

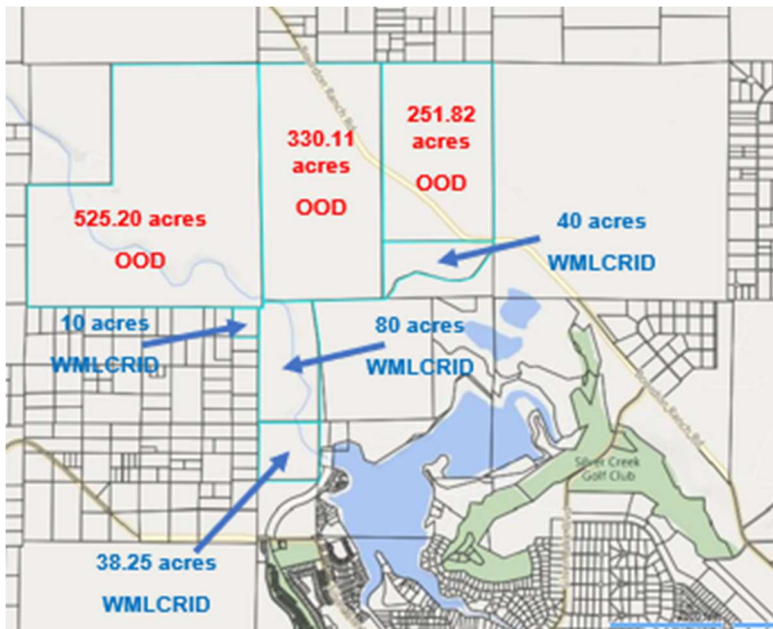
Will Flake & Doug Brimhall - Painted Sky Engineering & Survey  
Sandra Phillips – County Zoning & Planning  
Meeting re Re-Zoning of 10-acre parcel 304-78-001B  
August 23, 2019 10:00am  
Holiday Inn Express Conference Room

Notes taken by Jessica DeLaney  
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**DISCLAIMER: All information and drawings provided herein are my understanding (not my opinion) of what was provided at today’s meeting. I encourage everyone in attendance today to correct or add to these notes. Some items I am unsure on and are marked by a (?).**

## Introduction

**Painted Sky** (herein after referred to as ‘PS’) provided an overall concept for the future, master-planned development of the **Gateway Oasis IV, LLC** (herein after referred to as ‘GO’) properties located to the northwest of White Mountain Lake. On July 2, 2019, GO closed escrow on **7 land parcels** totaling **1,275.38 acres**. Four of these parcels, totaling **168.25 acres**, are in the White Mountain Lakes County Recreation Improvement District (WMLCRID) and have lake access (**red** properties are **not** part of the WMLCRID; the **blue** properties **are**).



Six of the seven parcels are zoned “**Special Development**”. GO seeks County approval to re-zone the 10-acre parcel (304-78-001B) from **RU-1** to this same “Special Development” zoning. For more information on this zoning type please visit

<http://www.navajocountyaz.gov/Portals/0/Departments/Planning%20and%20Zoning/Documents/Zoning/Article%2017%20Special%20Development%20Zone%20-%20Jan.%202018.pdf>

## Masterplan

**Development size:** 389 acres

**Total Lots/Units:** 748

**Units per acre:** 1.92 = 70' x 70'

**Unit Type:** Park Models & RV lots

**Owner type:** Non-age restricted Short-Term or Long-term lease (purchase options may be available in the future)

**Amenities:** Silver Creek, walking trails, 4-5-acre manmade pond (to be confirmed), clubhouse, swimming pool, open spaces, gravel roads, White Mountain Lake (only to ~250 WMLCRID lots), gift shop

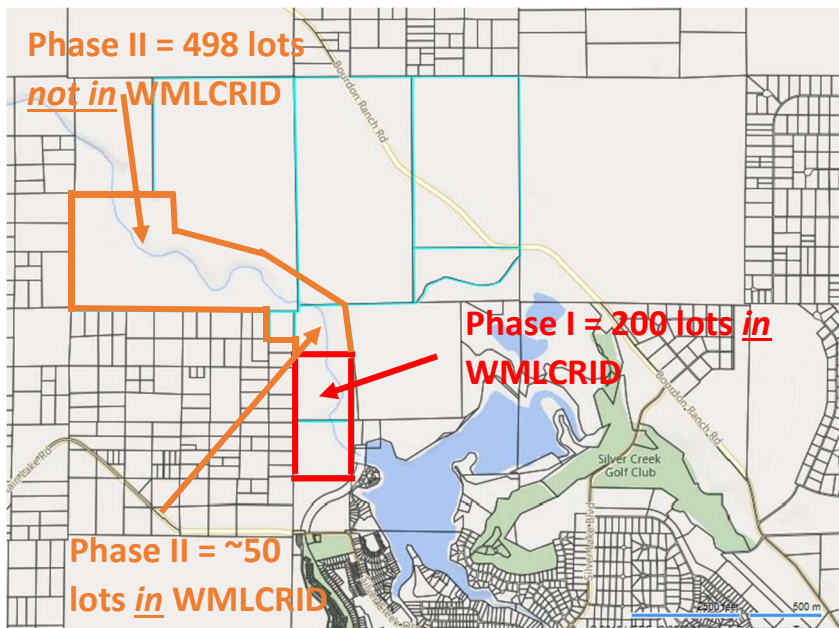
**Main ingress/egress:** Off White Mountain Lake Rd directly across from Juniper Ridge main entrance

**Emergency ingress/egress:** Weber Rd and Bourdon Ranch Rd

**Infrastructure:** Sewage (Lem Cook), Water (Voyager), Electric (APS), Telephone (Frontier), private gravel roads, bridge going across Silver Creek

**The Masterplan has two phases:**

- 1) **Phase I:** (Southern Portion)
  - a. Re-Zone 10-acre parcel
  - b. Subdivision to create 748 parcels (or at least 200)
  - c. All County, State and/or Federal studies, permits, approvals and requirements
  - d. Infrastructure: sewage, water, roads, electricity, telephone, facilities/amenities (?) and any necessary upgrades
- 2) **Phase II:** (West & North Portions)
  - a. Development of remaining 548 lots (~50 within the WMLCRID)
  - b. All other developments, studies, requirements, etc. not completed in Phase I



No planned development of buildings on the entire west side of the Phase II property.

No planned development for 30' on both sides along Silver Creek.

No planned development for the remaining parcels or space that isn't part of the existing masterplan.

No planned annexation into WMLCRID.

## Timeline

Currently the timeline is unknown but GO would like to act quickly.

Sandy Phillips from Planning & Zoning claimed it would take 6 months to complete the re-zoning process alone. Then the permit phase and finally the construction phase would occur thereafter.

There are several studies (traffic, environmental, etc.), public hearings, permits, and County approvals that have to happen prior to development.

GO recently completed developing the **Red Moon RV Park** in Camp Verde. You can Google information on this park. According to the article below, the Camp Verde Town Council approved development of the Red Moon RV park on June 28, 2018, making the initial approval to site completion taking roughly 14 months. This development is drastically smaller than the one planned for White Mountain Lakes at only 65 acres and 413 RV spaces.

<https://www.journalaz.com/news/camp-verde/29000-town-approves-plan-for-red-moon-rv-park.html>

## Community Concerns/Questions

The gentlemen from PS answered our concerns/questions to the best of their abilities but admittedly could not answer all of them. PS said **all future questions should be directed to them and/or the County**. They will do their best to get information to us as it becomes available. Mr. Flake is on our community Facebook page and I encouraged him to communicate with Pat and myself, as not only employees of WMLCRID, but also community liaisons. PS is going to request permission to send me the PowerPoint presentation from today. If granted, I will upload a PDF copy to both the community and The Voice of JRR Facebook pages and I will ask Pat to email it to everyone on her email lists.

PS responses to questions and concerns:

- More than 70 letters were sent to all addresses within 500' of the parcel's tax ID address (they only had to send to addresses within 300'; 2 of these letters were returned for the same owner)
- **No annexation** into the Recreation District
- 498 lots of the 748 planned would **NOT** have access to the lake
- There *should not* be an increase in taxes
- All developments, infrastructure improvements, tests, etc. will be paid by GO
- No communication *from* Silver Creek Irrigation District (PS mailed them a letter)
- The lake will not be made public
- Potential improvements to White Mountain Lake Rd to accommodate increased traffic (?)
- Security on site
- The pond will likely allow swimming, unsure about fishing
- We will likely not be able to access their facilities/amenities
- This project is ongoing and in the beginning stages

## **My Post-Meeting Meeting**

I had the opportunity to speak one-on-two with both Will Flake and Doug Brimhall after the room cleared. I did my best to explain to them that our community is not a vacation community; we are a full-time and seasonal community. Both gentlemen live in Snowflake/Taylor and have a vast understanding of the dynamics of our White Mountain communities. They truly believe the developer wants to work with us and address each and every concern we may have.

I suggested they work with the WMLCRID closely as this project develops since what they are trying to accomplish may not even be allowed by our rules (I provided a rule book) and we are looking at several changes for the 2020 season. Currently rights have to be relinquished from owner to renter and a \$25 deposit must be made by each renter (this deposit is new for 2019) to protect the property owner's potential \$25 loss if the placard is lost, stolen or damaged beyond recognition. In this case, the owners would have to sign literally **thousands** of these for any renters to use the lake (completely cumbersome to both the owner and lake staff).

I explained that we currently have problems at the lake with parking and capacity limits, both on and off the water, that doesn't even factor in their suggested 250 lots x average of 4 people per lot increased usage. On the busiest of days (4<sup>th</sup> of July) we may barely have a few hundred people at the lake and there is not a place to sit or a space to park in. Our lake is first-come-first served and capacity limits are already in the works for the coming season. Their developer would not want to market lake properties and come to find out those persons paying to use the lake won't actually be able to because capacity is reached. I mentioned we have an AirBNB style vocational rentals in the area, but they are so minimal that the impact on the lake usage is inconsequential.

I extended a personal invitation for them, and the developer, to come to the lake and meet with Pat and I to look at all of our existing problems. Since they are engineers, they earn their living on fixing problems. PS relayed that GO may be willing to give concessions to the WMLCRID to better serve the entirety of the community – boat docks, parking, additional ramadas & seating, sand and extension of the beach were all discussed as potential concessions.

I suggested they consider the main entry be off of Bourdon Ranch Rd instead of White Mountain Lake Rd pointing to the old adage "out of sight, out of mind" to keep traffic down on our main road(s).