acres and vacant. [See **Exhibit 1 – Location Map.**] The Property is in an area with identified flood hazard areas (washes and floodplains) and riparian habitat. [See **Exhibit 2 – Flood Hazard Map.**]

*2. Surrounding Area*

The project is surrounded by parcels zoned GR-1. To the west is the Santa Rita Heights Mobile Home Park which consists of 46 mobile homes and a single-family residential home on 15.72 acres (303-63-048A). To the east are three parcels that vary in size: 3.3 acres (APN 30363050K), 2.67 acres (APN 30363050L, and 1.98 acres (APN 30363050D). The northern most east adjacent parcel (APN 303-63-050D) has a single-family residential home, and the other two parcels are vacant. To the south (across Dawson Road) is a 315-acre vacant parcel owned by the State of Arizona (APN 303630540).

*3. Project Overview*

There is a growing recreational vehicle market in the country. The global recreational vehicle market size was valued at \$47.47 billion in 2022 and is projected to grow to \$63.65 billion by 2030. The market growth is driven by the increasing number of RV campsites and parks. The COVID-19 pandemic also contributed to the growth of the market as people switched to alternative sources for tourism and outdoor activities.<sup>1</sup>

<sup>1</sup>See Fortune Business Insights, Key Market Insights and Covid-19 Impact, <https://www.fortunebusinessinsights.com/recreational-vehicles-rv-market-105474>, January 30, 2024.

While consumers are continuing to invest in recreational vehicles, most suburban homeowners aren't allowed to legally park their vehicles at their residence because local master planned home-owners associations prohibit parking on the street, the side of the house or in the front of the home.

Mesquite proposes to build this project to give parking options to homeowners that are unable to park their vehicles at home. Locating the project just outside the communities where the storage deficit occurs, and the land-cost ratio is favorable, offers a cost-effective opportunity for Mesquite and presents an affordable storage option to citizens. The project is conveniently located near the corner of S. Country Club Road and E. Dawson Road, which provides connections to regional arterials. This project will provide a safe self-storage option for local and regional residents and put them on the road traveling to all points beyond.

RV storage is ideal for this location because it is a use with little impact to the neighboring area. The vast majority of the time RVs will simply be parked at the Property, where they will create no noise, dust, or fumes. Only occasionally will RV owners visit the site to pick-up or drop off their vehicles.

a. Interior Project Design and Function

RV Storage Operation and Layout

The Project will provide 197 RV storage parking spaces, with a variety of sizes to fit different storage needs. There will also be three onsite short-term visitor parking spaces, with one ADA van-accessible parking space. [See **Exhibit 5 - Site Concept Plan.**] This project will not have an office or restroom. Mesquite staff will meet prospective RV storage customers at the site during normal business hours (est. 8:00 a.m. to 5:00 p.m.). Customers may be permitted access outside of normal business hours for extenuating circumstances on a case-by-case basis (5:00 am - 8:00 am and 5:00 pm - 10:00 pm).

This storage use will have very few daily customer visits, averaging only **21** daily trips as estimated by our traffic statement. [See **Exhibit 3 – Traffic Letter.**] This minimal amount of traffic will likely have no impact on the surrounding properties. The Project's entrance will have a controlled access gate to allow customers flexible access to the site during normal business hours and on a case-by-case basis after hours, further spreading daily trips throughout the day and evening.

A sewer dump station for the safe disposal of waste from RVs and water spigot for the convenience of RV users is located along the west side of the southern parking area. A septic tank and leach field is located in the southwest corner of the site. A solid waste dumpster to allow customers returning from travel, a place to dispose of their trash, is located in the southeast corner of the site near the visitor parking spaces and will be serviced regularly. A Conex box will be used for storage in the northwest corner of the site, outside the cul-de-sac.



### RV Storage Security Measures

The project will include multiple RV storage security measures to protect these valuable and often expensive assets from theft, vandalism, and other potential risks. Key aspects of the RV storage security are described below:

- **Fenced Perimeter:** The RV storage will have a fenced perimeter to create a clear boundary and deter unauthorized access. The fence will be constructed with durable materials like chain-link or solid panels to enhance security.
- **Access Control:** The RV storage will have controlled access points, specifically, gates with keypads, to restrict entry to authorized individuals only. This helps prevent unauthorized persons from entering the storage area and adds an extra layer of security.
- **Surveillance Cameras:** Video surveillance is a crucial component of RV storage security. Strategically placed high-resolution cameras with night vision capabilities will monitor the entire storage facility, capturing footage of any suspicious activities.
- **Well-Lit Areas:** Adequate lighting is essential for security. Well-lit storage areas discourage criminal activities and make it easier to detect and identify potential threats, therefore it is planned to have lighting run along the underside of the Covered Parking canopy areas. In addition, the design and placement of the motion-activated lights will balance security with the desire to limit light trespass beyond the project. In addition, the controlled access points, dump station and trash dumpster will have dedicated lighting. All lighting on the Property will meet the Outdoor Lighting Code (“OLC”) requirements.
- **Perimeter Alarms:** Intrusion detection systems, including perimeter alarms, can alert third-party security personnel or management to any attempts at breaching the storage facility’s boundaries.
- **Regular Inspections:** Periodic inspections of the storage facility can help identify and address potential security vulnerabilities. Regular checks of fencing, lighting, and surveillance equipment ensure that all security measures are functioning effectively.
- **Emergency Response Plan:** As a contingency, a well-defined emergency response plan will outline procedures to be followed in the event of a security breach, natural disaster, or other emergencies to ensure a quick and coordinated response to mitigate potential risks.

### Flood Mitigation

The Project is designed to mitigate flood impact. We are requesting through this CUP that all the areas inside the gated entry be crushed gravel over compacted native soil. This will increase water permeability and retention during rain events and minimize the amount of water that leaves the Project site into the existing flood prone area. The perimeter fencing will provide a clear area at ground level to allow the sheet flow run-off to pass through the site. The only area that will be paved is the Dawson Road driveway and turn around area outside the gate on the Owner’s property. We have consulted with the County’s Regional Flood Control District (“Flood Control”), and they are supportive of the design. The required street landscape buffer on the south side of the side will be depressed to provide first flush retention for the proposed paved turn around area. A drainage Report will be submitted with the project construction plans.

Riparian Area

This site contains a small area, less than 14,000 sf of mapped Xeroriparian C habitat. The entire mapped area which extends to properties to the east is an “isolated island” of mapped habitat that does not connect to any other mapped habitat. Additionally, the vegetation found within the mapped limits does not meet the minimum vegetation density of the classification. Observations from aerial photographs find most of the isolated mapped area, both on this site and the adjacent sites, have little or no vegetation. There is no defined wash or drainageway that is associated with this mapped area. The floodplain through this area is primarily sheet flow, spanning across the entire south half of the parcel and even extending across Dawson Road.

Avoidance of this area is not possible with the proposed use of the site, which is for an RV and Boat Storage facility. Given the site’s long narrow dimensions, its remote location, and lack of riparian vegetation, the proposed site plan is appropriate.

It should also be noted that this site will be subject to the Native Plant Preservation Ordinance at the time of development plan, and therefore any viable vegetation will be mitigated through that code.

[See **Exhibit 4 – Riparian Study**]

b. Exterior/Perimeter Design and Function

The Project’s exterior is designed to mitigate impacts on the surrounding residences. A six-foot wall made of corrugated steel (see below image) will enclose the Project and provide both security to the Project and privacy to surrounding neighbors. The visual impact from Dawson Road will be minimal. The fence will be design with clear area at the bottom to allow the sheet flow drainage to convey underneath the fence.



*Example of the corrugated steel 6-foot wall/fence surrounding the property.*

The Santa Rita Heights Mobile Home Park is located on the adjacent west. The distance from the nearest mobile home to an RV shade structure is approximately 100 feet. The parcel north of the Project has a single-family residential home. The distance from the home and the nearest shade structure is approximately 275 feet. To the adjacent east are three parcels, with the northern most parcel having a single-family residential home, which is approximately 125 feet from the nearest shade structure. To the south as is the parcel to the south, across Dawson Road.

The Project is designed to meet all County landscaping requirements. Per the *2023 Pima County Screening and Bufferyard Design Manual*, no bufferyards are required on the north, east and west property boundaries because this Project and the surrounding properties have the same zoning and are Low-Density. The owners would prefer maneuverability of tenent vehicle versus a landscaped bufferyard. Six-foot screen walls will be provided on all sides of the property.

**B. The Project meets the CUP standards.**

Conditional Uses are those that, because of their greater potential for nuisance or hazard, are conditioned upon the process and standards in the County Zoning Code (“Code”). The CUP standards for approval, provided below, lay out clear guidance on evaluating and approving a proposed CUP use. The Project meets all of the below standards.

1. ***The proposed use will not be in serious conflict with the objectives of the general land use plan or the area plan in which it is situated.***

The Project meets the following applicable *Pima Prospers Comprehension Plan* policies:

- **Medium Intensity Rural (“MIR”):** The Property is in the Plan’s MIR land planning area and is intended to provide a mix of medium density housing types with non-residential uses with special attention given to site design to assure that uses are compatible with adjacent lower density residential uses.

The Property is in the Plan’s MIR land planning area, which encourages residential uses with a maximum density of 36,000 sq. ft. lots. MIR proposes a much greater residential density (36,000 sq. ft. lots) than the existing GR-1 zone, which has a minimum lot size of 180,000 sq. ft. MIR’s support of higher density residential is consistent with the Project, which will provide storage options to residents in an area that could become denser in the future. Recreational vehicle storage is a relatively low intensive commercial use of the property, compatible with the adjacent low-density zoning, and is basically consistent with the MIR plan designation.

- **Special Area Policy S-18E:** Policy S-18E requires that development be regulated pursuant to the Lee Moore Basin Management Study (the “Study”). The Project has been designed to comply with the Study. The Project is designed to mitigate flood impact. We are requesting through this CUP that all the areas inside the gated entry be crushed gravel over compacted native soil. This will increase water permeability and retention during rain events and minimize the amount of water that leaves the Project site into the existing flood prone area. The only area that will be paved is the Dawson Road driveway and turn around area outside the gate on the Owner’s property will be paved. We have consulted with the County’s Regional Flood Control District (“Flood Control”),

and they are supportive of the design. The required street landscape buffer on the south side of the side will be depressed to provide first flush retention for the proposed paved turn around area. A drainage Report will be submitted with the project construction plans.

• **Rezoning Policy 87 (“RP-87”)**: While the RP-87 rezoning policies may not apply to this CUP, the Project likely still meets the three policies, as follows:

o *Buffer* - The Project complies with this policy by providing a low-intensity commercial use that will have little to no impact on the surrounding residential properties. The Project will be low-traffic, low-noise and will not create any nuisance issues on the surrounding homes.

o *Drainage* – Requires a master drainage study for the area. The Project’s hydrologist and engineer have studied the Property to define the floodplain, 100-year surface elevations and erosion hazard setbacks. The Project is designed to avoid flooding concerns, and we have discussed this with the Pima County Flood Control District.

Traffic Study – Requires a traffic study of the area. The Project traffic engineer has completed a traffic statement for the Project, which indicates the Project will only have 21 average daily trips resulting in no impact on the surrounding area.

Table 1 – Trip Generation of Project

Mesquite RV and Boat Storage			AM Peak		PM Peak		Weekday	
Trip Generation Rates	# Units	Unit Type	In	Out	In	Out	In	Out
RV Storage	197	Spaces	0.022		0.028		0.108	
			0.005	0.017	0.020	0.008	0.054	0.054

Trip Generation	# Units	Unit Type	AM Peak		PM Peak		Weekday	
RV Storage	197	Spaces	4		6		21	
			1	3	4	2	11	11

2. **The proposed use will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, the legal permitted uses of such property.**

The Project is designed to reduce any impacts it may have on the neighboring properties as follows.

**Building Setbacks**

	Direction	Adjacent Zone	Min. Req'd	Provided
1	Front (South)	Public Street – Non MSR & Scenic Dawson Road	30'	105'
2	Rear (North)	GR-1 Rural Residential	40'	40'
3	Side (East)	GR-1 Rural Residential	10'	12'

4	Side (West)	GR-1 Rural Residential	10'	11'
---	-------------	------------------------	-----	-----

- **Parking Surface:** We are requesting approval to use a gravel surface for the project area (inside the fence) to reduce impacts on the surrounding properties. This gravel surface will promote water infiltration on site, control dust, and provide significantly less heat than a paved surface.
- **Perimeter Wall:** The proposed six-foot perimeter wall will provide an effective and attractive screening element to the Project. It will provide a visual barrier to all surrounding properties, while providing security for the Project.
- **Lighting:** The Project’s lighting will be minimized to preserve the dark skies in the area. Standard lighting will be limited to the entrance gate. Security lighting will be triggered by motion sensors and only occasionally in use. All lighting will be compliant with the Outdoor Lighting Code (OLC).
- **Traffic:** The Project will generate a few daily trips, estimated at 21 average daily trips by our traffic statement, making it a very low impact use on the surrounding area.

**4. The proposed use has adequate accessibility to the County Road network.**

The Project has direct access from Dawson Road, a two-lane paved local road. Located approximately 660 feet east of the corner of S. Country Club Road and E. Dawson Road, the intersection provides connections to regional arterials. The project is located ~1.50 miles south of Sahuarita Road, ~1.9 miles east of Interstate 19, and ~3.78 miles west of Wilmot Road and 1.5 miles north of E. Corto, a minor local road, with connections to the west.

**5. The proposed use has sufficient off-street parking and loading facilities that will be developed in accordance with County engineering standards.**

There are 197 on-site RV parking spaces of varying sizes designed to meet the needs of the RV owner storage uses. No off-site parking spaces are needed. The Project does not require a loading zone, and deliveries are not expected on the property.

**6. The proposed use will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gases, and other forms of air pollution, liquids, and solid wastes.**

The Project will meet all the County standards for nuisance and environmental issues, as described below:

- **Noise:** The Project will comply with the Code’s Excessive Noise Ordinance (Code Ch. 9.30). The only noise the Project will generate will be the occasional coming and going of customers picking up their RVs from the Property. Otherwise, the Project will generate almost no noise. The Project will not include camping, RV maintenance, or any other use that will generate noise. Allowing customers access on a case-by-case basis from 5 a.m. to 7 a.m. and from 9 p.m. to 10 p.m. will also minimize noise.

- Smoke: The Project's parking and storage use will not produce any smoke, and therefore will meet the County's standards including those in Title 17, Air Quality, and Title 18, Zoning.
- Glare: The Project's parking and storage use will not create any daytime glare. The only potential glare could be from sunlight reflecting off RV windows, and this will be mitigated by the Project's six-foot steel wall that will effectively screen any reflection from the surrounding properties. At night, the Project will be designed to comply with the OLC and minimize light spillover to the surrounding properties. The Project will only use limited nighttime lighting, with lights at the gated entry, dump station and water station, and motion detector lights around the Property as needed for security.
- Heat: The Project's parking and storage use will not produce any heat, and therefore the use complies with the applicable County standards. The Project is requesting to use a gravel parking surface to reduce the potential heat island effect that is caused by paved surfaces.
- Odors: The Project's parking and storage use will not produce any odors. Should we discuss the dump or septic area?
- Vibrations: The Project's parking and storage use will not involve any machinery that will produce vibrations.
- Fly or Ash: The Project's parking and storage use will not produce any fly or ash.
- Dust: The Project will be crushed gravel above a compacted surface and is not anticipated to generate dust across the Property. During construction, the Project will comply with all County regulations related to the mitigation of construction dust. Both during and after construction, the Project will comply with the County's Air Quality regulations in Title 17.
- Fumes, Vapors or Gases: The Project will not produce any fumes, vapors, or gases. RVs entering and leaving the Property will emit vehicle exhaust for the brief period of time they are in transit, but the low volume of traffic to and from the site will not increase fumes from the Property.
- Other Air Pollution, Liquids and Solid Waste: The Project's parking and storage use will not create air pollution. The Project's small septic system will be fully compliant with the County's Onsite Wastewater Treatment Facilities requirements.

**7. *The hours of operation will not be detrimental to adjoining residents.***

The Project's standard hours of operation will be from 8:00 a.m. to 5:00 p.m., seven days a week. Customers gain access via an electronic keypad during these hours and may be permitted to access the property outside of normal business hours for extenuating circumstances on a case-by-case basis (5:00 am - 8:00 am and 5:00 pm - 10:00 pm). Because the Project will have direct access from Dawson Rd., customer access during these hours will not be detrimental to the surrounding properties.

**8. *Landscaping will be fully in conformance with zoning code regulations.***

The Project’s landscaping will fully conform with the *2023 Pima County Screening and Bufferyard Design Manual*, as shown on the Concept Site Development Plan. The Project will provide the following bufferyards and screens:

	<b>Direction</b>	<b>Adjacent Zone</b>	<b>Min. Required</b>
1	Front (South)	Low Density to Street 1 (Public Street - Type A) Dawson Road	5' bufferyard with 3'6" decorative screen wall
2	Rear (North)	Low Density to Low Density	0 bufferyard Screen wall (non-chain link)
3	Side (East)	Low Density to Low Density	0 bufferyard Screen wall (non-chain link)
4	Side (West)	Low Density to Low Density	0 bufferyard Screen wall (non-chain link)

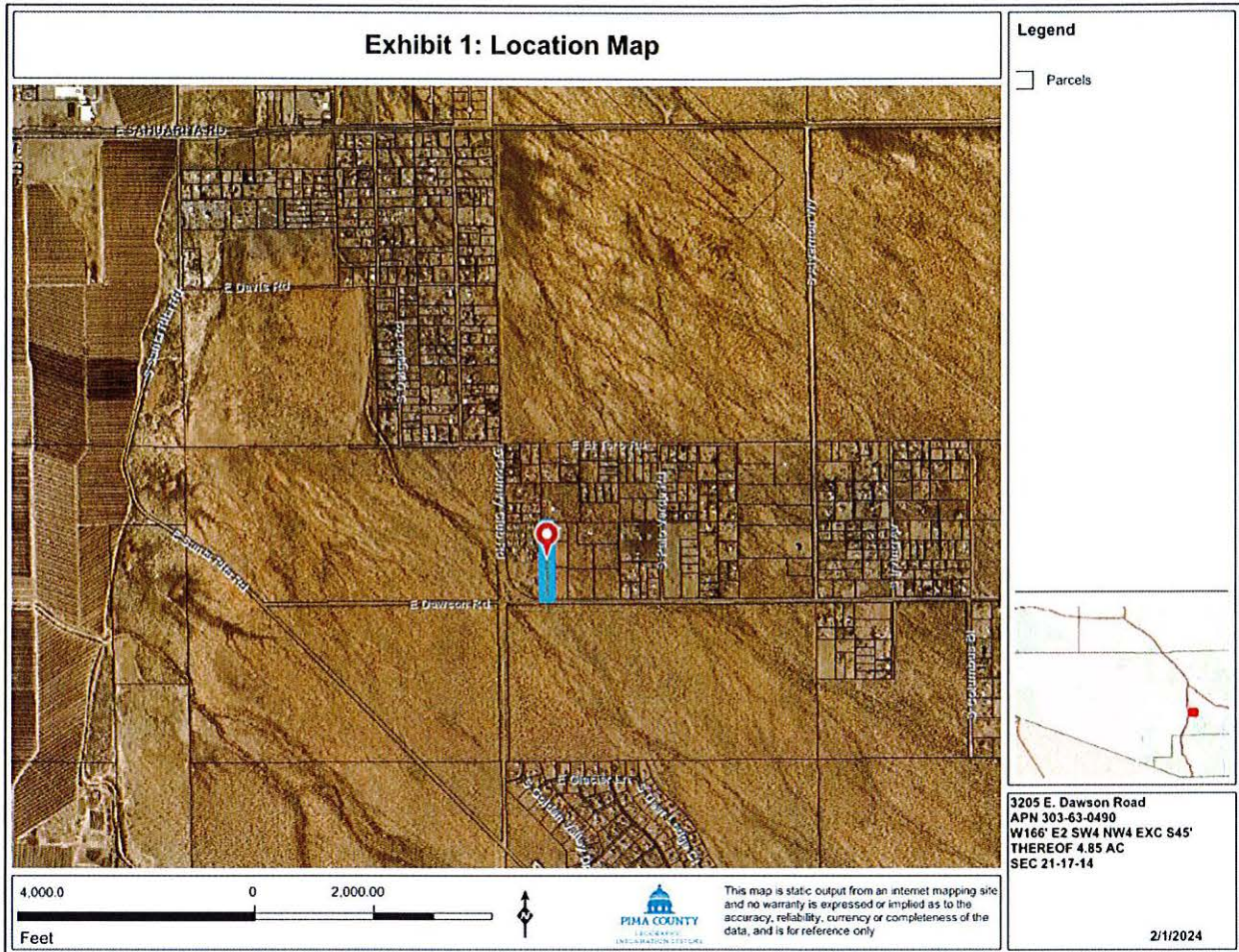
**C. Conclusion**

The Project will be a low-intensity, quiet use that will not impact the surrounding properties and property owners. The RV Storage use is designed to lessen potential impacts on the area as it will be surrounded by a six-foot wall, light trespass minimal and the low estimated daily trips won't significantly contribute to the existing traffic volumes. The Project complies with the CUP standards, as described above, and the low-impact use combined with the mitigation elements makes approval of this CUP appropriate. Therefore, we respectfully request that the Board approve this CUP request.

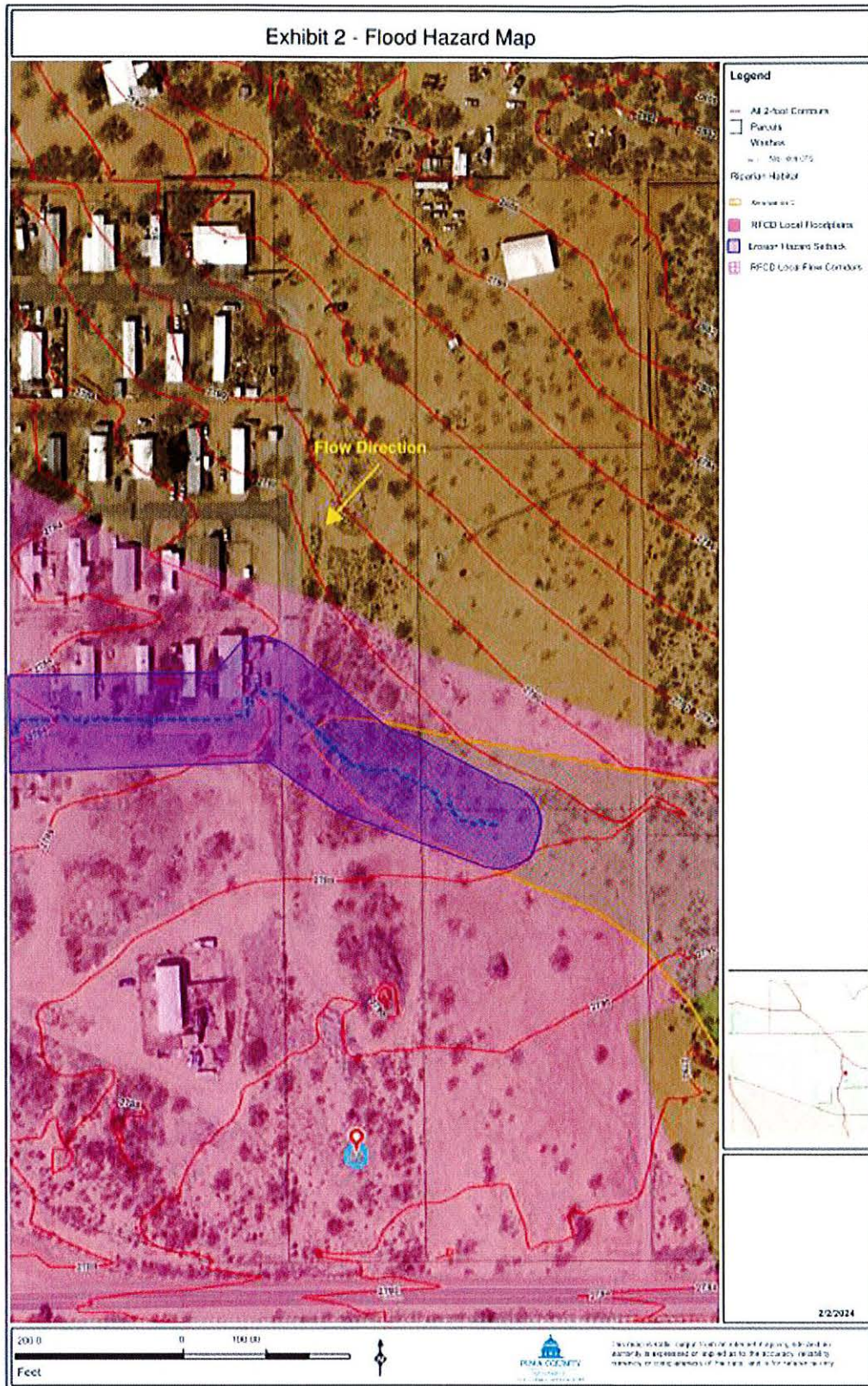
Sincerely,

John Grenier  
 President  
 Grenier Engineering, Inc.

Enclosures: Location Map, Flood Hazard Map, Traffic Letter, Riparian Study, Site Concept Plan, and Site Survey









## Exhibit 3 - Traffic Letter

Transportation Planning  
Traffic Engineering  
Consulting

April 30, 2024  
Mesquite RV and Boat Storage  
Traffic Letter

Mr. Jason Morse  
Grenier Engineering  
6300 East El Dorado Place  
Suite A120  
Tucson, Arizona 85715

Dear Mr. Morse:

M Esparza Engineering is pleased to provide this traffic letter to support a conditional use permit application for the proposed 197-space recreational vehicle (RV) and boat storage project. The project is at 3205 East Dawson Road on the east side of Country Club Road in unincorporated Pima County. A site plan showing the unit layout and access on Dawson Road is provided as an **attachment** to this letter.

The focus of this letter is to determine whether turn lanes on Dawson Road at the project access would be warranted based on the projected trip generation of the project and the traffic volumes on Dawson Road. Both of these are inputs to the turn lane warrant analysis found in the current 2016 *Pima County Subdivision and Development Street Standards (SDSS) Manual*.

Although there are no trip generation rates for "RV Storage" in the current ITE *Trip Generation Manual*, I preliminarily applied rates from three RV storage trip generation studies that were conducted in California. Based on these rates and the number of proposed spaces, the project will generate four AM peak hour trips and six PM peak hour trips. Mr. David Takaki from Pima County Development Services indicated that a short traffic letter focusing on a turn lane warrant analysis would be acceptable for this project based on the estimated trip generation. Mr. Takaki has also required that a queueing analysis be performed.

### Site Plan and Access

The site plan shows the location of the proposed 197-space RV storage project on one parcel (Parcel ID 303-63-0490) on the north side of Dawson Road and east of Country Club Road. The project is zoned GR-1 (Rural Residential).

Dawson Road is an east-west local road with a two-lane rural cross-section. The paved roadway cross section is approximately twenty-four feet, with two eleven-foot lanes (measured edge line to edge line), and unpaved shoulders. The posted speed limit on Dawson Road is 50 mph. It is also a very straight road with long sight distances to the east and west from the project driveway. At most, it may be necessary to remove existing greenery within the Dawson Road right-of-way to ensure that sight distance is not impeded.

Primary access to the project will be at one location on Dawson Road as shown on the site plan.

2934 W. Salvia Drive  
Tucson, AZ 85745

520-207-3358  
MUE-CLA@COX.NET

**Trip Generation**

Trips generated are typically estimated using the rates published in the current *ITE Trip Generation Manual, 11<sup>th</sup> Edition*. However, there are no ITE rates for the land use Recreational Vehicle (RV) Storage. We researched trip generation studies for this land use and have attached a source where trips from three RV storage facilities were counted. **The source is attached**, and the average rates from the three facilities were applied to the trip generation estimate for the RV Storage component of this project. The trip rates and trips generated are provided in Table 1.

**Table 1 – Trip Generation of Project**

Mesquite RV and Boat Storage			AM Peak		PM Peak		Weekday	
Trip Generation Rates	# Units	Unit Type	In	Out	In	Out	In	Out
RV Storage	197	Spaces	0.022		0.028		0.108	
			0.005	0.017	0.020	0.008	0.054	0.054

Trip Generation	# Units	Unit Type	AM Peak		PM Peak		Weekday	
RV Storage	197	Spaces	4		6		21	
			1	3	4	2	11	11

Based on the average trip rates for the project land use, the project generates twenty-one daily one-way trips, with four trips during the AM peak hour and six during the PM peak hour. One of the AM peak hour trips and four of the PM peak hour trips are entering trips and are applied in the left turn lane warrant analysis.

**Turn Lane Warrant Analysis**

Pima County's Subdivision and Development Street Standards provides turn lane warrant guidelines for County roadways.

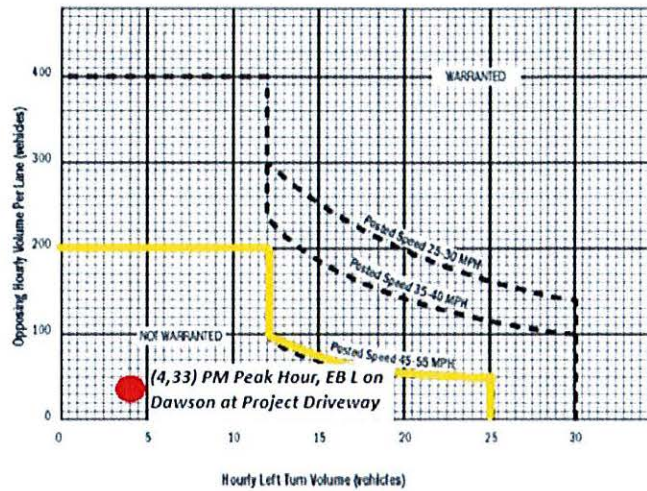
Field Data Services collected traffic volume data on Dawson Road near the project site on Wednesday, April 3, 2024. **The traffic data is attached**. There were 577 total daily vehicles counted on Dawson Road. The highest peak hour volumes are shown in Table 2.

**Table 2 – Peak Hour Volumes on Dawson Road**

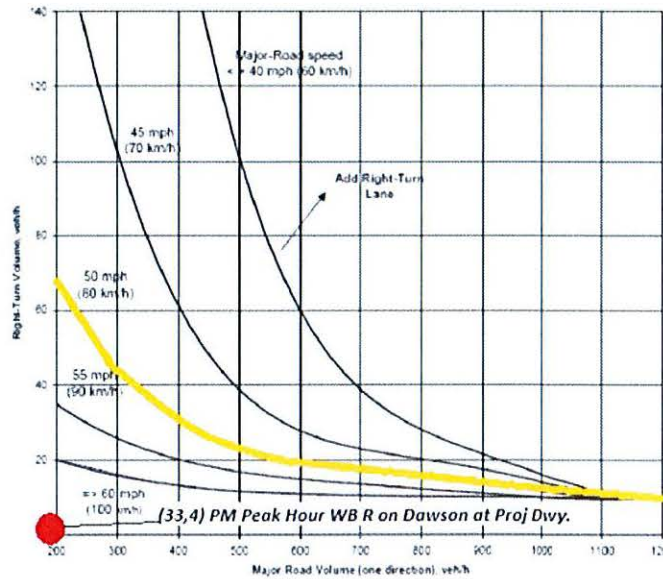
	AM Peak Hour Volume	PM Peak Hour Volume
Eastbound	19 (7:15 – 8:15 AM)	40 (2:15 – 3:15 PM)
Westbound	27 (7:15 – 8:15 AM)	33 (4:15 – 5:15 PM)

Results from the left turn and right turn lane warrant analysis are shown in Figures 1 and 2.

**Figure 1 – Left Turn Lane Warrants (Pima County)**  
**A-1 LEFT TURN LANE GUIDELINES<sup>9</sup>**



**Figure 2 – Right Turn Lane Warrants (Pima County)**  
**A-2 RIGHT TURN LANE GUIDELINES FOR TWO-LANE ROADS<sup>9</sup>**



Based on traffic volumes collected by Field Data Services of Arizona on Dawson Road near the proposed project driveway location, and the assumption that all entering vehicles would do so from either direction, turn lane warrants are not warranted from Dawson Road into the project driveway.

#### Queueing Analysis

Pima County Development Services Department requested a queueing analysis to determine if queues at the gated entrance may exceed the distance from the street to the gate. An entering volume of four per hour was applied to this analysis.

We have assumed 30 seconds service time per entering vehicle, that is, the time staff activates the gate to the time it takes to enter the gate.

For the Poisson distribution method, the following queue equation is applied:

$$E(n) = \rho / (1 - \rho) = \lambda / (\mu - \lambda),$$

Where:

$\lambda$  = arrival rate, in this case = 4 vehicles/hour,  
 $\mu$  = service rate, in this case 30 seconds per vehicle, or 120 vehicles/hour,  
 $\rho = \lambda / \mu = 0.033$ . This is the traffic intensity, or utilization factor.

This equation estimates the average number of queued vehicles.

The average number of vehicles in the queue is then:

$$0.033 / (1 - 0.033) = .03 \text{ vehicles on average at the gate.}$$

The probability that there will be  $n$  vehicles at the gate is:

$$P(n) = \rho^n \times P(0), \text{ where } P(0) \text{ is the probability of no queue, and } P(0) = 1 - 0.033 = 0.967,$$

Therefore, the probabilities that there will be 1, 2, 3 vehicles queued at the gate are:

$$\begin{aligned} &= 0.033^1 \times 0.967 = 0.03, \text{ or a 3\% probability of a queue of 1 vehicle.} \\ &= 0.033^2 \times 0.967 = 0.001, \text{ or a 0.1\% probability of a queue of 2 vehicles.} \\ &= 0.033^3 \times 0.967 = 0.00003, \text{ or a 0.003\% probability of a queue of 3 vehicles.} \end{aligned}$$

The probability of one or more vehicles queued decreases rapidly, so it can be estimated that there is a 97% probability that entering vehicles will not back up to Dawson Road if storage for at least one vehicle is provided between the gate and Dawson Road based on the entering volume and service time assumptions.

The distance from the edge of the north through lane on Dawson Road to the gate is approximately eighty-six (86) feet. There are also unmarked short term waiting areas outside of the gate for RV drivers to wait for Mesquite RV staff to open the gate. As shown on the site plan, there is room for two RVs to park in the waiting area. The average length of the most popular class (Class A) of recreational vehicles is 32 to 33 feet long.

There are longer and shorter RVs, and the facility will also accommodate trucks pulling boats, but the queueing analysis indicates that even two vehicles queued at the gate is highly improbable. Given the waiting area spaces, as well as the distance from the street to the gate, there is adequate room for vehicles to queue or temporarily park outside of the gate and it is highly improbable that RVs would back out onto Dawson Road.

**Conclusions**

Based on Pima County guidelines for turn lane warrants, turn lanes are not warranted on Dawson Road for turns into the project driveway. There is also adequate space for RVs to queue, or otherwise wait outside of the gate.

Please feel free to contact me if you have any questions or comments.

Sincerely,



Marcos Esparza, P.E.  
Principal

**M Esparza Engineering, LLC**  
2934 W. Salvia Drive  
Tucson, Arizona 85745  
Office: 520-207-3358  
Mobile: 520-419-5909  
E-mail: [mue-cla@cox.net](mailto:mue-cla@cox.net)



Attachments: Site plan  
RV Storage Trip Generation Study Excerpts  
Traffic Count Data for Dawson Road



April 25, 2005

Mr. Andy McBride  
McBrides' Self-Storage  
13788 Oaks Avenue  
Chino, Ca 91701

Dear Mr. McBride,

This report summarizes our traffic impact study for the proposed McBride's Self-Storage and R.V. Storage Facility to be located at the southeast intersection corner of Euclid Avenue and Kimball Avenue in Chino.

We trust that the findings of this traffic study will be of assistance to the City of Chino and Caltrans in formulating their decision pertaining to the development of this project. If you have any questions or need additional information, please do not hesitate to call us.

Respectfully submitted,

  
C. Hui Lzi, P.E.  
Traffic Engineer



3100 MARYWOOD DRIVE ORANGE, CA 92867 TEL: 714.974.7863 FAX: 714.974.1043 E-MAIL: SAHL@MSN.COM

Trip generation rate for R.V. storage facility is not available either from the Institute of Transportation's "Trip Generation Manual" or SANDAG's "Brief Guide of Vehicular Generation Rates for the San Diego Region" or Caltrans. For this reason, driveway traffic volume counts were collected at the following R.V. storage facilities.

- McBride's R.V. Storage, 13788 Oaks Avenue, Chino
- Sand Canyon RV, 6401 Oak Avenue, Irvine
- Baker Ranch RV, 25690 Baffin, El Toro

Summarized below are peak hour and daily traffic trips collected and trip rates generated at each of the above three surveyed existing R.V. storage facilities. For worst-case traffic analysis, study intersections were analyzed for weekday peak commuter traffic periods. For this reason, weekend surveys were not conducted for these three existing R.V. storage sites.

TABLE B

NUMBER OF TRIPS SURVEYED ON 4-15-04 (Friday)

Period of Day	McBrides' RV, Chino 200 Stalls		San Canyon RV, Irvine 600 Stalls		Baker RV, El Toro 1,300 Stalls		Average of Three RV Storage Facilities	
	In	Out	In	Out	In	Out	In	Out
A.M. Peak Hour	1	3	3	10	6	24	3	12
P.M. Peak Hour	3	2	14	4	28	8	15	5
Daily Basis	8	10	36	34	78	76	41	40

TABLE C

DERIVED TRIP GENERATION RATES (TRIP PER STALL)

Period of Day	McBrides' RV, Chino 200 Stalls		San Canyon RV, Irvine 600 Stalls		Baker RV, El Toro 1,300 Stalls		Average of Three RV Storage Facilities	
	In	Out	In	Out	In	Out	In	Out
A.M. Peak Hour	0.005	0.015	0.005	0.017	0.005	0.019	0.005	0.017
P.M. Peak Hour	0.015	0.010	0.023	0.007	0.022	0.006	0.02	0.008
Daily Basis	0.040	0.050	0.060	0.057	0.060	0.059	0.053	0.055



**Prepared by: Field Data Services of Arizona/Veracity Traffic Group (520) 316-6745**

Volumes for: Wednesday, April 3, 2024

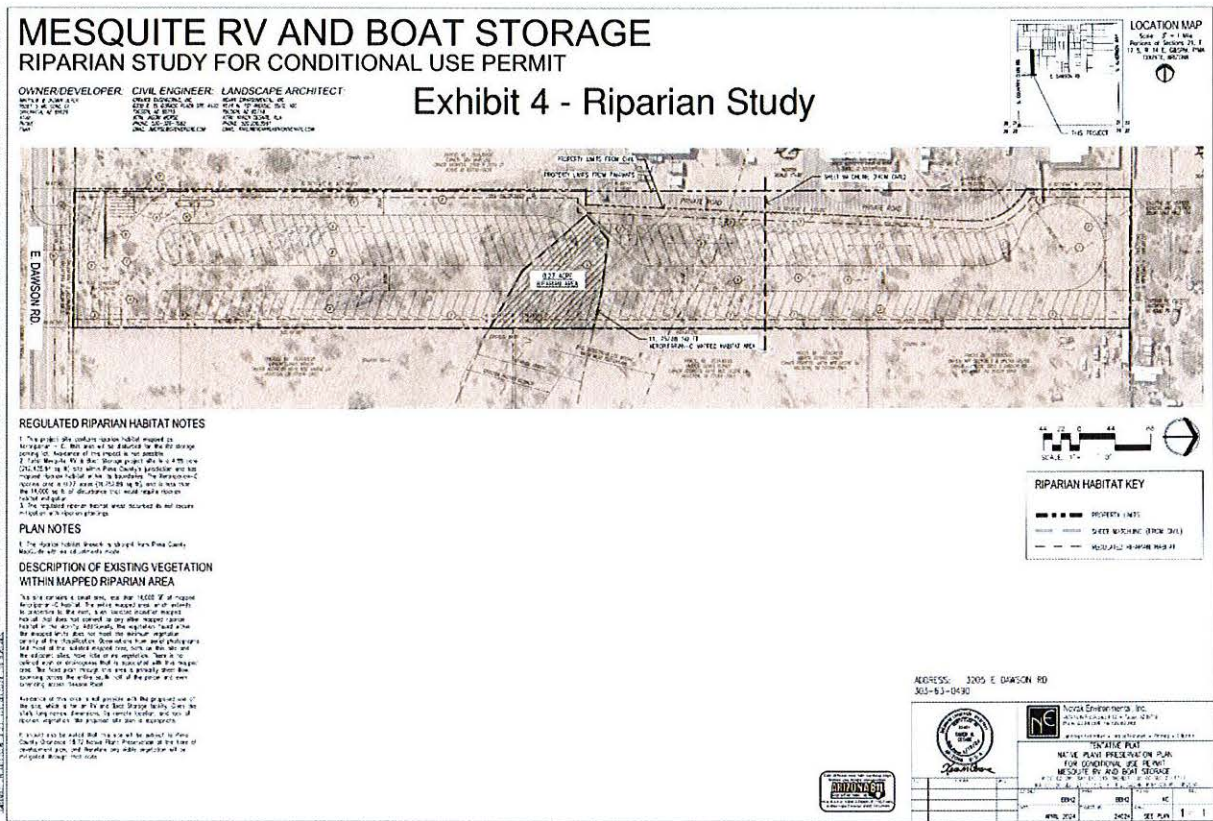
City: Sahuarita

Project #: 24-1188-001

Location: Dawson Rd east of Country Club Rd

AM Period	NB	SB	EB	WB	PM Period	NB	SB	EB	WB			
00:00			3	0	12:00			2	4			
00:15			0	0	12:15			4	3			
00:30			0	0	12:30			4	2			
00:45			1	4	12:45			3	13	4	13	26
01:00			1	0	13:00			4	3			
01:15			0	0	13:15			5	5			
01:30			0	0	13:30			3	6			
01:45			0	1	13:45			6	18	10	24	42
02:00			0	0	14:00			6	2			
02:15			0	0	14:15			10	3			
02:30			0	0	14:30			13	2			
02:45			0	0	14:45			5	34	5	12	46
03:00			0	0	15:00			12	8			
03:15			0	0	15:15			8	7			
03:30			0	0	15:30			5	5			
03:45			0	0	15:45			8	33	8	28	61
04:00			1	0	16:00			5	5			
04:15			0	1	16:15			9	4			
04:30			0	4	16:30			9	3			
04:45			0	1	16:45			5	28	7	19	47
05:00			0	0	17:00			10	13			
05:15			4	0	17:15			5	4			
05:30			0	3	17:30			3	9			
05:45			0	4	17:45			6	24	7	33	57
06:00			3	5	18:00			10	7			
06:15			2	5	18:15			7	3			
06:30			4	4	18:30			7	3			
06:45			2	11	18:45			4	28	6	19	47
07:00			3	4	19:00			2	4			
07:15			7	7	19:15			5	2			
07:30			3	6	19:30			4	2			
07:45			5	18	19:45			6	17	0	8	25
08:00			4	8	20:00			6	2			
08:15			4	4	20:15			9	0			
08:30			3	2	20:30			3	1			
08:45			3	14	20:45			2	20	3	6	26
09:00			2	1	21:00			0	2			
09:15			2	2	21:15			1	2			
09:30			1	2	21:30			2	0			
09:45			5	10	21:45			1	4	0	4	8
10:00			1	3	22:00			1	0			
10:15			6	4	22:15			2	0			
10:30			1	2	22:30			0	0			
10:45			2	10	22:45			0	3	0	0	3
11:00			2	3	23:00			2	0			
11:15			1	1	23:15			0	0			
11:30			6	2	23:30			1	1			
11:45			2	11	23:45			1	4	0	1	5

<b>Total Vol.</b>			84	100	184			226	167	393		
<b>GPS Coordinates:</b>	31.935720, -110.924158											
						<b>Daily Totals</b>						
						NB	SB	EB	WB	Combined		
						310					267	577
						<b>Split %</b>						
	<b>AM</b>					<b>PM</b>						
<b>Split %</b>	45.7%					57.5%					42.5%	68.1%
<b>Peak Hour</b>	07:15					14:15					16:45	15:00
<b>Volume</b>	19					40					33	61
<b>P.H.F.</b>	0.68					0.77					0.63	0.76



### Exhibit 5 - Site Concept Plan

