



TOWN OF
SPRINGERVILLE

"GATEWAY TO THE WHITE MOUNTAINS"

APPLICATION FOR REZONING

Peter Ruthenbeck

Name of Applicant(s)
(Applicant must be the legal owner or
Show Power of Attorney)

105-15-010H

Parcel Number(s)
(Attach legal description)

Helen DiGuiseppe

Applicant Mailing Address

Springerville AZ 85938

262 W Main St

Property Address

Springerville AZ 85938

Current Zoning Classification

AR-20

C-1

Requested Zoning Classification

Applicant Telephone Number(s)

[Signature]

Signature of Applicant(s)

See Page 2 for required documentation

9-9-24

Date

Fee: \$ 200⁰⁰ 01-4007

Received By: [Signature]

Date Stamp:

RECEIVED

SEP 09 2024

Neighborhood Meeting: _____

P&Z Hearing: _____ Notice Date: _____

Action: _____

Confirmed By: _____

All documentation MUST be submitted before an application is complete

LETTER OF EXPLANATION REZONING

262 W Main St., Springerville AZ 85938
APN 105-15-010H (14 acre parcel)

The reason for this rezoning request is so that we can expand our current RV Park onto the adjacent parcel of land referenced above. In deference to the local communities wish to keep commercial development away from Becker Lake Road we are requesting that only approximately 6.4 acres of the 14 acres be rezoned to C-1 leaving approximately 7.6 acres with AR-20 zoning undeveloped along Becker Lake Road. This provides a buffer of more than 500'. See drawing of proposed RV park expansion.

Leaving a 7.6 acre, or 500' buffer along Becker Lake Road should alleviate any concerns about increased traffic as well as any concerns about commercial business development or commercial traffic along Becker Lake Road. This plan preserves the consistency of AR-20 zoning along this corridor.

Water for the park expansion would be provided by an existing well on this parcel. This well has gone through extensive testing by the Arizona Department of Environmental Quality and has been fully approved as a community well. This well produces 38 gpm. The well extends 120' underground and the pump is placed at approximately 92'.

Sewage treatment will be accomplished with multiple high efficiency septic systems sized for the number of spaces in the expansion. These systems operate as tiny sewage treatment plants and therefore the output is clear water. We are working with appropriately credentialed experts who will design the system and supervise installation. These systems will meet or exceed all standards set forth by the Arizona Department of Environmental Quality.

Our plan for the expansion is to add 50 new spaces, all with full hook-ups. There will be no permanent mobile homes. 50 spaces in approximately 6.4 acres is a density of approximately 8 spaces per acre. To put this into perspective, the newest RV park in Springerville was developed to a density of 17 spaces per acre.

This means that our park expansion would have twice as much space for each site as compared to the newest park and as much as four times as much space per site as compared to some of the other RV parks in the city. Our purpose for providing this extra space is to have a nicer more attractive park which will attract higher quality RVers. This translates into more money flowing into our town and to its many businesses.

We understand that affordable housing is in severe shortage in Springerville. Unfortunately, private developers cannot justify building affordable housing in our little town because the cost of building is higher than what can be supported by affordable rent. In order to make it attractive for developers to invest in our town the rents would have to be \$2,000 plus per month and I believe most current residents of Springerville would agree this is not an affordable rent. On the other hand, RVs do provide an affordable housing option, both short and long term. A good number of RVers use the local RV parks as a transitional living situation while they are looking for someplace to rent, or even to have a home built. RV Parks also provide a housing option for fluctuating populations that come to our town for construction projects, Forest Service projects, fire control, and tourists who flock here in the summer months.

As a resident of Eagar and a business owner in Springerville it is my goal to help bring more commerce and more opportunities to our beautiful little towns. I believe that our RV park will be a step above any other RV parks in Springerville or Eagar. And, by having a strict set of rules and regulations, along with on-sight management to enforce these rules and regulations, guests will be able to enjoy a pleasant and safe RV park. See attached Rules and Regulations.

Ingress/Egress: All ingress and egress for the park expansion will be directly off of and onto highway 60. Guests will all enter at The Gateway and cross the current parking lot.

Driveways: Gravel to control dust.

Landscaping: The park will be landscaped and enough trees will be planted to eventually provide privacy and shade for every site.

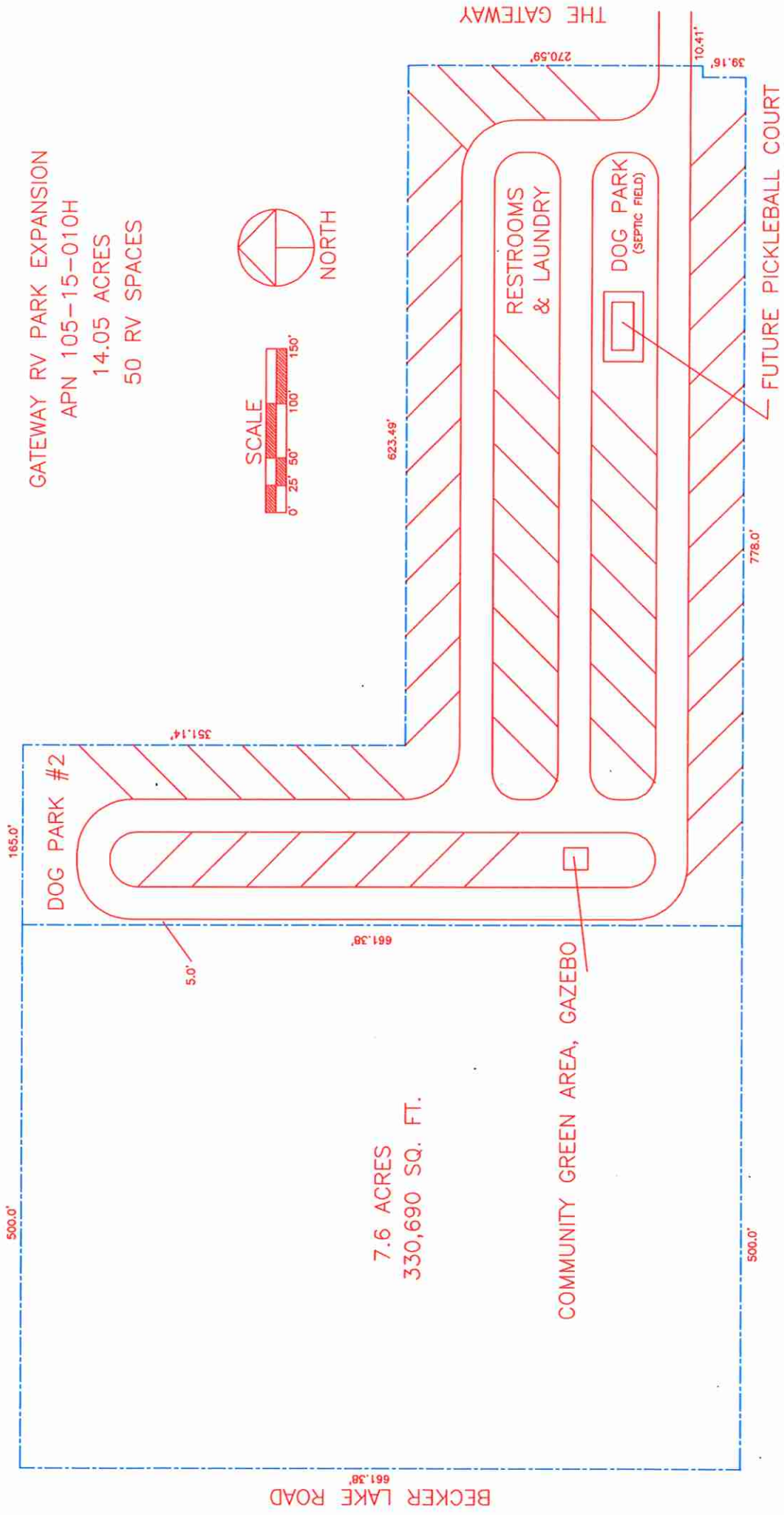
Irrigation: Irrigation will be installed for the purpose of providing irrigation for trees and plants only.

Trash Collection: Three sided enclosures with a gate on the fourth side will be provided for all dumpsters located in the expansion. This will prevent them from being seen and also help reduce wind blown trash in the area. Trash will be picked up twice a week.

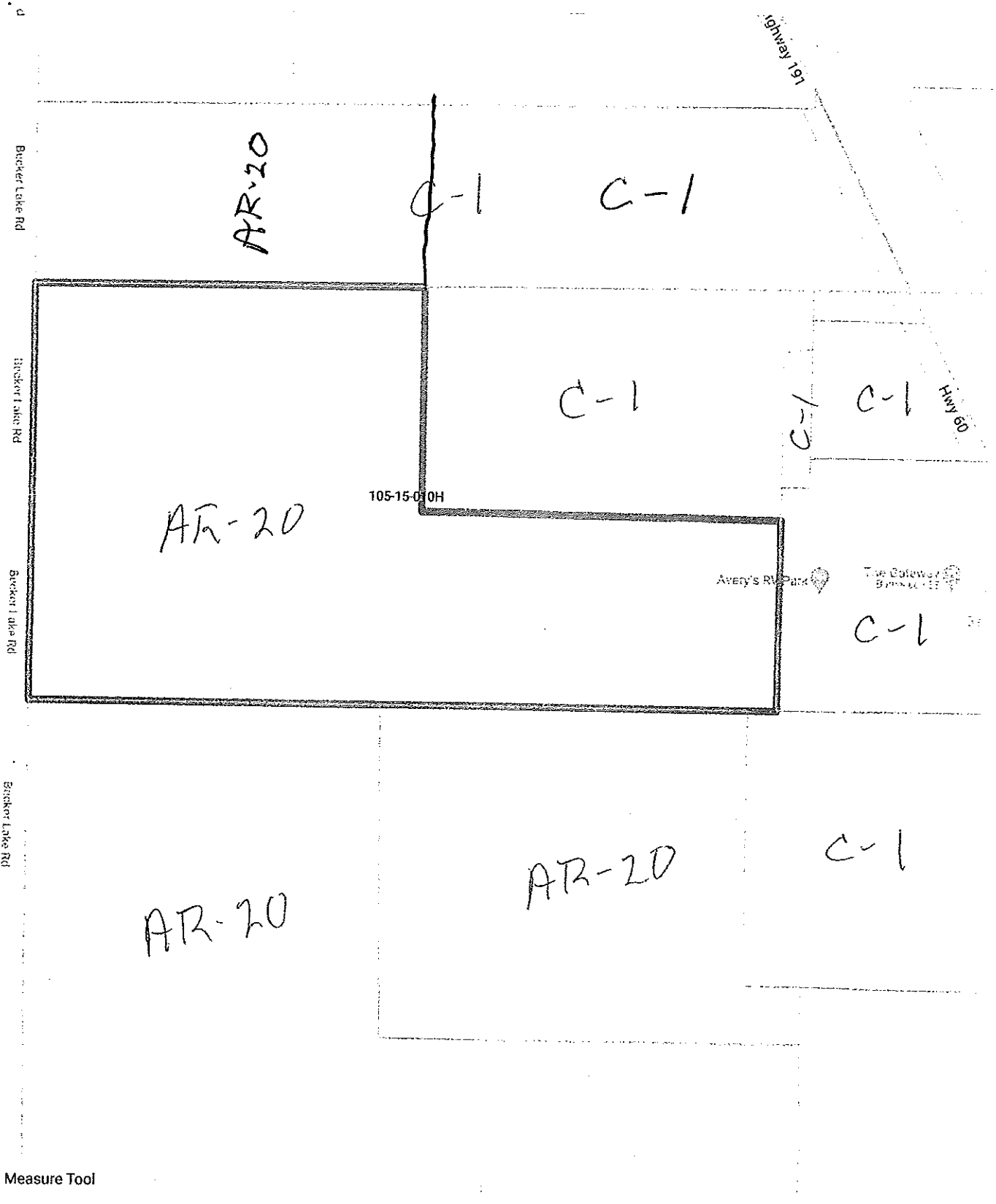
Security Lighting: Lighting will be installed along driveways and in communal areas such as restrooms, laundry and parking areas.

Rules and Regulations: We have developed a strict set of rules and regulations which will allow our on-sight management to deal with any issues quickly and maintain a safe and quiet environment for our guests.

GATEWAY RV PARK EXPANSION
APN 105-15-010H
14.05 ACRES
50 RV SPACES



7.6 ACRES
330,690 SQ. FT.

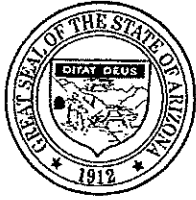


Measure Tool

Google

Map data ©2024 100 ft

Report a map error



Katie Hobbs
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY



Karen Peters
Cabinet Executive Officer
Executive Deputy Director

APPROVAL OF CONSTRUCTION

Project Description: THE GATEWAY RV PARK WELL. AOC PERMIT FOR EXISTING WELL 55- 809267 EQUIPPED WITH A 60 GPM PUMP TO SERVE THE GATEWAY. PWS GRADE D1.

Location: Springerville, AZ

Project Owner: 262 W Main St LLC
Address: 1846 E Innovation Park Dr. Ste 100
Springerville, AZ 85938

The Arizona Department of Environmental Quality (ADEQ) hereby issues an Approval of Construction for the above-described facility based on the following provisions of Arizona Administrative Code (A.A.C.) R18-5-507 et seq.

On 1/5/2024, ADEQ issued a Certificate of Approval to Construct for the referenced project.

On 4/16/2024, Anthony Bowler, P.E. certified that the project was built according to the as-built plans and specifications and ADEQ's Certificate of Approval to Construct.

This Approval of Construction authorizes the owner to begin operating the above-described facilities as represented in the approved plan on file with the ADEQ. Be advised that A.A.C. R18-4-203 requires the owner of a public water system to maintain and operate all water production, treatment and distribution facilities in accordance with ADEQ Safe Drinking Water Rules.

Reviewed by: NR3

PWS No.: 01-345
LTF No.: 103383

DocuSigned by:
Nicole Rubenstein
3E383671672C4B9...

4/30/2024

Nicole Rubenstein, P.E.
Drinking Water Section

Date Approved

C: ADEQ File No.: 20230474
Apache County Health Department

The Gateway RV Park

Rules and Regulations

262 W Main St.

Springerville AZ 85938

Failure of tenant(s), their children or their guests to follow these rules will result in eviction.

1. Tenants are responsible for their guest's conduct. Guests must agree to follow the park regulations. Guests cannot remain on site for more than 7 days consecutively. Only people listed on the park contract are considered tenants.
2. Please respect the rights of your neighbors. NO loud music, NO loud television, and NO shooting off fireworks. NO revving of car engines. Quiet hours are 10PM to 8AM.
3. Each vehicle must have current registration. Inoperable vehicles will be towed at owner's expense. No vehicle repair work in park. Vehicle speed limit is 5 MPH.
4. Tenants are responsible for following city, state and federal laws and ensuring their children and guests follow these laws.
5. Tenants are responsible for keeping the outside of their premises neat and litter free and must dispose of all refuse/garbage in the provided dumpsters. No appliances or furniture will be allowed except patio/outdoor furniture. Tenants will be charged if the park has to clean up their lot at a rate of not less than \$50.00/hour.
6. No outside fires are permitted except propane. Tenants are allowed one BBQ per space and it must be covered when not in use.
7. Tenants are responsible for notifying management immediately of any repairs needed to their space.
8. Items such as electronic equipment, furniture, appliances, motor oil or transmission fluid must be disposed of outside of the park.
9. The discharge of any type of firearm or weapon is not allowed in the park. This includes pellet guns, BB guns, bows and arrows, paint guns or slingshots.
10. No pets allowed without authorization from the manager. You are required to pick up your pet's waste. ALL PETS MUST BE KEPT UP TO DATE ON THEIR VACCINES AND BE LICENSED ACCORDING TO LOCAL AND STATE LAW. ALL PETS MUST BE ON A LEASH WHEN OUTSIDE OR KEPT IN A FENCED AREA WHICH SHALL BE CONSTRUCTED IN A MANNER APPROVED BY THE PARK MANAGER AND AT THE TENANTS SOLE EXPENSE. NO ANIMALS MAY BE TIED OR TETHERED AT ANY TIME AND SHOULD NOT BE LEFT OUTSIDE FOR EXCESSIVE PERIODS. NO MORE THAN TWO SMALL DOGS UNDER 40 LBS.
11. Maintenance and Repair Rules: Tenant will keep and maintain the premises including their unit in good and sanitary condition and repair during their stay in the park.