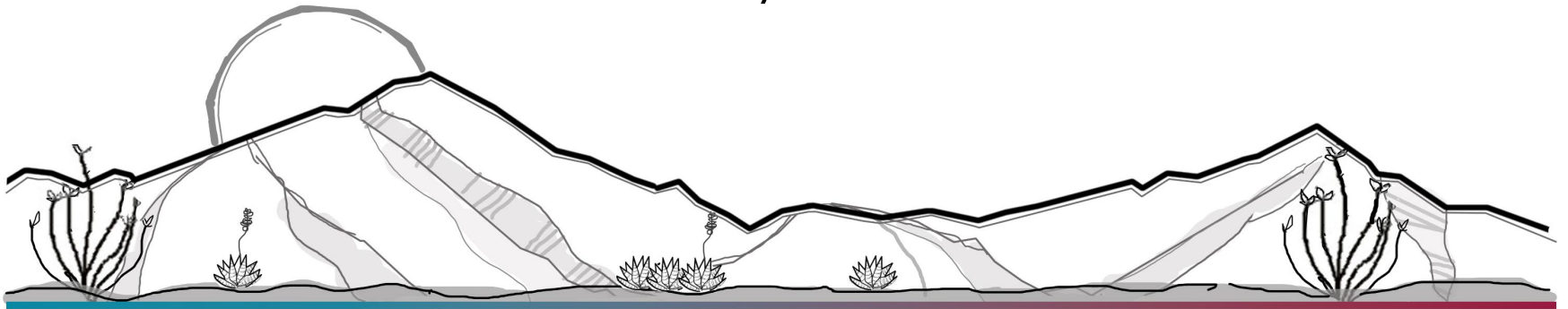


Docket SU24-26

Special Use Authorization for
Recreational Event Camping

Planning and Zoning Commission
February 12, 2025



DEVELOPMENT SERVICES



Applicant: Arizona Artistic LLC

Location: Covered Wagon Road (Willcox)
APNs 305-58-050 and 051 (80 acres)

Zoning: RU-10

Plan Designation: Rural

Growth Area: D – Rural Areas

Current Use: Special Events (Quarterly)

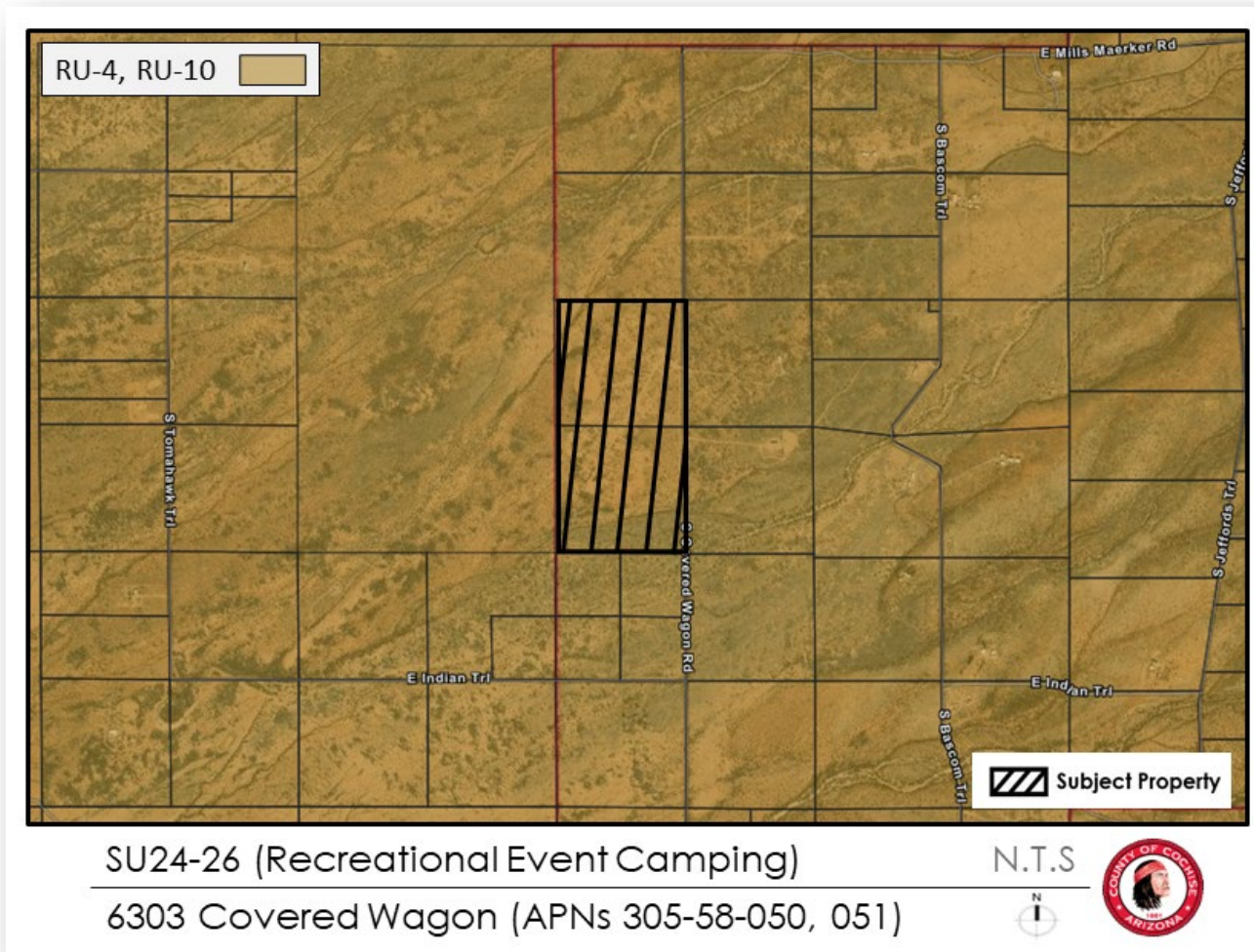
Proposed Uses: Recreational Camping Events

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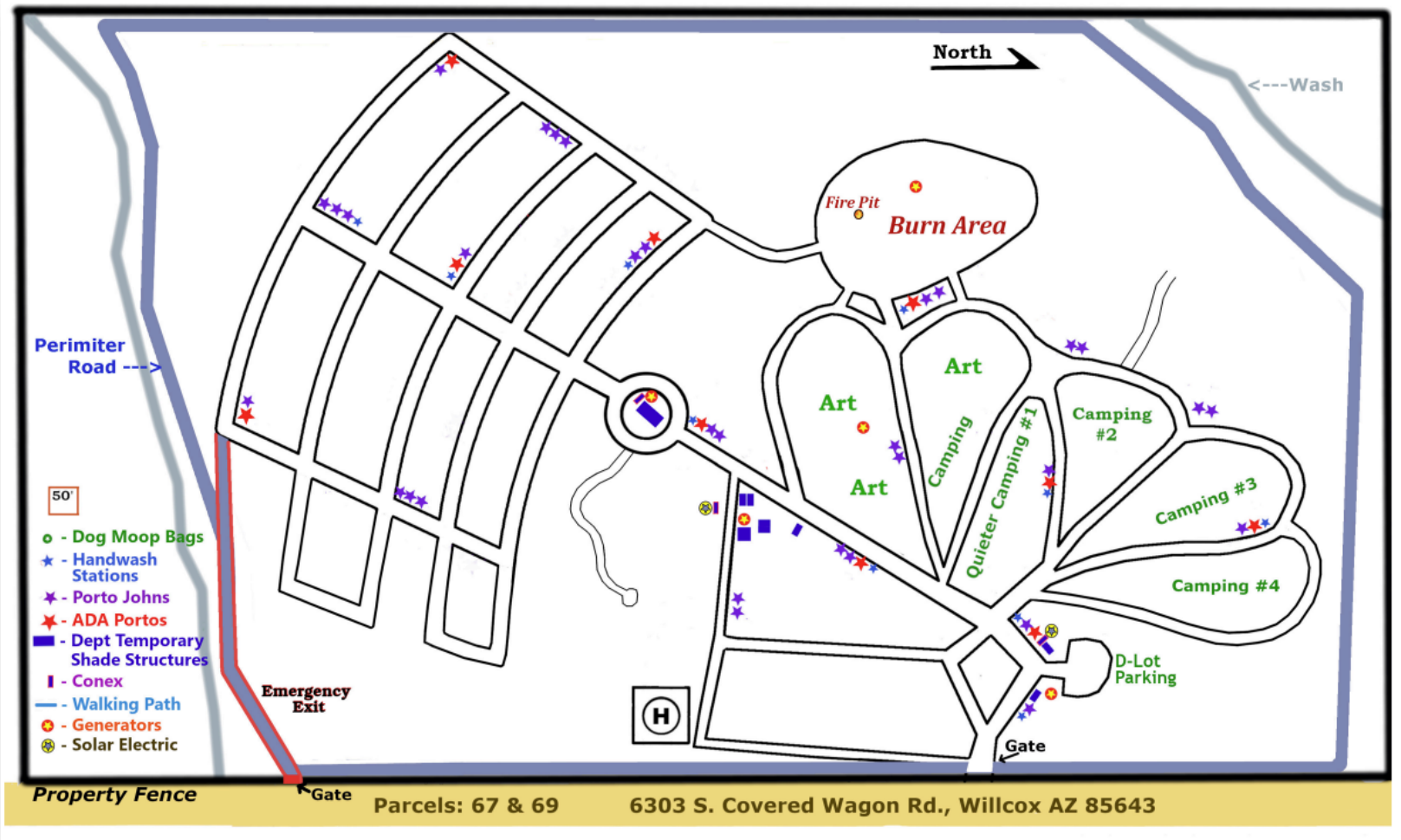
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Property Location and Zoning



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Site Plan



Project Details

- Special Events
 - Permitted in all zoning districts
 - 4 events per year; 7 days for event with 4 days for set-up/dismantle (11 days total per event)
 - Administrative application
- Special Use Request
 - 8 events per year
 - 28 total event days, 28 set-up/dismantle days)
 - One large event (Saguaro Man)
 - Multiple smaller events

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Covered Wagon Road

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Covered Wagon Road

Indian Trail

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Special Use Authorization Factors

- | | |
|--|------------------------------|
| 1. Compliance with adopted plans | Complies |
| 2. Compliance with zoning district purpose | Complies |
| 3. Development along major streets | Not Applicable |
| 4. Traffic circulation | Complies w/conditions |
| 5. Adequate services and infrastructure | Complies |
| 6. Significant site development standards | Complies |
| 7. Public input | Complies |
| 8. Hazardous materials | Not Applicable |
| 9. Off-site impacts | Complies w/conditions |
| 10. Water conservation | Not Applicable |

Factors in Favor of Approval

- Complies with applicable factors with conditions
- Previous events with open burns (3 major, 2 minor) have not resulted in reported property damage

Factors Not in Favor

- Opposition from nearby property owners
- Previous events have been disruptive to area residents relative to traffic, noise, lighting, and concerns about open burning

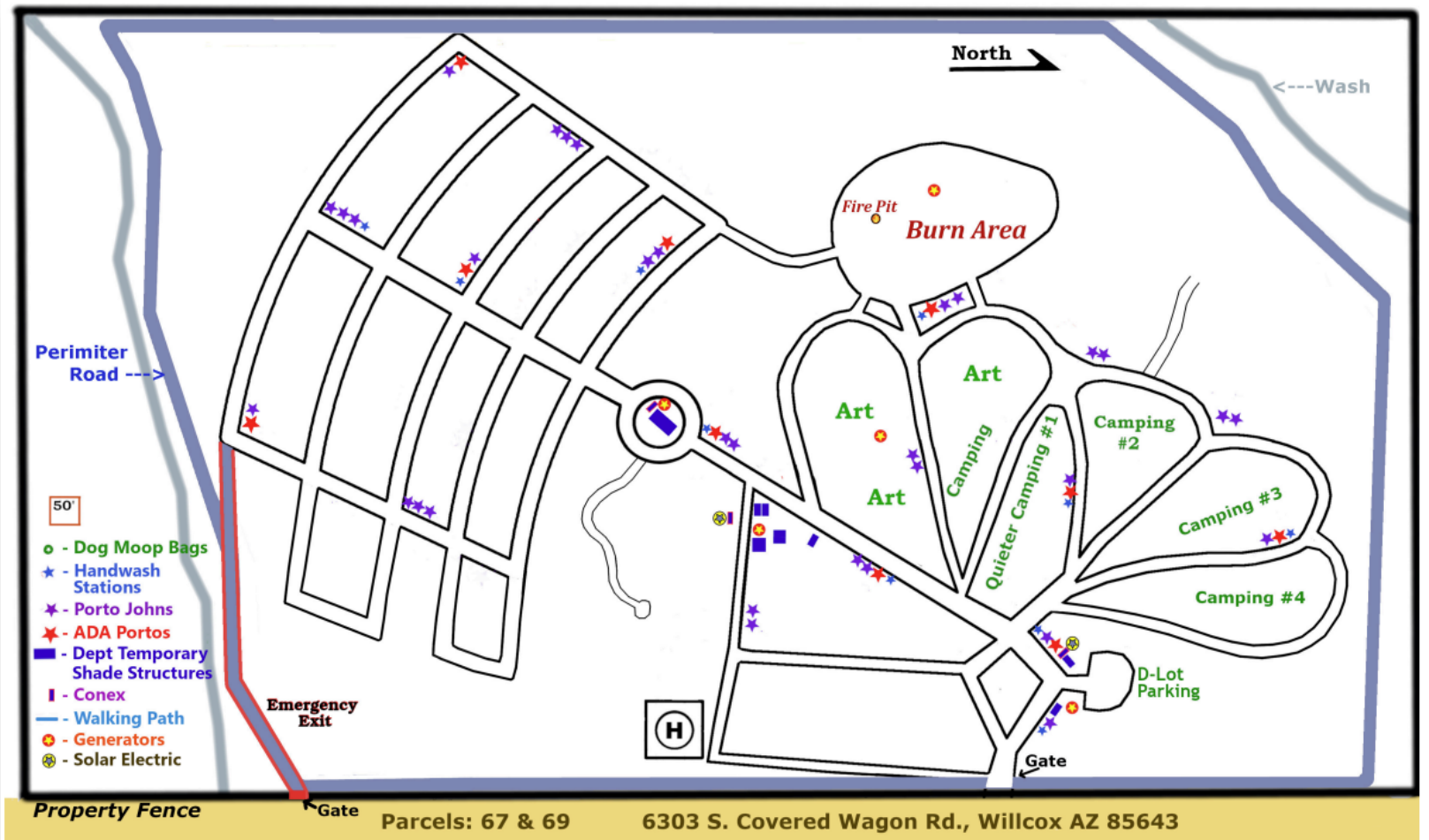
Citizen Review / Public Notice

- 16 December
 - Applicant letters
- 13-23 January
 - Notices
 - Posting
 - Legal ad



DEVELOPMENT SERVICES

Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU24-26 to allow recreational camping events with the following conditions:

1. Covered Wagon Road shall be widened to 24' from the property south to Cattle Drive. Control dust on Covered Wagon Road and on-site driveways during events.
2. A Floodplain Use Permit is required.
3. Noise levels at the parcel boundaries are limited seven days per week to 80dB(A) from 9am to 10pm; 50dB(A) from 10pm to 7am; and 55dB(A) from 7am to 9am.
4. Open burning shall comply with State and/or local jurisdiction permitting requirements. A copy of the permit shall be provided to the county prior to the event. Fires shall be constantly attended until extinguished and burned/unburned material shall be placed in a non-combustible container until removed from the site.

Staff Recommendation (cont.)

5. Open burns are prohibited during Red Flag Warnings.
6. Clean, dry wood shall be used for burns. Construction materials, rubber, plastics, or other forms of trash or refuse shall not be burned on-site. Refuse shall be stored in closed containers to avoid creating nuisances for nearby property owners or attracting wildlife.
7. A minimum of two access points providing both ingress and egress are required during events.
8. The number of portable toilets and handwashing stations shall meet county requirements.
9. Utilize City of Willcox or other vendor fire suppression subscription services during events with open burning.
10. An Emergency Evacuation Plan must be submitted to the county and updated annually.

**Standard conditions related to conditions, permitting, and modifications apply to this request.*

Sample Motion

Madam Chair, I move to approve Docket SU24-26 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

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