

ALPINE COMMUNITY PETITION

As a property owner in Alpine, I oppose Conditional Use Permit, (CUP) application 22-13 which would be 110 trailer / RV units, warehouse or storage barn and office and laundry and showers on the south side of highway 180 on an 11-acre parcel.

Alpine is rural. Many people come to Alpine for that reason. A high-density trailer or RV park would change the ranching and scenic tradition of Alpine. This project benefits few. We the petitioners do not want to see this high-density development in this location. This development will produce long term effects such as impacts on wildlife viewing, water supply and scenic vistas. Do not let this one application set a precedent for high density development of Alpine meadows.

The 2019 Apache County Comprehensive Plan adopted the 2001 Alpine Community Plan as a controlling document. This document explicitly prohibits additional mobile home, trailer and RV Parks in Alpine, an opinion confirmed by The Rose Law Group.

The Apache County Zoning Ordinance states that the proposed use of a Conditional Use Permit shall be harmonious and in accordance with the general and specific objectives of the Apache County Comprehensive Plan and any subarea plans.

This project does NOT conform to controlling documents or Conditional Use Permit standards. Due process for the applicant requires the County to consider an application, NOT approve it. Fairness to all Alpine taxpayers requires that the County confirm that this application would be harmonious with the community and consistent with existing rules and regulations and not harm the community over the long term. This project injures Alpine’s future.

DENY CONDITIONAL USE PERMIT APPLICATION 22-13

We respectfully submit this petition,

Signed, _____ Dated _____

Mailing or Alpine property address: _____

Signed, _____ Dated _____

Mailing or Alpine property address: _____

If more people sign this petition please print another copy for them to sign.

Please return this signed petition to:

Chris Anderson, 10645 E. Hillview St., Mesa AZ 85207

If you have any questions, concerns or opinions to share please CONTACT:
alpinemeadowdevelopment@gmail.com and / or chris@horizondevelop.com

Some volunteers would like to create a website where:

County regulations and documents,

Letters by concerned community members,

Information about possible impacts,

Informed and factual opinions about Alpine's future direction,

may be easily accessed all in one spot, perhaps over morning coffee.

Information that could be available and discussed on this website include:

FIRE: This development would bring in visitors who are unfamiliar with our risk of fire. This development has no stated method of education or onsite management.

SEWER AND WATER: Water and sewer use is increasing at an accelerated rate. There currently exists no study of aquifer or water supply trends in Alpine. Well water levels have been dropping.

DROUGHT: Precipitation (rain and snow) that supports our well water has fallen precipitously in Alpine. The yearly average precipitation has dropped by 20% since the prior 40 year period and 40% in the last two years. Our winter precipitation is down by 63%.

(If anyone could offer suggestions or help work on a simple website, please contact us!)