

## Motion to site plan SU21-12 (SV Skate)

We are requesting a full waiver through this process of our on-site parking, driving aisles and roadway to 4" of aggregate. The reason for the request is the cost of aggregate (50,000) versus asphalt (175,000) is more feasible, is easier to maintenance and minimizes future dust particles. We would like to use railroad ties which are cost effective and gives a rustic old-fashioned look and feel. When intersecting a paved road with a gravel road we can gradually eliminate the crown on the gravel road to match the edge of pavement. Dust control will be maintained per Cochise county rules and regulations.

"In spite of the benefits of paved roads, well-maintained gravel roads are an effective alternative. In fact, some local agencies are reverting to gravel roads. Gravel roads have the advantage of lower construction and sometimes lower maintenance costs. They may be easier to maintain, requiring less equipment and possibly lower operator skill levels. Potholes can be patched more effectively. Gravel roads generate lower speeds than paved surfaces.

Paving a road tempts drivers to drive faster. As speed increases, the road must be straighter, wider, and as free as possible from obstructions for it to be safe. Paving low volume roads before correcting safety and design inadequacies encourages speeds which are unsafe, especially when the inadequacies "surprise" the driver. Because of the vast mileage of low volume roads, it is difficult to reduce speeds by enforcement." Pg. 117 <https://www.fhwa.dot.gov/construction/pubs/ots15002.pdf>

"Sand, gravel, crushed stone, and, increasingly, industrial byproducts and reclaimed construction materials quite literally are the foundation of the Nation's transportation infrastructure. Collectively referred to as aggregates, these materials are essential to constructing, preserving, and rehabilitating roads and bridges. Aggregates affect durability, strength, modulus, thermal properties, and the all-important, safety-related properties of driving surfaces: friction and traction.

Both by volume and tonnage, aggregates surpass all other materials used in the built infrastructure of roads and bridges. As defined by ASTM International in ASTM D 8-02, an aggregate is "a granular material of mineral composition such as sand, gravel, shell, slag, or crushed stone, used with a cementing medium to form mortars or concrete, or alone as in base courses, railroad ballasts, etc."

USGS Circular 1176 *Aggregates from Natural and Recycled Sources: Economic Assessments for Construction Applications -- A Materials Flow Analysis* (1998) further refines the definition as follows: "aggregates are...materials, either natural or manufactured, that are either crushed and combined with a binding agent to form bituminous or cement concrete or treated alone to form products such as railroad ballast, filter beds, or fluxed material." Treated and untreated aggregates are also used for local gravel roads or other aggregate-surfaced roads, driveways, and parking areas." <https://www.fhwa.dot.gov/publications/publicroads/11septoct/06.cfm>

Shown here are examples of natural aggregates used in construction: (a) natural gravel often used as coarse aggregate in concrete, (b) crushed stone coarse aggregate typically used in asphalt mixtures in paving and in concrete, and (c) a compacted crushed stone layer used as granular base material.



Photo: Richard Meininger, FHWA

In addition, we are requesting to use our special use for special events on weekdays Wed- Friday from 11am to 10pm 5 days a week per the original application. Small events should not attract more traffic than the proposed site plan since people can come in small groups for these events. Events such as farmers market, car shows, weddings, and weekly events to promote fun for the kids. We are requesting to use two port a lets per 100 people prior to septic tank being approved. Vendors could park in the middle of each isle as shown on site plan and each vendor must have an approved Food Vender Permit or a valid permit.

The reason for the request is if each event costs \$75 we would need to charge more for the event. Therefore, we would have to raise the prices and it would cost more for the customer. For instance, we would need to charge \$75.00 for each event at the Out-door Cinema. In addition, a general liability policy will be purchased prior to closing in escrow on Feb 5<sup>th</sup> 2021.

We have currently taken two tons of garbage off the property and will continue to clean up until the property is in good condition. This will help raise the property values due to the upgrades and cleaning up the area. Pictures are attached.

Thank you for taking the time to read through this motion for the site plan.











