



NAVAJO COUNTY
PUBLIC WORKS DEPARTMENT
PLANNING & ZONING

STAFF REPORT

PLANNING AND ZONING COMMISSION

HEARING DATE: October 20, 2016
CASE #: 16-20
ACTION: SPECIAL USE PERMIT
APPLICANT/OWNER: Winmill Family Camp, LLC
PROJECT NAME: Family Recreation Camp

PARCEL INFORMATION:

Location: 2600 Pasture Drive, Overgaard, AZ,
APN: 206-37-019
Legal Desc: Section 33 of Township 12 North, Range 18 East, Gila and Salt River Meridian
District: IV
Parcel Size: 10 Acres

STATED REASON FOR REQUEST: The Winmill Family Ranch would like to continue using the property as a Family Recreational Camp on a 10 acre parcel known as APN 206-37-019. This Special Use Permit would allow existing dwellings sites for occasional camping for family members and friends. It is the intent of the property owners to use the land for family reunions and recreational purposes on a seasonal basis. The family would like to add bathroom and laundry facilities, which will require a new septic and leach field. Those are the only improvements they plan to make on the property for some time. This will be consistent with the intended use, and will be made in full compliance with Navajo County codes. Though they have no formal project timeline for the completion of improvements they intend to work, as the weather permits.

BACKGROUND & DISCUSSION:

NAVAJO COUNTY ORDINANCES, PLANS & REGULATIONS:

ZONING DISTRICTS:

- A-General: The main purpose of this A-General Zone is to provide for all the unincorporated area of the County, except land within the boundary of a reservation and outside the authority of Navajo County not otherwise designated for some other specific zone, to be included in the "A-General Zone", by this Ordinance. No subdividing shall be conducted or approved in the "A-General Zone", without prior re-zoning of the land so intended. Uses permitted in the "A-General Zone", include farm and non-farm residential uses, farms, recreational, institutional, commercial and industrial uses as specifically listed in this Article. Other uses may be permitted as *Special Uses under Article 20*.
 - 27. *Recreational and Family Camps including ancillary support services in the Rural (RU) and A-General Zoning Districts.*

COMPREHENSIVE PLAN / AREA PLANS: Navajo County Comprehensive Plan: The Navajo County Comprehensive Plan, adopted on May 17, 2004, indicates that the land use category for the Winmill Family Ranch property site is Recreation/National Forest land.

GENERAL CHARACTER OF AREA:

The general character of this area consists primarily of rural ranch style residential uses. The surrounding properties are sparsely populated area with large and small parcels in the Aripine area.

PUBLIC COMMENTS & CONCERNS:

As of the date of preparation of this staff report, 0 comments in favor and 0 opposed have been expressed by the public.

REVIEWING AGENCY COMMENTS & RECOMMENDATIONS

COUNTY ATTORNEY:

No legal objection to this Special Use Permit as long as applicant abides by all Country, State and Federal rules and regulations

Initial: B.C. Date:

ENGINEERING:

Engineering Staff has reviewed the proposed application and site plan for the Winmill Family Camp and has no objection to this Special Use Permit provided all Public Works Department Recommendation are met.

Initial: W. R. B. Date:

FLOOD CONTROL:

The parcel is within flood hazard Zone D: Areas in which flood hazards are undetermined, but possible. Flood has no objection to this Special Use Permit provided all Public Works Department Recommendation are met.

Initial: B. P. Date: 9-21-16

PLANNING & ZONING:

Planning & Zoning staff has reviewed the Winmill Family Camp Special Use Permit proposal for a Family Recreational Camp and determines it is ready for Commission action. Staff does not foresee the Family Recreation Camp on this site having a detrimental effect on the area or disrupting the currently allowed land uses. Staff supports this proposal.

Initial: P.S.

Date: 9-29-16

PUBLIC WORKS DEPARTMENT RECOMMENDATION: Should the Commission recommend granting this Special Use Permit, staff would recommend the following conditions be applied:

1. The Special Use Permit shall run with the land.
2. The Family Recreation Camp shall be developed only on the portion of the parcel as designated on the submitted site plan.
3. The proposed recreational camp site improvements shall not be constructed prior to acquiring all required Navajo County permits, to include but not necessarily be limited to building, grading and drainage. The proposed structures and attendant facilities shall not be occupied or utilized prior to Navajo County building department notification of complete compliance with all appropriate issued permits and stipulations.



Navajo County Public Works Department

100 W. Public Works Dr.
Holbrook, Arizona 86025

Tel (928) 524-4100
Fax (928) 524-4122

9/21/2016

Planning & Zoning

Re: Requested flood hazard information for **206-37-019**, T 12 N; R 18 E; Section 33

In response to your request, the Public Works Department can supply the following flood hazard information. This information is for the above referenced parcel, and is based on the best data available to us at the time of the request. The existence of the location of structures on the parcel is not known by the Public Works Department, unless otherwise noted on this form. Flood hazard information will be provided for structures on a parcel if an acceptable site plan of the property is provided by the requestor. Please note that all parcels identified as being in a flood hazard area are subject to the requirements of the Navajo County Flood Damage Prevention Ordinance.

Federal law requires that a flood insurance policy be obtained as a condition of a federally backed mortgage or loan for structures in the special flood hazard areas shown on current Flood Insurance Rate Maps. Lenders are legally responsible for determining if a flood insurance policy is required for a loan. The information below is not a guaranteed determination.

The parcel is shown on Digital Flood Insurance Rate Map (DFIRM) number 040066-4200F dated 08/17/2015. The date of Navajo County's DFIRM index is: August 17, 2015.

The parcel is within flood hazard Zone D: Areas in which flood hazards are undetermined, but possible.

This determination may change as existing flood hazard maps are revised or new maps are added. This information does not create liability on the part of Navajo County, or any officer or employee thereof, for any damage that results from reliance on the information. Properties not designated as special flood hazard areas on the DFIRM maps may be subject to flooding from unmapped watercourses or from floods greater than those shown on the DFIRM maps.

Very truly yours,

A handwritten signature in cursive script that reads "Rebecca Petersen".

Rebecca Petersen
Navajo County Flood Control District

RESOLUTION NO. 16-05P

**A RESOLUTION OF THE NAVAJO COUNTY PLANNING &
ZONING COMMISSION RECOMMENDING APPROVAL OF A
SPECIAL USE PERMIT FOR A RECREATION FAMILY CAMP**

WHEREAS, an application for a Special Use Permit was duly filed on by Winmill Family Ranch, to continue using the property as a Recreation Family Camp; and

WHEREAS, the application concerns the following real property in Navajo County:

APN: 206-37-019, Section 33, Township 12 North, Range 18 East, of the Gila and Salt River Meridian, in the Heber-Overgaard, Aripine area.

WHEREAS, the applicants are the owner of the above-described property according to a Quit Claim Deed recorded in the Office of the Navajo County Recorder on 3-15-1990, Instrument No. 1990-03411; and

WHEREAS, the application was considered by the Navajo County Planning & Zoning Commission at a duly noticed public hearing on February 19, 2015; and

WHEREAS, the Planning & Zoning Commission, after considering the testimony and other evidence presented at the hearing, as well as the recommendations of staff, finds that the Special Use Permit will be consistent with the public health, safety and general welfare and should be approved.

NOW, THEREFORE, BE IT RESOLVED that the Planning & Zoning Commission hereby recommends APPROVAL of the Special Use Permit subject to the following conditions:

1. The Special Use Permit shall run with the land.
2. The Recreation Family Camp shall be developed only on the 39.59 acre portion of the parcel as designated on the submitted site plan.
3. The proposed Recreational Family Camp site improvements shall not be constructed prior to acquiring all required Navajo County permits, to include but not necessarily be limited to building, grading and drainage. The proposed restroom and laundry facilities shall not be

occupied or utilized prior to Navajo County building department notification of complete compliance with all appropriate issued permits and stipulations.

BE IT FURTHER RESOLVED that the Secretary shall transmit this Resolution to the Navajo County Board of Supervisors as the recommendation of the Planning & Zoning Commission.

PASSED, APPROVED AND ADOPTED by the Planning & Zoning Commission by a vote of _____ yeas and _____ nays on October 20, 2016.

**Chairman, Navajo County
Planning & Zoning Commission**

ATTEST:

**Secretary, Navajo County
Planning & Zoning Commission**

RESOLUTION NO. 16-05P

**A RESOLUTION OF THE NAVAJO COUNTY PLANNING &
ZONING COMMISSION RECOMMENDING DENIAL OF A
SPECIAL USE PERMIT FOR A RECREATION FAMILY CAMP**

WHEREAS, an application for a Special Use Permit was duly filed on by Winmill Family Ranch, to continue using the property as a Recreation Family Camp; and

APN: 206-37-019, Section 33, Township 12 North, Range 18 East, of the Gila and Salt River Meridian, in the Heber-Overgaard, Aripine area.

WHEREAS, the applicants are the owner of the above-described property according to a Quit Claim Deed recorded in the Office of the Navajo County Recorder on 3-15-1990, Instrument No. 1990-03411; and

WHEREAS, the application was considered by the Navajo County Planning & Zoning Commission at a duly noticed public hearing on October 20, 2016; and

WHEREAS, the Planning & Zoning Commission, after considering the testimony and other evidence presented at the hearing, as well as the recommendations of staff, finds that the Special Use Permit will not be consistent with the public health, safety and general welfare and should be denied.

NOW, THEREFORE, BE IT RESOLVED that the Planning & Zoning Commission hereby recommends DENIAL of the Special Use Permit.

BE IT FURTHER RESOLVED that the Secretary shall transmit this Resolution to the Navajo County Board of Supervisors as the recommendation of the Planning & Zoning Commission.

DENIED by the Planning & Zoning Commission by a vote of _____ yeas and _____ nays on
October 20, 2016.

**Chairman, Navajo County
Planning & Zoning Commission**

ATTEST:

**Secretary, Navajo County
Planning & Zoning Commission**



NAVAJO COUNTY PUBLIC WORKS DEPARTMENT

PLANNING & ZONING

Post Office Box 668 - 100 East Code Talkers Drive
Holbrook, Arizona 86025
(928) 524-4100 FAX (928) 524-4122

www.navajocountyaz.gov

SPECIAL USE PERMIT APPLICATION

(also to be used for an Amendment to an approved/existing Special Use Permit)

SITE & PROPOSAL INFORMATION:

PROJECT NAME: Winmill Family Ranch

PROPOSED USE OF PROPERTY: To change to a family camp

SPECIAL USE CATEGORY: Family Camp

LOCATION (include nearest town/community): Overgaard / Aripine

GENERAL DIRECTIONS TO PARCEL: 260 to forest road 917 to ledge Rd to pasture Dr.

ADDRESS (if known): 2600 Pasture Dr. Overgaard AZ 85933

PROPERTY SIZE: 10 acres; _____ square feet

LEGAL DESCRIPTION: Township Aripine North, Range _____ East, Section(s) _____

ASSESSOR PARCEL NO.: 206-37-019

SUBDIVISION NAME: N/A LOT #: _____

PRESENT USE OF PROPERTY: Family Reunion Gathering Spot

CURRENT ZONING: Residential

PROPOSED ZONING: Family Camp

OWNER & CONTACT INFORMATION:

OWNER'S NAME: Eva Winmill Deceased - William Reeder -

OWNER PHONE NO.: (801) 825-1594 FAX #: _____

OWNER EMAIL ADDRESS: Reederwid@gmail.com

OWNER MAILING ADDRESS: 6692 S. 2100 W.

CITY: Roy STATE: UT ZIP CODE: 84067

DATE OF OWNERSHIP: _____

CONTACT NAME: Heather Turley

COMPANY NAME: _____

CONTACT PHONE NO.: (480) 238-8242 FAX #: _____

CONTACT EMAIL ADDRESS: HTURLEY@COX.NET

CONTACT MAILING ADDRESS: 10925 E Covina St.

CITY: Mesa STATE: AZ ZIP CODE: 85207

August 18, 2016

Letter of Intent

To whom it may concern:

We are trying to get a Special Use Permit for a Family Camp on our property located at 2600 Pasture Drive. It is a piece of property that belonged to Eva Winmill. When she passed away she left it for her descendants to use. It currently has a mobile home on it. A cabin that we call the "Main Cabin" although it is actually used as a sleeping cabin. It has a library used for storing books. It also has a garage with attached tool shed. The last thing is another sleeping cabin. There is a camping trailer that usually stays on the property. Those are the existing structures.

We use this property as a gathering place for family reunions, and for weekend getaways sometimes. The one thing this property really needs is more bathrooms and more laundry facilities. We are wanting to build a bath house with four full bathrooms, laundry hookups, and a little storage. This will be a new building. We also want to make sure that we have the right permits to use the property the way we need to.

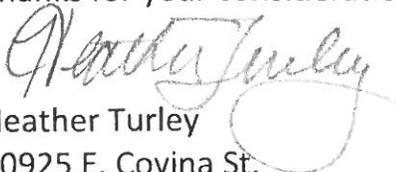
Several of our neighbors have similar uses and have received special use permits to make their properties meet their needs. That is what we are wanting to do. We already have water on the property. We will need to add a septic tank for a new bath house and a new leech field.

We are not planning on building anything else at this time, however, I am unsure of what the future may hold. Most of us tent camp when we get together.

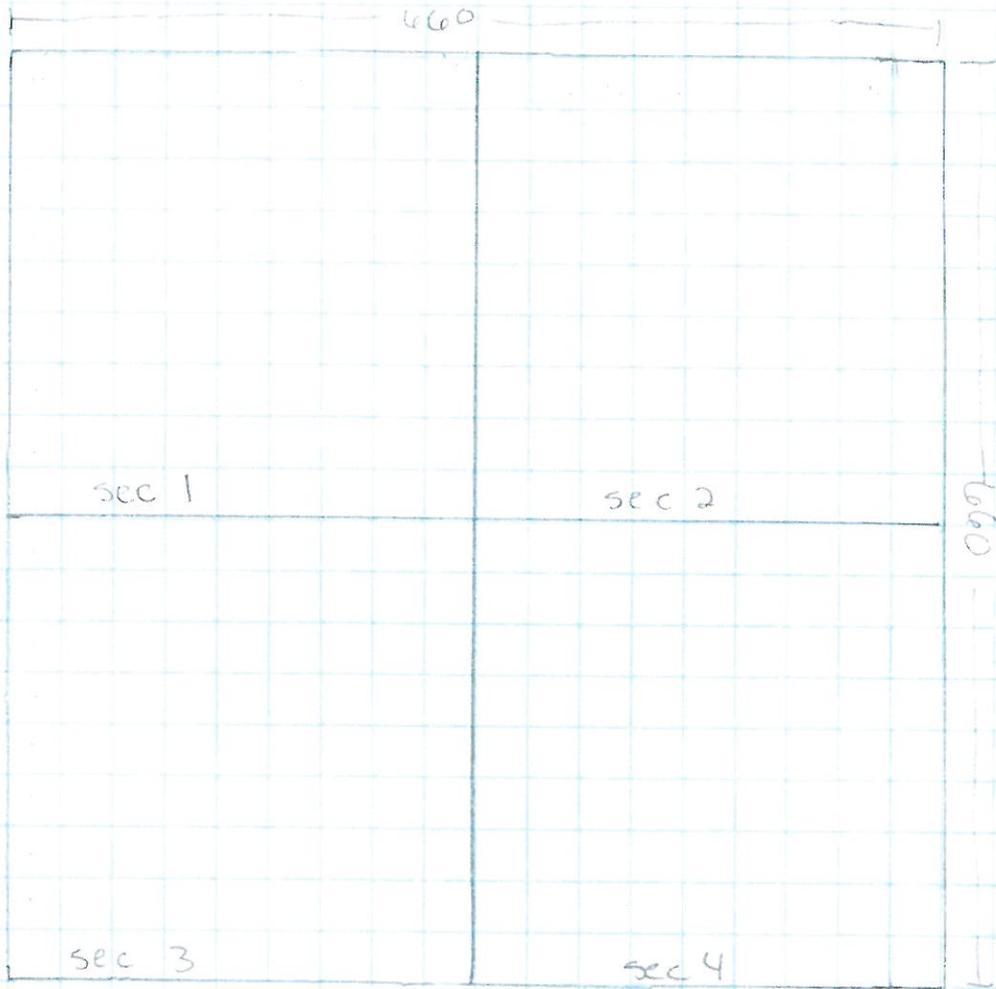
The existing buildings, and the building we are proposing are all on one quarter of the property. We have no intentions of building on any of the other property at this point in time.

The proposed building site is about 175 ft from the edge of the property and has plenty of drainage on a downhill slope for a leech field. The water and electricity can be accessed at the current mobile home about 40 feet.

Thanks for your consideration and time,



Heather Turley
10925 E. Covina St.
Mesa, AZ 85207
(480)238-8242

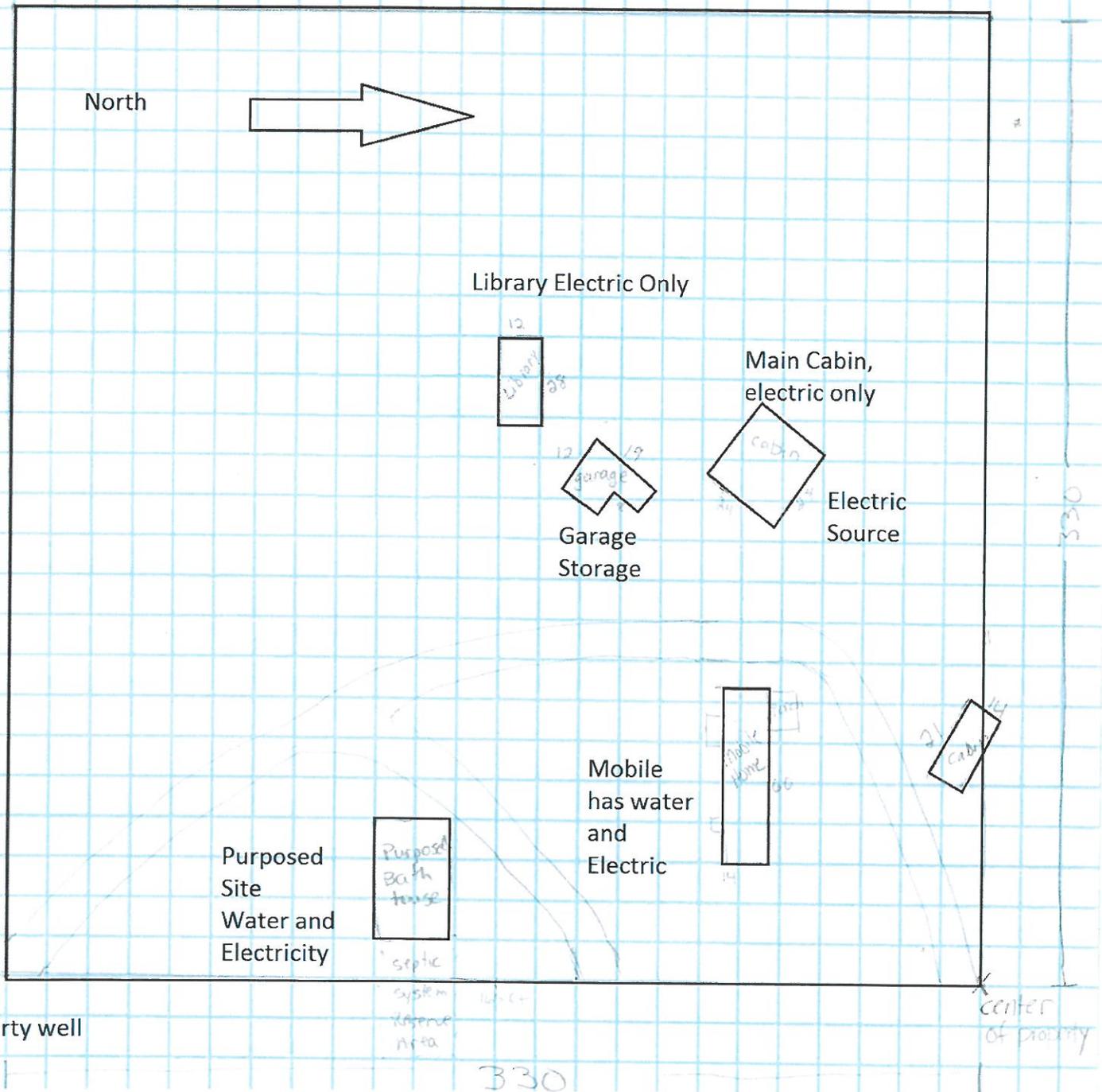


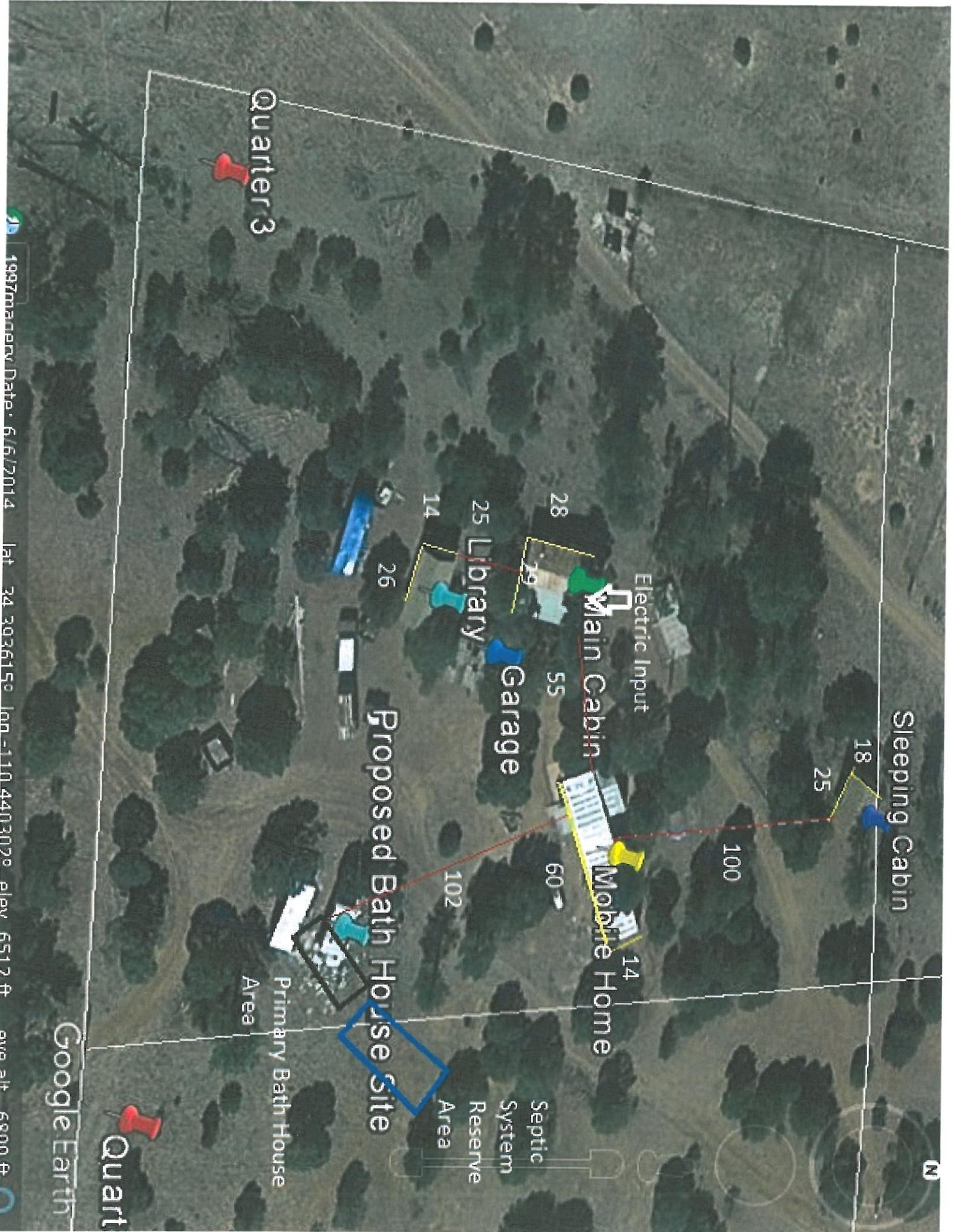
For more detailed information see section 3 details and overhead pics.

Windmill Family Camp

1 [shaded box] = 13.75 feet

Section or Quarter 3





Quarter 3

Sleeping Cabin

Electric Input
Main Cabin

Mobile Home

Library

Garage

Proposed Bath House Site

Primary Bath House Area

Septic System Reserve Area

Quart

26

14

28

79

55

102

60

25

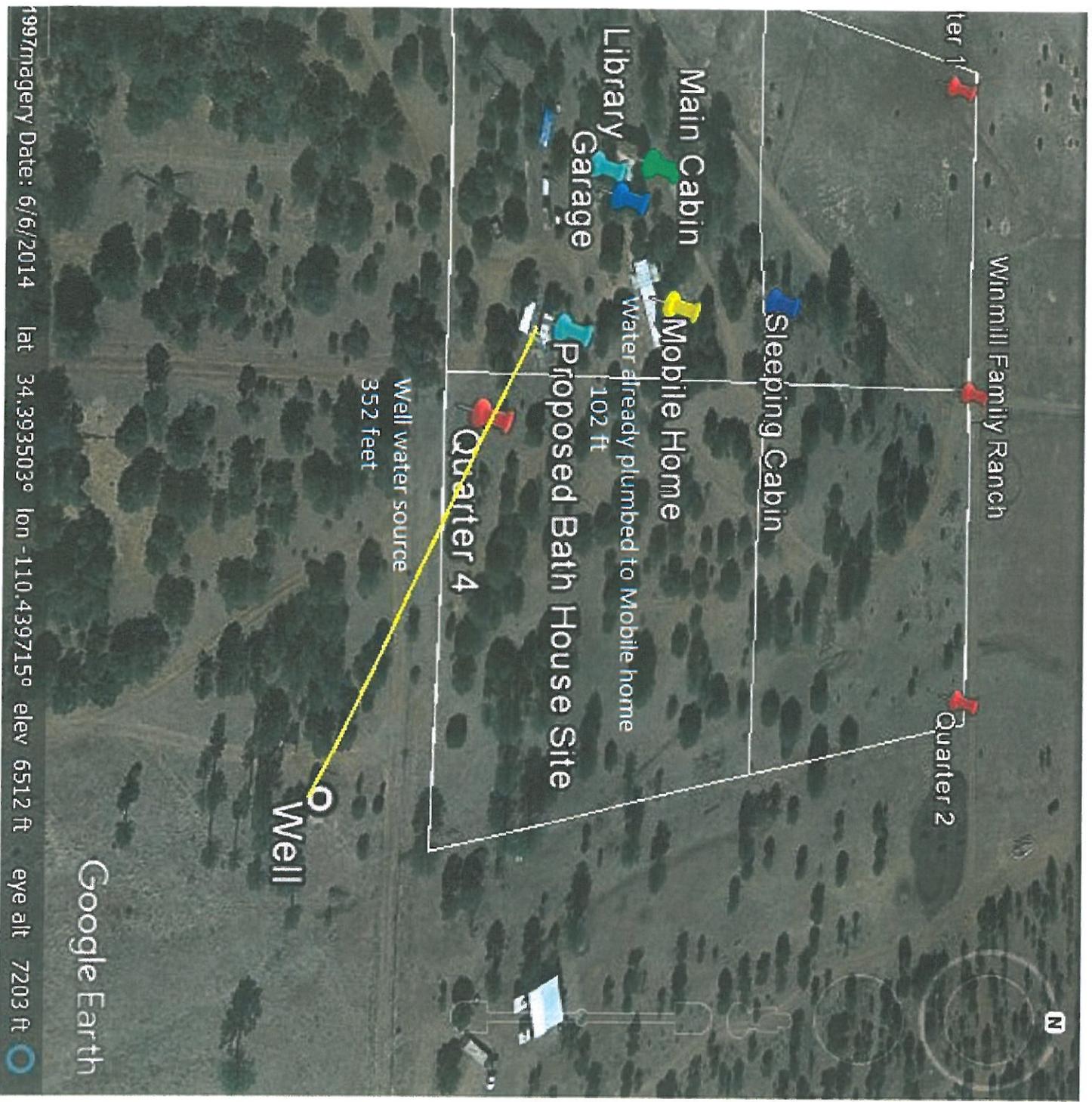
18

14

1997 Imagery Date: 6/6/2014

Lat 34.302615° Lon -110.440302° elev 6517 ft

Google Earth



Winmill Family Ranch

Quarter 2

Sleeping Cabin

Main Cabin

Library

Garage

Mobile Home

Water already plumbed to Mobile home

102 ft

Proposed Bath House Site

Quarter 4

Well water source
352 feet

Well

Google Earth

1997magery Date: 6/6/2014 lat 34.393503° lon -110.439715° elev 6512 ft eye alt 7203 ft

