

Executive Summary
Article 6 Revision; Greer Community Survey and Recommendations
Greer Resident Group on Article 6

In the past year, two issues related to the enforcement of Greer's zoning ordinance, Article 6, have been the subject of activity by Apache Co. officials.

Following a lengthy Apache County enforcement procedure regarding the use of multiple Recreation Vehicles for Storage and Habitation, it became apparent that some flexibility in the ordinance regarding RV storage and use might be appropriate for the Greer Community. In addition, in the wake of a dispute over the prohibition of manufactured housing in Article 6, further clarification of these definitions was sought. After lengthy consideration of possible solutions, an exchange of ideas occurred between the Community Development Department and a Greer Resident Group on Article 6 (Working Group) convened to review these issues. The group included community leaders from residential and business backgrounds.

Based, in part, on these interactions, the most current Article 6 draft was received from the Director of Development, Matthew Fish, on 6-13-22 and is attached to this communication.

The attached Working Group **Executive Summary** and the **Greer Community Survey and Article 6 Revision Recommendations** reflect the Working Group assessment of the proposed elements of this Article 6 draft.

The Article 6 draft addresses not only the specific RV and manufactured housing topics, but also adds clarity and detail to the use table and definitions. It also includes a descriptive introduction and purpose of the draft, customary to Apache Co. zoning ordinances, for context and to aid in the administration and enforcement of the Ordinance by Apache County administrators and officials.

The prime goal of our Working Group has been to attempt to understand what solutions would be supported by the Greer community. Ideas were developed within the Development Office and Working Group. In addition, a survey of the Greer community was carried out employing an email list used by a number of Greer community organizations and through the 'I Love Greer' FaceBook site.

A total of 164 responses were returned, a representative sample of Greer's property owners. Attached to this summary is a full analysis of this survey.

Manufactured housing: Manufactured housing is prohibited by Article 6. The Greer community supports continued enforcement of this prohibition and the following Article 6 language for defining 'Manufactured housing':

- a. **Manufactured home** - A moveable or portable dwelling unit constructed on or after June 15, 1976, to be towed on its own chassis and designed so as to be installed with or without a permanent foundation for residential dwelling. The unit may include one or more components that can be disconnected for towing purposes and subsequently connected for additional capacity, or a portable dwelling composed of a single unit. The Federal Manufactured Housing Construction and Safety Standards Act of 1974 became effective on June 15, 1976.

Factory Built Building: buildings that are either wholly or in substantially in part consisting of manufactured components from a manufacturing facility or factory and transported for installation or assembly, or both, on-site. See ARS 2021 Title 41

Steel containers: We support the proposal to prohibit steel containers for use as housing in Greer that appears in the draft Prohibited Use Table.

Park Model Homes: We support the proposal to prohibit 'Park Model Homes' for use as housing in Greer that appears in the draft Prohibited Use Table.

RV Use For Permanent Dwelling: We support the proposal to prohibit RV Use For Permanent Dwelling in Greer that appears in the draft Prohibited Use Table.

Recreational Vehicles:

Article 6 was adopted in 2010 after a prolonged period of community input and deliberation in cooperation with County officials.

Reflecting the will of the Greer Community, Article 6 specifically prohibits the use of RVs within Greer.

Greer Community Supports the following: Regarding RVs, the survey showed a split opinion on allowing RVs AT ALL. The community takes any change in the prohibition within Article 6 seriously. A majority feels that before there can be a change in the long-standing RV prohibition, a strict set of conditions would be required for any RV use. We believe any consensus to accommodate RVs would require the following conditions:

- A. possession be limited to a single RV,
- B. no rentals or use 'for gain',
- C. RVs must be placed in a position that achieves "minimal visual impact on immediate neighbors". Specific criteria that can be applied include:
 - a. Placement of RV as close to an area beside or behind the primary residence to shield view from the main road fronting the residence.
 - b. Placement of RV to conform with setbacks of existing zoning code

- c. Placement with separation from other structures in accordance with accepted fire code
- D. RV use limited to the owner and owner guests or not at all
- E. RV is used for no more than 7 days of a given month or not at all.
- F. RVs may not be used for permanent habitation

Trailers: Many Greer homeowners have trailers (e.g., utility, horse) parked on their property, as well as boats. Current law does not address this. County Officials have asked that possession of trailers on Greer properties be addressed.

A 43% minority of the Greer Community surveyed supports restrictions on outdoor trailers in Greer. Of those offering an opinion on placement, most favored limiting trailers to 3 total and 75% chose “Minimizing visual impact on immediate neighbors” and “A location as close to an area beside or behind the primary residence.”

Many comments we have received say that the neatness and location of trailers is most important.

Greer Community Supports the Following: If conditions for outdoor trailer storage are desired, the community supports limiting the number of trailers to 3 total per property and a placement that minimizes visual impact on adjacent neighbors as defined above.

Temporary Outdoor Events: Article 6 has a provision for administrative approval of special events.

The Greer Community supports a policy to engage a designated representative group of Greer property owners before the granting of administrative approval of special events.

The Greer Fire Marshal especially has expressed a desire to be involved with approval prior to administrative approval.

We envision working with Director Fish to select a representative group of Greer leaders to serve in this Advisory Group on Special Events. Neighbors immediately adjacent to such events would be included in the Advisory Group.

Zoning Enforcement: Enforcement of the Greer ordinances has often been questioned by those with the opinion, expressed by some in the community and among some County officials, that an individual’s property rights are not adequately considered. Officials are occasionally asked for exceptions to the zoning rules. The community was asked its expectation regarding enforcement and an overwhelming majority supported the ‘expectation that Greer’s ordinances should be enforced in a timely and consistent manner’:

The Greer Community strongly supports enforcement of our zoning rules and does not expect widespread allowance of exceptions to our zoning ordinance.

Community access to public hearings: A number of suggestions have come forward to correct barriers to community participation in public meetings where agenda items impact Greer and our ordinances. The community survey showed support for specific improvements in facilitating citizen participation.

The Greer Community Supports the following processes to keep them informed:

- A. **Meeting notices**: Meeting agendas and supporting information should be placed on the Apache Co. website “public notices” page at the same time required for posting in area newspapers or by area signs.
- B. **Implementation of ‘Interactive Videoconferencing’** like Teams or Zoom.

Use Table Proposals in the June 13 Draft:

- 1. Garage and Yard Sales: this is currently prohibited in the GA-2 zone. There is a “P?” notation in the draft. **The community does not support this change.**
- 2. Guest Ranch /10ac: In the GA-2 zone, this requires a CUP. There is a ‘?’ in this draft. **The community does not support a change of this requirement.**
- 3. Temporary Outdoor Events: For GA-2 zones, the draft suggests changing the CUP requirement the “A” administrative status. **The community supports this ONLY if a community review process is adopted as outlined above.**
- 4. Theater (Live Performance and Performing Arts): For GA-2 zones, the draft suggests changing from prohibited to the CUP requirement. **The community does not support a change of this prohibited status in this zone.**
- 5. Youth Camps: For GA-2 zones, this is a prohibited use. **The community does not support a change to an ‘A’(Administrative Approval) status in this zone.**

Building Separation: Article 6 Section 604 A, B and C: The change to conform with Apache Co. development standards requires more study by the Greer Fire District. There is the desire that this aligns with current fire code.

It is the sincere hope of the Working Group that the process underway to understand the consensus of Greer opinion and to codify this into law with subsequent faithful enforcement is governance at its best.

