

Alpine



Community
Plan

2001

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ALPINE
PLANNING COMMITTEE

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INTRODUCTION

The goal of the Alpine community plan is to direct the orderly, sensitive growth of the area while protecting its natural beauty, rural character and the existing quality of the mountain area environment. The intent is to achieve a proper balance between man-made and natural environments by ensuring that development is sensitive to natural resources and constraints.

This plan reflects the community's understanding that change in our area will happen. These policies reflect our attempts to engineer this change carefully. We have tried to encourage careful, imaginative development so that the environment is protected, wildlife is protected, the quality and quantity of our water is protected and our investment in our homes (present and future) and our property is protected.

There is a natural balance between the ecology of this or any area and a man-made environment. These policies have been developed to respect that balance. This plan is intended to be a guide. Care has been taken to respect both large and small property owners' rights in the present and for the future.

In addition to general quality of life and safety desires, the people of Alpine specifically desire a community overlay ordinance unique to their community. This overlay ordinance would be respectful of property rights and provide for land uses that residents view as desirable. The draft of this ordinance is included in Appendix A.

VISION STATEMENT

It is the desire of Alpine residents to maintain and enhance the community's economic stability, scenic beauty and high quality of life. To achieve these desired conditions, residents of Alpine see a need to address the increasing density of subdivisions, the future aesthetic qualities of the community (especially existing businesses), improved transportation and utilities infrastructure, water supply and protection from catastrophic fire.

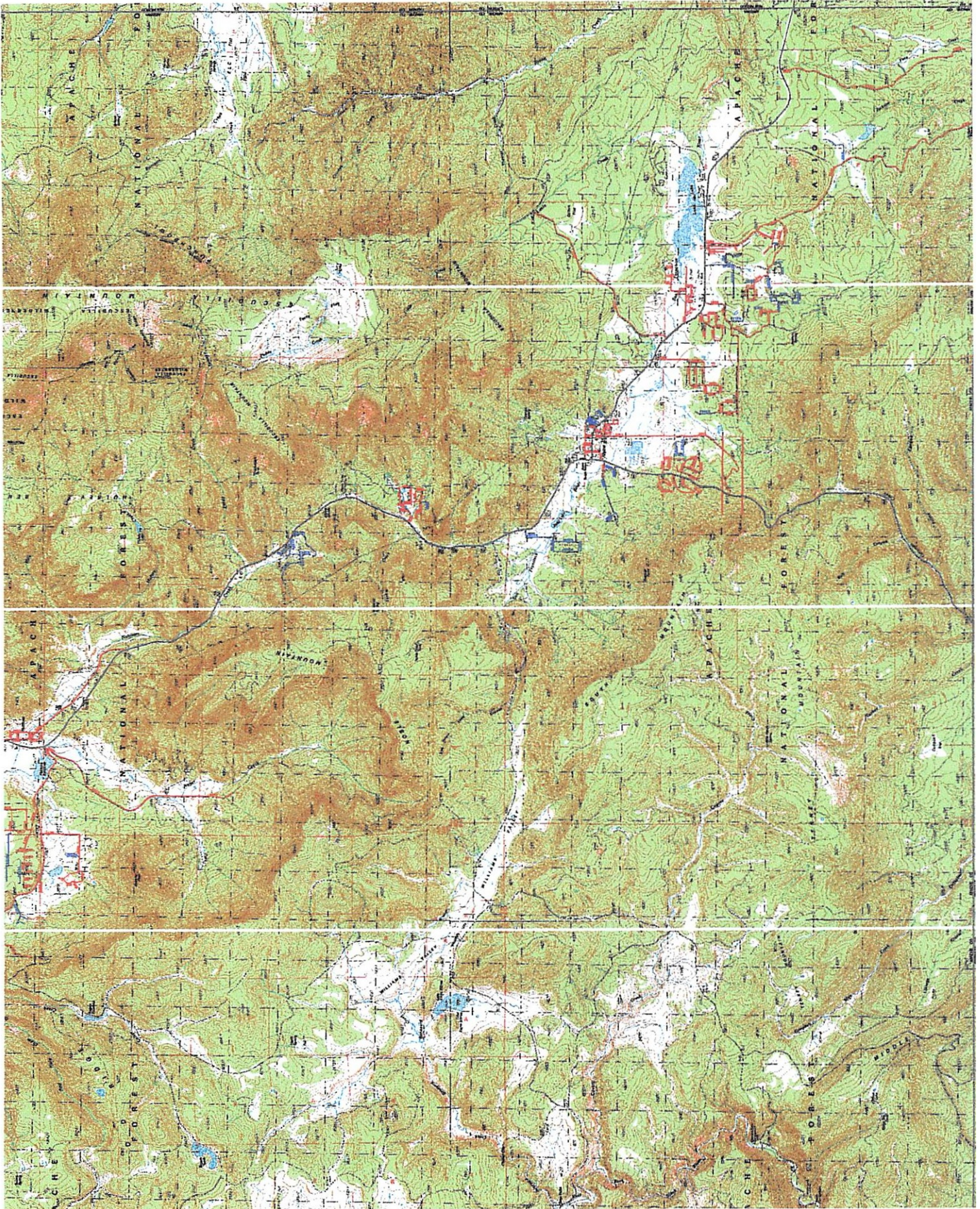
REGIONAL SETTING

The unincorporated community of Alpine is located in Apache County, Arizona, in the northeastern portion of the State of Arizona. The Alpine community is approximately 249 miles north and east of the Phoenix area and centered at the intersection of Arizona State Highways 191 and 180. Alpine is 28 miles south of Springerville on state Highway 191 and 110 miles south of Interstate 40. The elevation range is 8,050 feet.

THE PLANNING AREA

The planning area, as defined by the Planning Committee, consists of approximately 288 square miles or 184,320 acres. The area breaks down into approximately 174,543.79 acres of National Forest and 9136 acres of privately owned land. The planning area falls in parts of Township 5 & 6 North, Ranges 29,30,31 East, Apache County, Arizona.

ALPINE AREA



HISTORY.

Alpine valley, a pristine mountain forest and meadow community, at an elevation of 8,000 feet surrounded by peaks that rise to nearly 11,000 feet, is surrounded by the White Mountains, Mogollon Rim, Apache County, Big Lake, Escudilla Mountain, Coronado Trail, Black River and the Blue Wilderness Area. It had a plentiful supply of wild game: large herds of deer, elk, flocks of turkey and a creek full of fish. There were also mountain lions, timber wolves (the Mexican grey wolves were introduced into the area in 1998), black bear and grizzly bear (now gone from the area but some groups are trying to have them reestablished). We still have the wild game in the area to the delight of present-day hunters. Escudilla Mountain is the third highest mountain in Arizona. The Zuni Indians called it the "sleeping buffalo mountain".

It appears various Indian tribes used Alpine valley as a passage through the mountains to and from hunting and gathering areas. The short growing seasons and severity of the winters probably precluded settlement.

The "Coronado Trail" which passes through Alpine on Highway 191, was explored by Francisco Vasquez de Coronado and his party in 1540A.D.

Historians are not sure if early trappers were able to make it into Alpine Valley until after the Civil War because the Apache Indians were the primary occupants of the area and ruled the forest land with fierce determination. In 1863, by an act of Congress, the territory of Arizona was carved out of the New Mexico Territory.

The Apache surrendered in 1873 to General George Cook after Kit Carson was directed in 1862 to exterminate the Indians. Patrick Hamilton, an Arizona Immigration Commission in 1884, wrote: "From 1864 to 1874 the history of Arizona was written in blood."

In 1862 Spanish families, such as Juan Baca, from Texas migrated to the area and fled into the hills from the Apache's that had massacred other families. Other Spaniards built a rock fort and brought sheep to the area.

Pioneers arrived in the area in 1874. Julius Becker and his brother, Gustav, arrived two years later and together they began a mercantile business. About the same time, arriving from Arkansas was Dr. William Mann Rudd and his wife, Catherine, their 12 children, brother Jim Rudd and a Bush family.

The inaccessible deserts and mountains of Arizona were a haven for notorious outlaw gangs and social outcasts driven from New Mexico by the Texas rangers. They stole horses, rustled cattle, robbed banks and stores.

1 Submitted by Alpine Action Alliance with permission from E. Widtsoe Shumway

With the coming of railroads, cattlemen from Texas arrived in the 1880's with their longhorns and cowhands. The Spanish shearers and their families were intimidated and run off by the cattlemen. There were honest pioneers, but others were troublemakers, causing a range war and the Pleasant Valley War.

Mormons started settling in northeast Arizona in 1876. Their "calling" was to befriend the Indians. This established a degree of tolerance between the Indians and the settlers. Among those called to travel from Utah were Sarah Gale Mortensen's family, William J. Flake, Isaac Turley and Mr. Reidhead and his sons. They suffered many hardships along the way.

The Alpine area was named Bush Valley after the first settler, Anderson Bush, built his one room log cabin just east of the present Alpine cemetery in 1876. Other settlers at the time were Elias Gibbs, Con Bunch and Mr. Springer. Bush, Gibbs and others sold their property to the Mormon settlers. It was not an easy life. Their homes were squatty log houses that harbored bed bugs; floors were sometimes dirt, bedrooms were separated by cloth partitions, rugs were made of rags sewed or woven together. Everyone in the household used the same bucket of soap and water to wash.

A fort was built in 1879 about a mile east of the present site of Alpine to protect the settlers from the marauding Indians, Geronimo, Victoria, and Nauchez. A monument on Highway 180 was erected to mark the spot.

Bishop Edward A. Noble, ecclesiastical head of the Mormon settlers, was instructed to create a town plan. The plot was nine blocks, each containing four lots, twelve rods square with six rods wide. Williams B. Maxwell and Fredrick Hamblin gave creek water for the benefit of the town. In 1881 instructions were given for building a meeting place. A log cabin 20 feet by 20 feet was built on the hill in the middle of town in 1882. It served as church, school and a community-meeting place. It was the center of community life. The old school lasted for 30 years until it was burned to the ground. Ira Harper built a new multi-purpose wood building on a lot donated by Joe Jepson in 1916. It was big enough to hold 300 people. It was struck by lightning two years later and burst into flames. In 1938-1939 a limestone block building was erected. The blocks were hauled by team and wagon to the site and then "hammer" dressed by local workmen under the supervision of an Italian stonemason. The building still stands and at present is part of Alpine Elementary School.

A post office was established in 1885, and William G. Black Jr. was the first postmaster.

Hubert Burk started a little store (Alpine Mercantile Company) in 1884 and later moved into a larger log building. "Alpine was kind of a half-way place between Luna, New Mexico and Springerville." He also had a rock house built on Main Street. Lyman Hamblin did the inside carpentry and Mansel Thompson and Alger Jones constructed the home. The home stands today and was purchased by the Jepson family in 1947.

J.M. Heywood describes the town: "This small band of pioneers made the narrow valley their home, their world. And it had individuality, a personality, perhaps a soul. It differed from neighboring towns as one solid body. Differences, of course, occurred but were settled peaceably by ward teachers or bishop's court and not, as in one town, with fists and clubs. There was their little world and not often did they get far away, at least not very far. Each home was independent of others, just as the town was independent of other places; yet they were bound together in a unity of the Faith, woven into the fabric of the whole."

It appears, since here is no record left, that Bush Valley was changed to Alpine when the post office felt there was a conflict with another Bush Valley in Arizona. The people got together and named the post office and town, Alpine, because it reminded them of the Swiss Alps or high mountain country.

Bush Valley thus became a town with planned lots and streets, a school, a church house, a post office, a fort for protection, homes, fields, the beginnings of business ventures, and people who could withstand the rigors of pioneering, and who had the independence of spirit sufficient to meet challenges that would make us living in the current day pause and blanch a bit.

History of prominent families and more information can be found in the book: Alpine, Arizona A Stroll through History by E. Widtsoe Shumway.

POPULATION

2000 Census

Total Population	352
White	315
Black	3
Hispanic	20
American Indian	11
Other	3

SCHOOL ENROLLMENT

<u>YEAR</u>	<u>K-8</u>
91-92	42.965
92-93	40.405
93-94	34.280
94-95	32.760
95-96	30.823
96-97	27.163
97-98	28.050
98-99	31.280
99-00	37.892

ALPINE SCHOOL DISTRICT TAX HISTORY

<u>YEAR</u>	<u>TAX RATE PER \$100 ASSESSED VALUATION</u>
91-92	4.9409
92-93	4.9247
93-94	4.8855
94-95	4.8515
95-96	4.7268
96-97	4.7746
97-98	4.4854
98-99	4.4528
99-00	4.3150

ALPINE FIRE DISTRICT TAX HISTORY

TAX RATE PER \$100

<u>YEAR</u>	<u>ASSESSED VALUATION</u>	<u>ASESSED</u>
95-96	5,914,646	1.0652
96-97	6,281,602	1.0984
97-98	6,632,917	0.9498
98-99	7,387,221	0.8934
99-00	7,974,064	1.0626

CLIMATE DATA

ALPINE APACHE COUNTY

YEARS IN AVERAGE: 10

Month	Average Minimum Temperature	Average Mean Temperature	Average Monthly Precipitation
January	10.4	45.8	1.49
February	12.6	47.3	0.96
March	16.9	50.8	1.13
April	22.1	60.4	0.58
May	28.4	68.8	0.05
June	34.6	77.3	0.78
July	44.1	78.6	3.43
August	42.9	75.8	3.95
September	35.0	73.0	2.19
October	26.7	65.0	1.91
November	16.4	45.8	0.91
December	11.8	48.4	1.58

ALPINE COMMUNITY SURVEY

The community survey was distributed to box holders at the Alpine Post Office. Approximately 550 were delivered. These numbers were determined from the Postmasters' estimates of the numbers of active box holders at that time of year.

The purpose of the questionnaire was to gather information on what residents considered to be the major issues that should be addressed in planning for the future of the community.

PUBLIC MEETINGS

In the course of preparing the Community Plan for the Alpine area, the Planning Committee conducted 18 public meetings. The purpose of the public meetings was to solicit public comment on the various issues being addressed.

The initial public meeting was held on June 7, 1999.

The second public meeting was held on June 16, 1999.

The third public meeting was held on June 21, 1999.

The fourth public meeting was held on June 28, 1999.

The fifth public meeting was held on June 29, 1999.

The sixth public meeting was held on June 30, 1999.

The seventh public meeting was held on July 6, 1999.

The eighth public meeting was held on July 7, 1999.

The ninth public meeting was held on July 8, 1999.

The tenth public meeting was held on July 12, 1999.

The eleventh public meeting was held on July 13, 1999.

The twelfth public meeting was held on July 14, 1999.

The thirteenth public meeting was held on July 15, 1999.

The fourteenth public meeting was held on May 30, 2000.

The fifteenth public meeting was held on July 18, 2000.

The sixteenth public meeting was held July 12, 2001.

The seventeenth public meeting was held July 20, 2001.

The eighteenth public meeting was held August 23, 2001.

PLAN

ELEMENTS

COMMERCIAL/ LIGHTINDUSTRY **INFRASTRUCTURE**

INTRODUCTION

Alpine has shifted from a largely ranching and agriculture-based economy in the late 19th century to a mixed service-based ranching and agriculture economy today. Services offered in Alpine generally center around recreation (e.g. fishing, hunting, hiking, camping, winter sports, home construction and government.)

EXISTING COMMERCIAL DEVELOPMENT

Major Private Employers:

- | | |
|-----------------------------|----------------------------|
| 1. Tai WiWi Lodge | 7. Tackle Shop |
| 2. The Northside Restaurant | 8. Alpine Mini Storage |
| 3. Bear Wallow Cafe | 9. Alpine Lodge |
| 4. Thompson Builders | 10. Mountain High Lodge |
| 5. Alpine Market | 11. Sportsman Lodge |
| 6. Alpine Garage | 12. Alpine Bed & Breakfast |

Major Public Employers:

1. U.S. Post Office
2. Alpine Public Library
3. Alpine Public School
4. U.S. Forest Service

FUTURE COMMERCIAL DEVELOPMENT

GOALS:

- Focus commercial development within 300 feet of existing U.S. highways starting from Judd's Cabins to the Coronado Trail Cabins to the Outpost RV Park
- Designate the Forest Service and State Land in the above defined area as open space and not developable.
- Recommend creation of development fees for new businesses to help pay for new infrastructure.
- Consider all other commercial or light industrial uses on a case-by-case basis.
- The area's primary residential and open space character should be maintained
- Ensure that commercial activities are compatible with surrounding land uses in terms of visual appearance, traffic generation, water and sewer requirements, and noise and air quality impacts.
- Commercial activities should be tailored for the convenience of local residents and to provide limited employment opportunities.
- Improve the appearance of existing commercial and public sites through landscaping, painting and regular maintenance. All lighting should be downcast and not allowed to reflect offsite.

EXISTING INFRASTRUCTURE

INTRODUCTION:

Alpine offers a broad range of community facilities including a library, a country club and a golf course (open May through October). For snow enthusiasts, Alpine has a winter sports recreation area with maintained cross-country ski trails and designated snowmobile and sled areas. Alpine also has a county maintained public library located on State Highway 180.

Transportation

Alpine is serviced by two federal highways (U.S. 180 & 191), which intersect in the Alpine town site. Additionally, County roads lace the landscape ranging from non-maintained to all-weather surfaced. Recent surveys of roads in the Alpine area showed that most, if not all, County maintained roads are marked with a road number.

Continuing challenges for roads in Alpine include snow, erosion and other weather-related phenomena unique to high elevation mountainous areas.

Water

As with many other Arizona communities, Alpine's future growth is tied to the availability and quality of its groundwater. Initial studies suggest that the Alpine valley contains one major aquifer extending from the Alpine divide to Luna Lake, with an unknown capacity.

Another area of concern is the quality of Alpine's water supply. With increasing development comes an increase in on-site wastewater treatment systems, as people build outside of the sanitary district. This may become a serious issue if contaminant levels also rise in the area's drinking water. To address this concern, it appears critical that a valley-wide solution is needed.

Educational Institutions

Alpine Elementary School

Financial

Community and Frontier State Banks in Eagar/National Bank in Springerville

Governmental Agencies

Alpine Fire District: Volunteer

Law Enforcement: Sherrif Office

Airports

Residents of Alpine use Springerville Municipal Airport: lighted 6,600 ft. paved runway with radio and non-directional beacon.

Medical

Complete medical facilities are available in Springerville, 28 miles away.

Hotel and Lodging Facilities

Number of Rooms: 70

Meeting Rooms: 2

Capacity of Largest Facility: 45

Industrial Properties

For more information contact the Alpine Area Chamber of Commerce.

Utilities

Electricity	Navopache Electric Cooperative	928-333-4631
Propane	Propane/Butane in Springerville	
Sewer	Alpine Sanitary District	928-339-4704
Telephone	Citizens Telecom (Alpine)	800-921-8101
Water	Alpine Water Company (private wells)	928-333-2411

Cable Providers: Yes

Cable Internet Service Provider: No

Digital Switching Station: No

Fiber Optics: Some

Internet Service Provider: Yes

FUTURE INFRASTRUCTURE

Wastewater:

- Study the Alpine valley's water availability and determine the maximum growth that the water supply can sustain.
- Community residents as a whole should not pay the projected costs of expanding the community wastewater system to serve additional areas. These costs should fall upon the individuals requesting such services or new developments.
- Develop a wastewater treatment solution for the entire Alpine valley.

Roads:

- Require applicants to demonstrate that there is legal access to the proposed building site
- Research what other counties have done in dealing with access issues
- Limit access by ATVs from future subdivisions in adjoining forestlands
- Remove, or require the removal of, vehicles parked for a long time or abandoned in public rights of way
- Contact the appropriate office of the state government, requesting that 1) the speed limit on the highways running through the Bush Valley be reduced to 25 miles per hour in populated areas and 2) that passing be prohibited in additional areas where passing is not safe
- Install county road number signs on all roads, whether or not the road is maintained

ENVIRONMENTAL ELEMENT

INTRODUCTION

Mountain residents and investment are attracted by the spaciousness available between homes and between developments. The views and openness are a significant part of the area's quality of life. Because of its especially important visual qualities, development throughout the Alpine area should be designed to complement the landscape, not degrade it.

FUTURE ENVIRONMENTAL PROTECTION

Goals:

- Costs of wastewater disposal improvements installed in the future should fall upon the individuals who the additional improvements would serve or upon developers
- Promote slow growth
- Promote conservation and encourage owners to seek compensation for not using their land
- Continue traditional ranching and agriculture opportunities.
- Require conditional use permits and impact statements for any proposed use within the 100-year flood plain.
- Cut only those trees that meet the following standards and are approved by the Planning & Zoning Director: 1) Approved building construction, 2) Fire hazard reduction, 3) Diseased trees, 4) Trees that create a hazard such as Mistletoe.
- Encourage purchase and leasing of development rights to protect meadow areas.

Strategies:

- Perform a study to determine the availability of water in the Alpine area and the amount of development / population the existing water could support
- Establish standards for amount of water used during periods of peak water use
- Explore establishing a requirement that environmental impact studies be done (by the private developer and submitted to the County for review) before any building is permitted in lowlands located within the 100-year flood plain
- Set up meetings with the Nature Conservancy, the Rocky Mountain Elk Foundation, and other similar groups, in order to allow interested landowners, on a voluntary basis, to consider working with these groups to establish conservation areas or easements.
- Require applicants to demonstrate that there is legal access to the proposed building site
- Request one of the universities to perform a water quality study for Luna Lake

RESIDENTIAL AND WILDFIRE ELEMENTS

INTRODUCTION

The recommendations in this section are intended to accommodate future housing needs in a way compatible with the unique resources of the Alpine area. When development is proposed, the characteristics of the site are identified, and development impacts are evaluated. It is during the development review process that wildlife and visually sensitive areas are identified, the capacity of the roads to carry the additional traffic is determined, the water and sanitation concerns are noted, and the availability of essential services identified.

EXISTING RESIDENTIAL DEVELOPMENT

According to the Assessor's tax parcel records, there are in excess of 900 property owners in the Alpine area. Starting as a high elevation farming and ranching community, Alpine has evolved into a complex mix of seasonal, year-round residential, commercial, recreational, light industrial, ranching and agricultural uses. At present, the Apache County Zoning Ordinances are the only guidance as to how the community of Alpine should grow and develop its land use.

FUTURE RESIDENTIAL DEVELOPMENT

Goals:

- Maintain and protect important natural space
- Connect open spaces with corridors and linkages
- Minimize habitat fragmentation
- Set aside large parcels of meadow for open spaces
- Provide for a diversity of housing opportunities consistent with the unique resources of the Alpine area
- Grandfather the Alpine town site and other legally existing lots and require that new lots outside of this area be at least one acre in size.
- Encourage lower density residential development that is enhanced by open space

Strategies

- Manufactured homes must be certified and built by 1976 or later
- Homes should be natural in appearance and sideboards blend in with the surroundings
- Retain as much natural vegetation during construction, no clear cutting of any acreage for building
- Provide for increased side yard setbacks, and a minimum of 50% open space on any lot or parcel.
- Limit condominiums, townhouses and other multi-family dwellings to no more than one building containing four dwelling units per acre.
- Require natural-appearing material for homes and fences.
- Prohibit mobile homes except in existing mobile home parks.

EXISTING WILDFIRE DEVELOPMENT

Wildfire is a constant threat faced by mountain area residents. As development and related human activity continues to increase in the Alpine area, the risk of wildfire will increase. Therefore, it will be important to reduce the risk of wildfire through maintenance, education, thinning defensible space around buildings, drives and roads, and by providing adequate access for fire protection equipment and water supplies.

The dead wood, which is accumulating at an increasing rate on public and private land, heightens the potential for wildfires.

FUTURE WILDFIRE DEVELOPMENT

Goals:

- Improve the mapping capabilities for the Alpine area to aid fire hazard reduction, emergency rescue and infrastructure development efforts
- Collaborate with government and private parties to reduce fire hazards on USDA Forest Service and private lands in the interface
- Development should not be allowed in high hazard areas without adequate risk reduction
- Water companies should be encouraged to expand their network of fire hydrants to areas not presently served _

Strategies:

- Recommend that propane tanks be located at a minimum of 25 feet from any occupied structure, and placed parallel to that occupied structure, subject to availability of a 25-foot distance
- Combustible debris (trees/vegetation/slash) shall be removed from any construction site prior to the start of construction
- Obtain and use Alpine Ranger District Arc View GIS layers of high fire risk areas
- Recommend that all new roads, lanes and driveways be built with: a) a minimum 18-foot-wide clearance; b) a minimum 15-foot overhead clearance; and c) a minimum 12-foot gravel or better surface
- Recommend fire retardant class A roofing materials on all structures; Recommend Alpine Village East change CC&R's to conform
- Encourage Health Department to actively and objectively enforce the existing trash and debris ordinance
- Encourage notification of burns to the National Forest Service and the Sheriff's Office
- Recommend burn periods Monday-Friday from 6:00am to 6:00pm.
- Encourage the fire district to adopt a fire code
- Recommend a metal top or screen be required to retrofit existing pits to prevent the escape of sparks and to be sure fires are completely smothered
- Publish numbers to notify district personnel
- Recommend all fencing be clear of the roadways and allow fire truck access.
- Develop an emergency evacuation plan for wildfires. This plan should include identifying areas to go for assistance, households with person of special needs, etc.
- Develop a standard procedure to ensure the completion and long-term maintenance of fuel hazard risk reduction for all existing and new development
- Develop an educational program for public and private landowners, residents, businesspeople and developers, to inform them about wildfire hazards and mitigation techniques for both forests and grasslands

CLOSING STATEMENT

The passage of time inevitably brings changes. Alpine has changed through the years, and the future seems to be arriving at an ever-increasing pace. The task facing us is to manage that change and grow in ways that prevent damage to the character and livability of Alpine. We must accept some changes we risk losing all the things that make Alpine one of the most unique communities in the White Mountains.

Appendix -A-
Alpine Zoning Ordinance

ALPINE OVERLAY ORDINANCE

ARTICLE I INTRODUCTION

Established as a supplement to the Zoning Ordinance of Apache County, reflecting and incorporating in greater detail relevant elements of the Comprehensive Plan, this Ordinance offers conditioned controls of land use within the community of Alpine and its surrounding areas.

SECTION 101 INTERPRETATION

The provisions of this ordinance are minimum requirements, except where they are expressly stated to be otherwise. No provision of this ordinance is intended to abrogate, repeal, annul, impair or interfere with any other existing ordinance of Apache County, except as specifically referenced herein, or deed restriction, covenant, easement, or other agreement between parties, provided that where this ordinance imposes greater restrictions or regulations than are imposed or required by an existing ordinance, deed restriction, covenant, easement, or other agreement, this ordinance shall control. In cases where this Ordinance is silent on any matter contained in the General Zoning Ordinance, the Zoning Ordinance shall control.

SECTION 102 ADMINISTRATION

Authority and responsibility for the administration of this Ordinance is vested in the Planning and Zoning Director, as appointed by the Apache County Manager.

SECTION 103 POWERS OF THE PLANNING AND ZONING COMMISSION

The Apache County Planning and Zoning Commission is appointed to serve as a recommending body to the Board of Supervisors. It's the Commission's objective to further the intent of this Ordinance.

ARTICLE2 DEFINITIONS

All references to grammatical usage and definitions within the Zoning Ordinance of Apache County, Arizona shall apply in common with this ordinance. Supplemental definitions found herein apply **only** to this ordinance.

SECTION201 DEFINITIONS

Livestock:

Animals kept or raised for commercial use otherwise fitting the common definition of livestock including, but not limited to, horses, sheep, cattle, poultry, ostriches, or emu, but not domesticated household pets (e.g. dogs, cats).

Tree removal:

The act of removing a tree from its rooted location by mechanical means.

Resort:

A facility for transient guests where the primary attraction is primarily recreational features or activities (i.e. tennis, golf, equestrian, water, etc.)

Tree(s):

A woody perennial plant having an elongated main stem, generally with few or no branches on its lower part, that grows at maturity to a overall height of at least ten (10) feet and is greater than four (4) inches in diameter at a height of four (4) feet from the ground.

ARTICLE3 ALPINE OVERLAY ZONE

SECTION301 AREA DESCRIPTION

Herein referred to as the Alpine Overlay Zone (AOZ), this area is located within the southern portion of Apache County. By general description it is located within Township 5 and 6 North, Ranges 28, 29, 30, and 31 East (see Alpine Planning area map page).

SECTION 302 DEVELOPMENT ETHIC

Alpine is a mountain village in a splendid natural setting. The character of the community is a mixture of open land, homes, commercial enterprises, and resorts. Residents and property owners perceive Alpine as an area that must preserve its scenic quality, character, and the long-term production potential of its natural resources. These qualities attract visitors, industry, and investment, and their protection is in the long-term best interest of Apache County.

SECTION 303 JURISDICTION AND OBJECTIVE

Within the area described in Section 301 exist the limits to which this Ordinance shall apply. The objectives within this area are:

1. To encourage adequate open space and separation between buildings;
2. To enhance visual aesthetics;
3. To encourage single-family residences, resort uses and convenience, personal service, appropriate, light manufacturing and retail uses to serve residents and visitors;
4. To maintain the rural village quality and image of Alpine; and
5. To protect the public safety by controlling development in areas of flood plain saturated soils, or unstable soils or steep slopes.
6. To maintain traditional uses of land in Alpine such as agriculture, ranching and recreation.

**ARTICLE 4
PERMITTED USES**

SECTION 401 PERMITTED, EXEMPTED, AND PERMITTED USES

401.01 PERMITTED USES

The following uses are permitted and do not require approval by the Director and the Board, provided that all development standards are met.

1. Agricultural uses, including private or commercial planting and harvesting of soil crops, and the keeping of livestock.
2. Single-family residence, except for mobile homes as defined in this ordinance.
3. Water pumping plants, storage tanks, utilities and other essential community services.
4. Public and charter schools
5. Home based businesses that operate on an outcall basis require no on-site storing of finished goods for sale, require no buildings other than principle and private accessory buildings, and require no special equipment, not incidental to private, residential uses.
6. Public recreation uses

7. Churches
8. Accessory buildings, structures, and uses commonly incidental to permitted uses.
9. Private underground storage of petroleum products that comply with State fire codes and other applicable ordinances.

401.02 EXEMPTED USES

1. Railroad, mining, metallurgical, grazing or general agricultural uses, if the tract concerned is five or more contiguous commercial acres. (A.R.S. 11-830)
2. Existing non-conforming uses

401.03 PROHIBITED USES

1. Mobile home parks or subdivisions, except in areas approved by the Board of Supervisors
2. Travel trailer parks or subdivisions
3. Mobile homes
4. Commercial uses outlined in A.R.S.11-821 (G)

SECTION 402 DEVELOPMENT STANDARDS FOR PERMITTED USES

402.01 LOT SIZE

Minimum lot or parcel size for any permitted use shall be one (1) acre, unless a substandard lot or parcel legally existed prior to the effective date of this ordinance.

402.02 SETBACKS

Side Yards:

All primary building or structure side yard setbacks shall be a minimum of fourteen (14) feet. Except that building(s) or structure(s) exceeding fourteen (14) feet in height, as measured from grade to the highest point of the roof, shall have one (1) additional foot of side yard setback for each additional foot of building or structure height.

Front and Rear Yard:

All primary structures shall have a minimum of front and rear yard setback equal to the total height of the structure as measured from grade to the highest point of the roof plus ten (10) feet.

Accessory building setback:

Any and all accessory buildings shall have a minimum of ten (10) feet of setback for single-story and fifteen (15) feet of setback for two story structures from all property lines.

402.03 BUILDING SEPARATION

Minimum space between buildings on one parcel shall be fifteen (15) feet for single story, and twenty (20) feet for multiple stories, except that there shall be no minimum building separation requirement between a garage and a principal residence.

402.04 BUILDING HEIGHT

All buildings shall be limited to 30 feet in height from grade to the highest point of the roof.

402.05 PARKING

Parking shall comply with Article 6 of the Apache County Zoning Ordinance.

402.06 OUTDOOR LIGHTING

Outdoor lighting shall comply with Article 7 of the Apache County Zoning Ordinance.

402.07 FENCING AND HOME SIDING

All fencing and home siding materials shall be of natural appearing material that blends in with the surrounding terrain and shall be properly anchored to the ground. Properties containing five (5) or more contiguous agricultural acres are exempt from the provisions of this subsection.

402.08 SIGNS

Off-premises signs shall comply with the provisions of the Apache County Sign Ordinance. One (1) freestanding or attached sign not exceeding three (3) square feet in size is permitted to advertise a permitted on-site use, including a home-based business.

In situations when the property is being sold, rented, or leased, one (1) sign other than the occupant sign, may be displayed on the premises and limited to four (4) square feet in size. Properties containing five (5) or more contiguous acres may display a single sign not exceeding twenty-four (24) square feet in size.

402.09 HOME BASED BUSINESSES

- A. The home-based business may not occupy more than twenty-five percent (25%) of the floor area of the principal building(s).
- B. The home-based business shall not require internal or external alterations or construction features or equipment not customary in dwellings or adjoining structures.
 - I 0. Home-based businesses shall be conducted solely by residents of the dwelling involved and shall involve no employees.

402.10 LIVESTOCK

All fences, corrals, stables, barns, sheds, or other enclosures for the keeping of livestock shall meet accessory building setback requirements.

402.11 TREE REMOVAL

A property owner or tenant shall only remove **up to five trees** ~~the number of trees necessary~~ to facilitate the building of a structure and/or reduce potential fire hazards for structures, **or to remove dead or diseased trees. Removal of more than five trees requires a removal permit signed as determined** by the Director.

402.12 OPEN SPACE

Each lot or parcel must maintain a minimum 50% of open space.

**ARTICLES
CONDITIONAL USES**

SECTION 501 USES SUBJECT TO CONDITIONAL USE PERMITS

Certain uses shall be subject to approval of a Conditional Use Permit pursuant to procedures set forth in Article 9, of the Apache County Zoning Ordinance, Apache County, Arizona. Such uses are considered to be unusual, unique or potentially incompatible or conflicting with the existing or permitted uses in the context of the land use pattern or traditions within this area of Apache County. These uses include, but are not limited to:

- ▶ Home based businesses not fitting the development standards outlined in Article 4 of this ordinance.
- ▶ Multi-family dwellings include duplexes, triplexes, apartments, townhouses, and condominiums.
- ▶ Hotels, motels, lodges, resorts, and bed and breakfast establishments.
- ▶ Guest Ranches on parcels having an area not less than ten (10) acres with only one (1) principal dwelling unit or service area providing kitchen facilities.
- ▶ Commercial uses offering limited service and retail business.
- ▶ Modular housing, manufactured housing, or prefabricated construction.
- ▶ Light manufacturing

SECTION 502 DEVELOPMENT STANDARDS FOR CONDITIONAL USES

502.01 MINIMUM LOT SIZE

As determined by the Board, provided that there is adequate room for utility lines, wastewater treatment facilities, setbacks, and building separation.

502.02 SETBACKS

Side yards:

All principal building or structure side yard setbacks shall be at least ten (10) feet, except that building(s) or structure(s) exceeding fourteen (14) feet in height, as measured from grade to the highest point of the roof, shall have one (1) additional foot of side yard setback for each additional foot of building or structure height.

Front and Rear Yard:

All principal buildings shall have a minimum front and rear yard setback equal to the total height of said structure as measured from grade to the highest point of the roof plus ten (10) feet.

Accessory building setbacks:

Any and all accessory buildings shall have a minimum of ten (10) feet of setback for single-story and fifteen (15) feet of setback for multiple story structures from all property lines.

502.03 BUILDING SEPARATION

All buildings shall be at least twenty (20) feet away from any other building.

502.04 HIGHWAY FRONTAGE

Where a conditional use adjoins a state or county highway, the following standards shall apply:

Setbacks:

No new structure shall be erected closer than fifty (50) feet to any highway right-of-way.

Commercial Expansion:

Within the planning area, there exist current commercial uses, mostly along state or county highway frontage forming the core of the retail/service business within the planning area. The building of new commercial structures is encouraged to be limited to the highway frontage areas of Alpine identified in Appendix A of this Ordinance.

502.05 BUILDING HEIGHT

Buildings shall be limited to thirty (30) feet in height.

502.06 DENSITY

The maximum multi-family or multi-building density on any lot or parcel shall be four (4) dwelling units per acre. The maximum guest unit density in hotels, motels, lodges, resorts and bed and breakfast establishments shall be twenty (20) paying guest units per acre.

502.07 OPEN SPACE

Minimum open space shall not be less than fifty percent (50%) of the lot or parcel.

502.08 PARKING

Off-street parking spaces with minimum dimensions of nine (9) feet by twenty (20) feet, with at least one twenty-four (24) foot two-way access or two twelve (12) foot one-way lane(s) for 90 degree, angled, or one-way parking shall be provided for all conditional uses as follows:

1. Hotels, motels, lodges, resorts, guest ranches and bed and breakfast establishments shall have a minimum of one (1) parking space per room or suite, and two (2) spaces per cabin or housekeeping unit. Lodging operations offering on-site dining facilities open to the public shall provide separate parking as required in Section 502-08 (b)
2. Restaurants with cocktail lounges shall have one space for each fifty (50) square feet of dining or lounge area. If the restaurant is operated in conjunction with a hotel, motel, lodge, resort, or guest ranch, guest parking spaces provided for the dwelling or guest units may not count toward the required restaurant parking.
3. Commercial uses such as retail stores, offices, clinics, gas stations, personal service establishments shall have a minimum parking space ratio of five (5) spaces to every one thousand (1,000) square feet, or portion thereof, of business floor area on the lot or parcel.
4. Other uses shall have parking requirements as determined by Article 6 of the Apache County Zoning Ordinance.
5. Whenever the use of a separate lot or parcel is proposed for fulfillment of minimum parking requirements, the owner shall submit as a part of his application for Conditional Use Permit satisfactory assurance that the separate lot or parcel is permanently committed to parking use by deed restriction, or written agreement, or other enforceable legal measure.
6. The required off-street parking and loading facilities may be provided collectively for two (2) or more buildings or uses, provided that the total number of parking spaces shall not be less than the sum of the requirements for each of the individual uses.
7. In the event that two (2) or more uses occupy the same lot, or parcel of land, the total requirements for off-street parking and off-street loading space shall be the sum of the requirements of the various uses computed separately.

8. The required off-street parking facilities shall be a continuing obligation of the property owner so long as the use requiring vehicle parking or loading space continues. It shall be unlawful for an owner of the required vehicle parking space without providing other vehicle parking space which meets the requirements of this ordinance.

502.09 PARKING LOT ACCESS

Access to all lots and parcels of land shall be controlled as follows:

1. Points of access shall be minimized as much as is consistent with reasonable use.
2. Access shall be by not more than two driveways from any onestreet.
3. Driveways shall not be closer to each other than twenty (20) feet. A greater distance may be required elsewhere in this ordinance.
4. For any commercial use, each driveway shall be not less than twenty-four (24) feet in width, measured at right angles to the center line of the driveway, except as increased by permissible curb return radii. For residential and agricultural uses, driveways shall not be less than twenty (20) feet in width, except as may be approved for a large-scale development. One-way drives for all uses may be twelve (12) feet in width.
5. On corner lots, no driveway shall be closer than twenty-five (25) feet to the point of intersection of the front property line with the side property line which abuts upon a street.
6. No individual parking space shall have direct access to a public street, except for residential parking spaces parallel and adjacent to said street. Parking lots shall be designed so that exiting onto the street is by forward motion of the vehicle only.
7. Access from an alley: An alley may be used for principal access to any parking lot and driveway, and for direct access to parkingspaces.
8. Parking lot and driveway maintenance: Every parking lot and driveway shall have an all-weather surface that is properly drained and maintained.
9. No portion of any parking lot shall be further than 300 feet from the boundary of the lot to be developed.

502.11 DRAINAGE

The provisions of Section 903.01 (D) of the Zoning Ordinance shall apply.

502.12 CONSERVATION

Where practicable, site designs will preserve and enhance existing trees, water courses, hills, slopes, and other natural features, as well as vistas and historic locations, and will be compatible with existing adjoining development. The site plan shall disclose details for tree removal, including the number and size of trees to be removed. In addition, the applicant shall provide a plan for reducing fire risks and hazards on the lot.

502.13 LIGHTING

The provisions of Article 7 of the Zoning Ordinance shall apply.

502.14 FENCING

All fencing materials shall be of natural appearing materials that blend in with the surroundings and shall be properly anchored to the ground.

Properties containing five (5) or more contiguous acres are exempt from the provisions of this subsection.

502.15 ON-SITE SIGNS

The provisions of Section 903.01-J of the Zoning Ordinance shall apply.

**ARTICLE 6
TEMPORARY USES**

SECTION 601 PURPOSES

11. At times the Director may receive requests for uses which are temporary in nature (e.g. rodeos, revivals, circuses, etc.) but which would not be suitable for long term use. The Director may approve a Temporary Use Permit for a maximum of 180 days which may or may not be extended upon written request by the applicant for a period not to exceed an additional 180 days.
12. Temporary Use Permits do not require issuance of a building permit but may include temporary use of water and sewer facilities for the time the permit is in effect. No permanent foundation structures may be erected for temporary uses.

SECTION 602 ADMINISTRATION

13. Temporary Use Permits shall be administered and processed by the Director. A signed agreement shall accompany the application and shall state that upon cessation, expiration or revocation of the permit, the premises will be promptly cleaned up and restored to substantially the same condition as existed prior to the issuance of the permit.

SECTION 603 DEVELOPMENT STANDARDS FOR TEMPORARY USES

14. The development standards required in Article 5 for Conditional Uses shall also apply to temporary uses.

**ARTICLE 7
CONFLICT**

SECTION 701 PROVISION

All ordinances, regulations, resolutions, and parts thereof which may be in conflict with the provisions of this Ordinance, in all instances **the more restrictive** ~~this~~ Ordinance shall control.

**ARTICLES
SEVERABILITY**

SECTION 801 PROVISION

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason, held by a court of competent jurisdiction to be invalid, such holdings shall not affect the validity of the remaining portion of this ordinance. Nothing contained in this ordinance shall be construed as releasing a person from full compliance with any other local and County regulations and requirements, the Arizona Revised Statutes, the Rules and Regulations of the State Real Estate Department and Arizona State Department of Environmental Quality pertaining to the establishment of subdivisions.

**ARTICLE9
ENACTMENT**

SECTION901 ENACTMENT PROVISION

WHEREAS, the effect of this ordinance as a supplement to the Zoning Ordinance of Apache County, Arizona is intended to benefit the present and future citizens of the Alpine area by providing for the health, welfare, safety, convenience and reasonable assurance of appropriate growth and development; and

WHEREAS, the pressures of rapid development threaten the quality of life of the Alpine area;

THEREFORE, BE IT RESOLVED, the Apache County Board of Supervisors, after having this regulation reviewed by public hearings and recommended by the Planning and Zoning Commission, does hereby adopt this day of , 2002 for the effective date of , 2002, the Apache County Alpine Overlay Ordinance.

APPENDIX -B-

COMMUNITY
SURVEY

Survey Questions and Answers

I. COMMUNITY SATISFACTION

This section of the survey deals with your feelings of community satisfaction and your opinions about the ways your community is changing.

1. In which community do you live, or what is the closest community to your **primary** residence?

<u>Alpine area</u>	<u>Elsewhere</u>	<u>No Response</u>	<u>Total</u>
57%	35	8	100%

2. In which community do you live, or what is the closest community to your **summer** residence?

<u>Alpine area</u>	<u>Elsewhere</u>	<u>No Response</u>	<u>Total</u>
90%	6	4	100%

3. Using a scale from 1 (COMPLETELY DISSATISFIED) to 7 (COMPLETELY SATISFIED) please circle the number that best indicates how satisfied you are with your community as a place to live today.

1 dissatisfied	0%
2	3
3	2
4	13
5	27
6	20
7 satisfied	24
No Response	10%
Median	4.9

- 3a. What do you like most about the Alpine area community?¹

	<u>% out of 216</u>
Rural environment	38
Peaceful, quiet	28
Scenery	24
Weather and climate	23
Small town atmosphere	23
People are good	18
Hunting, fishing, other outdoor activities	8
Wildlife	5

¹(Note: Because more than one answer was possible on this question, a percentage for each answer was taken from the total number of surveys received.)

Other responses to question 3a given in less than 5% of the surveys include the following:

lack of traffic; minimal government interference; room for development; unique history; good place to raise a family

3b. What do you like least about the Alpine area community?¹

	<u>% out of 180</u>
Unkept/trashy appearance	21
Outside people and influences trying to move in	14
Lack of planning for present and future growth	7
Not enough business/shopping	7
Bad attitudes/religious biases/cliques	7
Lack of services	6
Lack of road maintenance	6

Other responses to question 3b given in less than 5% of the surveys include the following:

federal, state, and county government interference; water/sewer system; high or unequal taxes; distance from metropolitan areas; lack of county support; lack of traffic speed control; excessive summer traffic.

3c. What do you consider to be the single most important issue currently facing the Alpine area community?¹

	<u>% out of 180</u>
Addressing Growth of Development	51
Water/sewage system	23

Other responses to question 3c given in less than 5% of the surveys include the following:

unkept/trashy appearance; high or unequal taxes; federal, state, or county government interference; lack of medical services; preservation of natural resources; wildfire prevention; lack of road maintenance; poverty

3d. Do you feel the Alpine area **DOES** need a community area zoning plan other than the current County overall general plan?

¹(Note: Because more than one answer was possible on this question, a percentage for each answer was taken from the total number of surveys received.)

3e. Do you feel the Alpine area **DOES NOT** need a community area zoning plan other than the current County overall general zoning plan?

<u>Does need</u>	<u>Does Not Need</u>	<u>No Response to 3d / 3e</u>	<u>Total</u>
50%	30	20	100%

4. Using a scale from 1 (NOT AT ALL IMPORTANT) to 7 (EXTREMELY IMPORTANT), please indicate how important the surrounding natural environment is to the quality of life in the Alpine area community.

1 not important	0%
2	1
3	1
4	3
5	3
6	13
7 important	67
No Response	14%
Median	5.7

II. QUALITY OF LIFE

5. Using a scale of 1 (NOT AT ALL IMPORTANT) to 7 (EXTREMELY IMPORTANT), please circle the number that indicates how important you think each of the following items is for maintaining and improving the future quality of life in the Alpine area community.

1. Zoning for agricultural lands and open space.

1 not important	16%
2	3
3	4
4	11
5	12
6	13
7 important	35
No Response	6%
Median	4.6

2. Zoning to restrict residence or business development to particular areas within the community.

I not important	13%
2	3
3	4
4	6
5	7
6	17
7 important	45
No Response	5%
Median	5.1

3. Increased economic opportunities for local residents.

1 not important	13%
2	7
3	9
4	14
5	13
6	13
7 important	25
No Response	4%
Median	4.3

4. Increased and improved services and facilities in the local community.

1 not important	16%
2	6
3	9
4	14
5	13
6	13
7 important	25
No Response	4%
Median	4.3

5. Preserving existing ways of life and values.

1 not important	2%
2	1
3	3
4	7
5	7
6	15
7 important	63
No Response	2%
Median	6.07

6. Planning for growth in the Alpine area.

1 not important	12%
2	3
3	4
4	8
5	10
6	14
7 important	46
No Response	3%
Median	5.2

7. Developing a market for locally-produced products.

1 not important	18%
2	7
3	14
4	21
5	14
6	10
7 important	14
No Response	3%
Median	3.8

8. Leaving the current zoning unchanged.

1 not important	29%
2	6
3	6
4	9
5	4
6	5
7 important	26
No Response	3%
Median	3.3

9.. Developing a market for locally-produced products.

1 not important	6%
2	3
3	4
4	10
5	10
6	17
7 important	47
No Response	4%
Median	5.4

10. Developing a comprehensive fire hazard reduction strategy.

1 not important	8%
2	4
3	1
4	10
5	11
6	14
7 important	47
No Response	5%
Median	5.3

11. Developing a comprehensive watershed restoration strategy.

1 not important	34%
2	12
3	11
4	14
5	9
6	6
7 important	8
No Response	5%
Median	2.9

6. At the present time, how important do you feel tourism is to the economic well-being of the Alpine area community?

1 important	6%
2	2
3	7
4	13
5	16
6	17
7 not important	35%
Median	5.1

7. How much tourism do you prefer?

1 much less	8%
2	2
3	4
4 no change	35
5	26
6	11
7 much more	11
No Response	3%
Median	4.4

8. In reference to the Alpine area, would you consider light industry desirable?

<u>Desirable</u>	<u>Undesirable</u>	<u>No Response</u>
31%	44 25	100%

If yes, what kind of light industry?¹

	<u>% out of 216</u>
Cottage industry	11
Wood products	6

Other responses to question 8 given in less than 5% of the surveys include the following:

industries for employment of local citizens; electronics; recreational industries

Questions 9, 10, and 11 are a follow-up to question 5d.

¹ (Note: Because more than one answer was possible for this question, a percentage for each answer was taken from the total number of surveys received.)

9. What services would you like to use that are not now available in the Alpine area?¹
10. What facilities are missing but necessary in the Alpine area?

(Note: Because of the similarity of questions 9 and 10, answers for both were combined. If the same answer was given once for question 9 and once for question 10 in the same survey, it was only counted once.)¹

	<u>% out of 216</u>
Retail services and facilities	21
Medical services and facilities	21
Water/sewer system	10
Banking services	9
Improved restaurants	6
Motels/beds and breakfasts	6
Waste management	6
Tourist promoting businesses	6
Recreational activities	6
Barber/beauty shops	5
Service station/diesel fuel	5

Other responses to questions 9 and 10 given in less than 5% of the surveys include the following:

community center; road maintenance; public transportation; wildfire protection; improved television reception; county office; city park; general repairman; fire hydrants; telephone services; RV parks; laundry mat

11. What particular services or facilities would you oppose if they were proposed for the Alpine area?

	<u>% out of 216</u>
Big/Commercial business	14
Fast food restaurants	12
Heavy industry	12
Most or all	8
Anything harmful to the environment	6

Other responses to question 11 given in less than 5% of the surveys include the following:

apartments/condominiums; bars/saloons; ski facilities; government offices; prison; golf course; motels; gas stations; plan and zoning overlay; traffic-encouraging road improvements; gambling

¹*(Note: Because more than one answer was possible for this question, a percentage for each answer was taken from the total number of surveys received.)*

III. DEMOGRAPHICS

12. What year were you born?

<u>Before 1920</u>	<u>1920-1940</u>	<u>1941-1960</u>	<u>1961-Present</u>	<u>No Response</u>	<u>Total</u>
4%	45	36	3	12	100%

13. Are you male or female?

<u>Male</u>	<u>Female</u>	<u>No Response</u>	
59%	26	15	100%

14. How many year's have you owned property in the Alpine area?

<u>None</u>	<u>1-10 years</u>	<u>11-20 years</u>	<u>Over 20 years</u>	<u>No Response</u>	<u>Total</u>
1%	49	18	26	6	100%

15. What is your current employment status?

<u>Employed/Self Employed</u>	<u>Retired</u>	<u>Unemployed</u>	<u>No Response</u>	<u>Total</u>
43%	51	1	5	100%

16. Which best describes your total household income from all sources before taxes in 1998?

<u>Under \$32,000</u>	<u>\$32,001-\$60,000</u>	<u>\$60,001-\$100,000</u>	<u>Greater than \$100,000</u>
19%	28	20	15
	<u>No Response</u>	<u>Total</u>	
	18	100%	

APPENDIX -C-
PUBLIC MEETING

Alpine Working Group Meetings

Residential Industry

1. Tuesday June 22, 6:00 PM
Alpine Elementary School
1. Tuesday June 29, 6:00 PM
Alpine Elementary School
2. Tuesday July 6, 6:00 PM
Alpine Elementary School
3. Tuesday July 13, 6:00 PM
Alpine Elementary School

Commercial & Light

1. Tuesday June 22, 6:00PM
Alpine Elementary School
2. Tuesday June 29, 6:00PM
Alpine Elementary School
3. Tuesday July 6, 6:00
Alpine Elementary School
4. Tuesday July 13, 6:00PM
Alpine Elementary School

Infrastructure / Environment

1. Monday June 21, 6:00 PM
Alpine Elementary School
2. Monday June 28, 6:00 PM
Alpine Elementary School
3. Wednesday July 7, 6:00 PM
Alpine Elementary School
4. Monday July 12, 6:00 PM
Alpine Elementary School

Wildfire Interface

1. Thursday June 24, 7:00 PM
Alpine Firehouse
2. Thursday July 1, 7:00 PM
Alpine Firehouse
3. Thursday July 8, 7:00 PM
Alpine Firehouse
4. Thursday July 15, 7:00 PM
Alpine Firehouse