

**APPLICATION FOR SPECIAL USE
TO COCHISE COUNTY**

BY DAVID H. SCOTT

458-600-6155

dhscott_46@hotmail.com

- 1. Application for Special Use**
- 2. Site plan**
- 3. Copy of Letter sent to property owners within 1,200 ft**
- 4. Letter of Authorization to Act and Represent .. Notarized**
- 5. Warranty Deed**
- 6. Link to Dave Scott's Hipcamp Listings in Newberry National Monument in Central Oregon out of Lapine, Oregon and his success as a Hipcamp Host**
- 7. List of what is required of Hipcampers to stay at this Hipcamp and restrictions**
- 8. Overview of timeline for well, power, clearing of the 1 acre to accommodate the Hipcamp, wash house, septic system, use of Porta-Pottys, gravel, single family residence/garage and estimated date of a Listing on the Hipcamp Web site.**



Cochise County

Development Services
Planning Division

Public Programs...Personal Service
www.cochise.az.gov

APPLICATION FOR A SPECIAL USE

Applicant's Name: David H. Scott for John Eaken

Name of All Property Owner(s): John Eaken

Applicant Mailing Address:

36 SW Allen Rd. Bend, Oregon 97702

Street # Town State Zip code

Subject Property Address (if different than mailing address):

No address

Street # Town State Zip code

Email Address: dhscott_46@hotmail.com

Phone Number: 458-600-6155

Tax Parcel Number: 111-45-054

Current Zoning Designation: RU4

Comprehensive Plan Land Use Category/Growth Area: ?????? No Idea

Comprehensive Plan Land Use Designation: ?????? No Idea

Area Plan Designation (if applicable): NA

Size of Property (in acreage or square feet): 9 AC

How many acres will be cleared and developed? 1 AC or Less

Describe your relationship to this application. (Select one)

I am the property owner

I am an authorized agent for the property owner

Bisbee Office
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
planningandzoning@cochise.az.gov

If the applicant is not the property owner, please attach a notarized letter of authorization to this application.

The Purpose of a Special Use

Special Uses include uses or activities with a greater potential for impacts on neighboring properties than the permitted uses in a Zoning District. Examples of Special Uses are manufacturing, RV Parks, guest ranches, hospitals and schools. These more intense uses must be carefully reviewed to decide if they could make good neighbors to the existing uses. For this reason, a Special Use Permit requires a public hearing and approval by the Planning and Zoning Commission before it is allowed.

What is the Process?

1. Pre-application meeting with County planning staff.
2. Citizen Review Process – the applicant must send notice to all property owners within a radius of no less than 300 feet of the subject parcel(s), as shown on the most recent available records of the last property tax assessment. The County Zoning Inspector may expand the mailed notification area to greater than a 300-foot radius at time of application acceptance if there are compatibility concerns associated with the request.
3. Application Submittal
4. Technical review by relevant internal staff and external agencies
5. Public Hearing – Planning and Zoning Commission (Approval/Denial)

Appeals

The Commission action can be appealed to the Board of Supervisors by anyone who disagrees with the outcome. Appeals must be filed within fifteen (15) calendar days of the Commission action. The applications are available online "Appeal: Board of Supervisors."

Required Submittals

1. This application
2. Citizen Review Report
3. Site plan -drawn to scale showing the existing and proposed District boundaries and an accurate legal description of the area being petitioned for amendment. See "concept plan instructions for special uses" (included in this application). Please see our website for an example plan: <https://www.cochise.az.gov/development-services/special-uses>
4. Letter of Authorization (for authorized agents, if applicable)
5. Hazardous or polluting materials attachment (only if hazardous materials are proposed, if applicable)
6. Deed restrictions (if applicable)
7. Outdoor lighting, manufacturers specifications (if applicable)
8. Processing Fee

Concept Plan Instructions for Special Uses

Sometimes, an applicant will seek approval for a particular special use or uses on a piece of property well ahead of actual construction or operation of that use. Often the exact dimensions of structures or configuration of uses on the property are not known yet until the uses have been approved and the applicant has invested resources into site planning. The Zoning Regulations allow for the submittal of a "Concept Plan" in lieu of a site plan in the case of phased special uses on one property or a special use where construction is not anticipated within one year. However, if the use(s) are approved by the Planning and Zoning Commission, then a detailed site plan meeting the requirements of the Zoning Regulations will be required for each use or phase and shall be in substantial conformance with the approved special use. If the site plan is not within substantial conformance with the approved use and concept plan, then the special use will need to be reviewed, in a public hearing, by the Commission once again to modify the original proposal. **Note: any**

anticipated waivers of site development standards such as setbacks, screening, landscaping or parking spaces must be requested, justified, and approved by the Commission prior to the issuance of a building permit.

In order to adequately review the proposed special use(s) on a piece of property, a Concept Plan must include at a minimum the following information:

- Parcel boundaries and adjacent roads;
- The general location, size and height of all structures and uses (existing and proposed), including minimum setbacks from parcel boundaries, washes and roads;
- The general location and minimum number of parking spaces to be provided, including proposed surface and width of driveways;
- Proposed screening and landscaping;
- Any significant topographical features (washes, hills, rock outcroppings, wetlands) and cultural features of the property and adjacent parcels;
- If applicable, project phasing (approximate schedule of uses and construction) and any other information deemed necessary to effectively review the Special Use.

Please state the reason for this request and why it should be supported.

Please see attached request and why it should be supported.

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well	Private Well	
Sewer/Septic	Septic on Site to be installed	
Electricity	On Site	
Natural Gas	NA	
Telephone	NA	
Fire Protection	Elfrida Volunteer	
Waste Disposal	Dumpster/Recycle Bens for Glass-Can/Card.Paper	

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.

- Yes
 No
 Not applicable (no deed restrictions or covenants)

Describe all **existing** structures/uses present on the subject parcel. Note: the size and location of existing structures must be shown on the accompanying site plan.

NONE

Describe all **proposed** structures/uses on the parcel that to be placed on the parcel. Note: the size and location of proposed structures must be shown on the accompanying site plan.

Storage/Tool Shed 12 x 32 Mr. Shed Structure

Future Bath House..Toilets..Sinks..Showers hooked up to septic system 12 x 32 Mr. Shed Structure then finished interior

House 900 sq ft and dbl garage 400 sq ft

Is the proposed special use consistent with stated purpose of the current zoning district? Explain.

No Idea

Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.

This is a Hipcamp project for camping in 6 campsites, 2 26 Ft. Cerimonial Tipi's, 2 refurbished orginal covered wagons into Shepherder type. No water, elec, sewage hookups, strictly dry camping. No outside lighting.

Maximum of 5 night stay. See attached links, pics, documentation, information

Please review the Listing requirements

What materials will be used to construct the new building(s)? (Note, for an existing building(s), please also list the construction type(s), i.e., factory-built building, wood, block, metal).

All 3 structures will be existing, factory-built building...wood by and from Mr. Shed.

Will the project be constructed/completed within one year or phased?



One year



Phased

If this is a phased project, describe the phases here and physically depict them on the site plan.

Please see attached information for the anticipated phased project.

What are the days and hours of operation (if applicable)?

Days of the week: _____

11 AM to 10 PM

Number of employees (if applicable):

Initially 0 Future: _____

Total average daily traffic generated (non-residential uses):

How many vehicles will be entering and leaving the site (per day)? 100% booked 10

Total trucks (e.g., by type, number of wheels, or weight)? 0

Estimate which direction(s) and on which road(s) the traffic will travel from the site.

See attached map for traffic pattern

If more than one direction, estimate the percentage that travel in each direction.

At what time of day, day of week and season (if applicable) is traffic the heaviest?

If booked 50% it would be just before 2 PM check in and 12 AM check out

Water Use:

Estimate the total gallons of water needed for the proposed use: per day ???? per year ???????

Please indicate your water source Private Well Virtually Impossible to even estimate, not much

If your property is served by a private well, show the existing or proposed location on the site plan.

List any strategies you will employ, on site, to minimize water use, recycle water, and/or enhance onsite natural recharge.

There won't be any need for this. All sites will not have water to them. Only the future bath house will use water and it will be minimal for showers and sinks and toilet flushing.

Will your property be served by a septic system? Yes No

If yes, show the septic tank, leach field and 100% expansion area on the site plan, and indicate whether the system is existing or proposed.

Does your parcel have permanent legal access*? If no, what steps are you taking to obtain such access? (*Our Zoning Regulations state that no building permit for a nonresidential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.)

YES

Which streets or easements will be used for traffic entering or exiting the property? (Please label on the accompanying plan)

DRIFTERS WAY OFF OF FRONTIER RD, 1/4 MILE FROM DAVIS RD INTERSECTION

What impact will this have on the traffic volume of roads serving this subject property?

NONE

How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

2

Does the subject parcel have site access onto a major road?

Yes No

Are you requesting any modifications or waivers from site development standards? If yes, explain.

NO

Is the subject property within Sierra Vista Sub-Watershed Overlay Zone? If so, please indicate this, and that you understand that it may be subject to additional plan reviews and inspections whenever a building permit is required.

Yes, and I understand the permitting requirements

No, it's outside the boundaries

Please describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your special use application has incorporated the feedback you received.

Please review attached letter that was sent to the adjoining property owners within 1,200 ft.

Describe any outdoor activity associated with your special use proposal, if applicable.

NONE

Will outdoor storage of equipment, materials or products be needed? If yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

YES, please review the site plan.

Will any noise or vibrations be produced that can be heard or felt on neighboring properties on a regular basis? if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

None Please see attached Hipcamp Listing requirements for ALL HIPCAMPERS to strictly adhere to,

Will odors be created? If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

NONE

Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to prevent a nuisance on neighboring properties?

NO

Will additional dust be created on a regular basis? If yes, what measures will be taken to prevent this dust from escaping onto neighboring properties or roadways?

No. Drifters Way is a graded, hardpacked road, very little dust.

Is outdoor lighting proposed? If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please submit manufacturer's specifications for all light fixtures.

Yes No

Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)? If yes, show details on the site plan. Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.

Yes No

Show on-site drainage flow on the site plan. Will drainage patterns on site be changed? If so, please indicate on the site plan and describe below.

No on-site drainage patterns on site will be changed.

If more than one acre is to be cleared, describe the proposed dust and erosion control measures to be used and show on site plan, if appropriate.

Only one acre will be cleared to enhance leaving the propoerty as natural as possible. SQ Footage figures are on the Site Map. All areas for the campsites, around the tipis, the Shepherders Wagens, storage shed, house, garage, access to all sites will be graveled as well as the entrace and exit road will be graveled,

Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

Yes No

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit. In addition, I hereby request all inspections necessary to process this application, and if the permit is issued, I request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit. Failure to obtain permits may result in fines or other penalties.

David H. Scott for John Eaken

1 - 20 - 2023

Applicant Signature

Date

Please state the reason for this request and why it should be supported:

I have had numerous Hipcampers come and stay at “Experience Heaven” a Hipcamp I have in Newberry National Monument in Central Oregon and they have told me that some of their best and most enjoyable Hipcamp experiences have been staying right out in the middle of the desert. No lights so the stars are shining brightly. No noise interference, so the crickets, the coyotes howling and the night birds singing is something they shall never forget.

I don't do these Hipcamps for the financial reason. I do it to share the experience of being outdoors in true Nature. At a minimum \$60,000 will be invested by the time everything is completed.

I spend 100% of my time “outdoors” with the life I lead now, and it is healthy, rejuvenating, stressless and most of all, it brings families, mothers and fathers closer to their children, friends, lovers, and significant others together in such a way that no other type of experience can do. Which falls right in line with Hipcamp's vision.

This 9 acres partial is a perfect place for all of the above to happen. No neighbors. No noise. No lights. No traffic. Abundance of wildlife. No risk. No threats of any kind present themselves.

I run a tight ship when it comes to the requirements that the Hipcamper must adhere to, to make a booking, let alone be allowed entrance. I do not compromise. There are no warnings.

I also do everything 1st class. I do not compromise when it comes to making all of this happen and since I am a piddler extraordinaire, I am always raking, cleaning, putting away and above all, making sure that everything looks like no one has ever been there, when that Hipcamper shows up.

There is not one single reason in my experience with this Hipcamp concept and my 76 years of a huge variety of endeavors and experiences I could even begin to come up with why this Special Use Request would not be supported 100% by all of those involved.

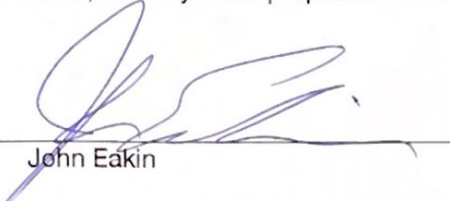
David H. Scott

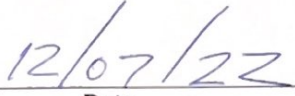
John Eakin
Eakin Properties, LLC
36 SW Allen RD
Bend, OR 97702
(509) 728-0998 cell

AUTHORIZATION TO ACT AND REPRESENT

To Whom it may concern,

I hereby authorize David Scott to act on my behalf with regards to my Tombstone Valley Ranch Properties (Parcel # 15,16, and 17) David has my explicit permission to file, record, order services, and any other purpose needed to help develop the properties to livable land parcels.


John Eakin


Date

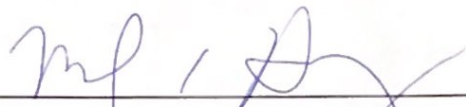
Acknowledgment in an Individual Capacity

State of OREGON

County of Deschutes

This record was acknowledged before me on (date) December 7th, 2022 by

(name(s)) of individual(s) John Eakin



Notary Public - State of Oregon

Official Stamp



Document Description

This certificate is attached to page 1 of an authorization to act & represent (title or type of document), dated December 7th, 2022, consisting of 1 pages.

<https://www.hipcamp.com/oregon/david-s-s-land-13/experience-heaven-in-the-winter>

January 19, 2023

Subject: Notice of Intent

Dear Property Owner,

My name is David H. Scott. I am John Eaken's Son-in-Law, who owns 3 36-acre partials in the Tombstone Valley Ranches project.

There exists a Notarized Authorization to act and Represent, signed by John Eaken that authorizes me to act and perform on his behalf.

Those partials are: 111-45-054, 111-45-053, 111-45-052, which are #17, #16, #15.

We have submitted and it was approved a Minor Land Division on -054 #17, into 4 9-acre partials. A well will be drilled on Lot C and the power will be brought into Lot C and then taken to the other 3 9-acre partials in April/May. The well will operate on a shared well agreement, when and if that is every needed.

We are submitting an Application for a Special Use to Cochise County on Friday January 27th, the hearing will be on March 8th, for a "Hipcamp" which will consist of 2 26 ft tipis, 2 Calistoga Wagons refurbished into "Shepherd" type wagons and 6 campsites.

If you so desire to research Hipcamp it is:

www.hipcamp.com

I have a very successful Hipcamp with 2 different listings in Central Oregon consisting of 8 campsites and 2 Original Mongolian Gers, here is the link to those listings on Hipcamp:

<https://www.hipcamp.com/oregon/david-s-s-land-13/experience-heaven-in-the-winter>

It would be prudent if you are interested in this at all, to read all the close to 300 reviews I have received in the last 3 years. 80% of the bookings this summer season will be repeats.

Please also read the listings and what I require the Hipcampers are required to adhere too if they make a booking, and it is accepted.

The county requires that you notify property owners within 300 ft. I have chosen to notify the property owners within 1,200 ft out of respect. If I adhered to the required 300 ft, I would not be obligated to send out one single letter of notice of intent.

There are a few things that you as a property owner in the proximity of this Hipcamp needs to know. There will be at time an unnoticeable increase in traffic for ½ mile or less on Drifter's Way, zero noise, zero transits, max stay is 5 nights, zero pollution, zero confrontations, zero barking dogs, zero unreasonable alcohol consumption, zero dope/drug using, zero arguments, zero screaming kids, zero Harleys and zero loud, obnoxious diesel trucks.

I will be living on site throughout the process of clearing land and setting the Hipcamp up and there will always, within reason be somebody, probably me on site 24 hrs a day.

It is our intention to build a small 900 sq ft residence, dbl car garage, put a septic system in. The entire area of 1 acre cleared out of the 9 acres to make this happen will be covered in gravel.

Best if you were to send any comments directly to me via e-mail to:

dhscott_46@hotmail.com

David H. Scott

458-600-6155

List of what is required of Hipcampers to stay at this Hipcamp and restrictions.

No barking dogs

No loud music of any kind

No screaming kids .. playing is one thing, screaming is another

No campfires

No night lights

No in fighting and arguing

No over the top alcohol consumption

No drug use of any kind

No Harley Davidsons

No Big Diesel Trucks

5-day maximum stay

Minimum in and out traffic

No dirt bikes, four runners, side x sides

Overview of timeline for well, power, clearing of the 1 acre to accommodate the Hipcamp, wash house, septic system, use of Porta-Pottys, gravel, single family residence/garage and estimated date of a Listing on the Hipcamp Web site.

Well to be drilled end of February –2023

Power to be installed by end of May-2023

Clearing of the 1 acre as the project unfolds

Wash House by the end of the 1st year which would be March 2025

Septic System by the end of 2023

Porta Pottys....once the Hipcamp starts to receive bookings there will be a minimum of 2 units strategically placed and 3 if necessary and cleaned twice a week if necessary.

Gravel will be laid down where the camp sites, wagons, tipis are first and the storage shed at the same time, then the circular road in and out and to the single family residence will be last, should be by the middle of 2024

Single family will be built/in place by May 2024

Expect to have the listing live on Hipcamp by end of February, 2024