

Special Use Docket SU 23-18 (Ramsey Canyon Cabins Modification)

Cochise County

JUL 21 2023

Development Services

YES, I SUPPORT THIS REQUEST
Please state your reasons:

7-18-23

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

The zoning in this area is R4-4, one dwelling per 4 acres. This subject property already is in violation and has 2 dwellings on this parcel (4ac). This request is to turn its property into commercial use... RV spaces... short term rentals etc. It violates the quiet enjoyment of adjoining property owners. I have had many trespassers on my property to other property owners has had as well. We don't need additional traffic on Ramsey Canyon Rd. Respectfully you turn down these additional uses. Thank you. (the eight-digit identification number found on

PRINT NAME(S): GAIL GRIFFIN

PHONE NUMBER: 520-559-2663

SIGNATURE(S): Gail Griffin

YOUR TAX PARCEL NUMBER: 105-42-007
(the tax statement from the Assessor's Office)

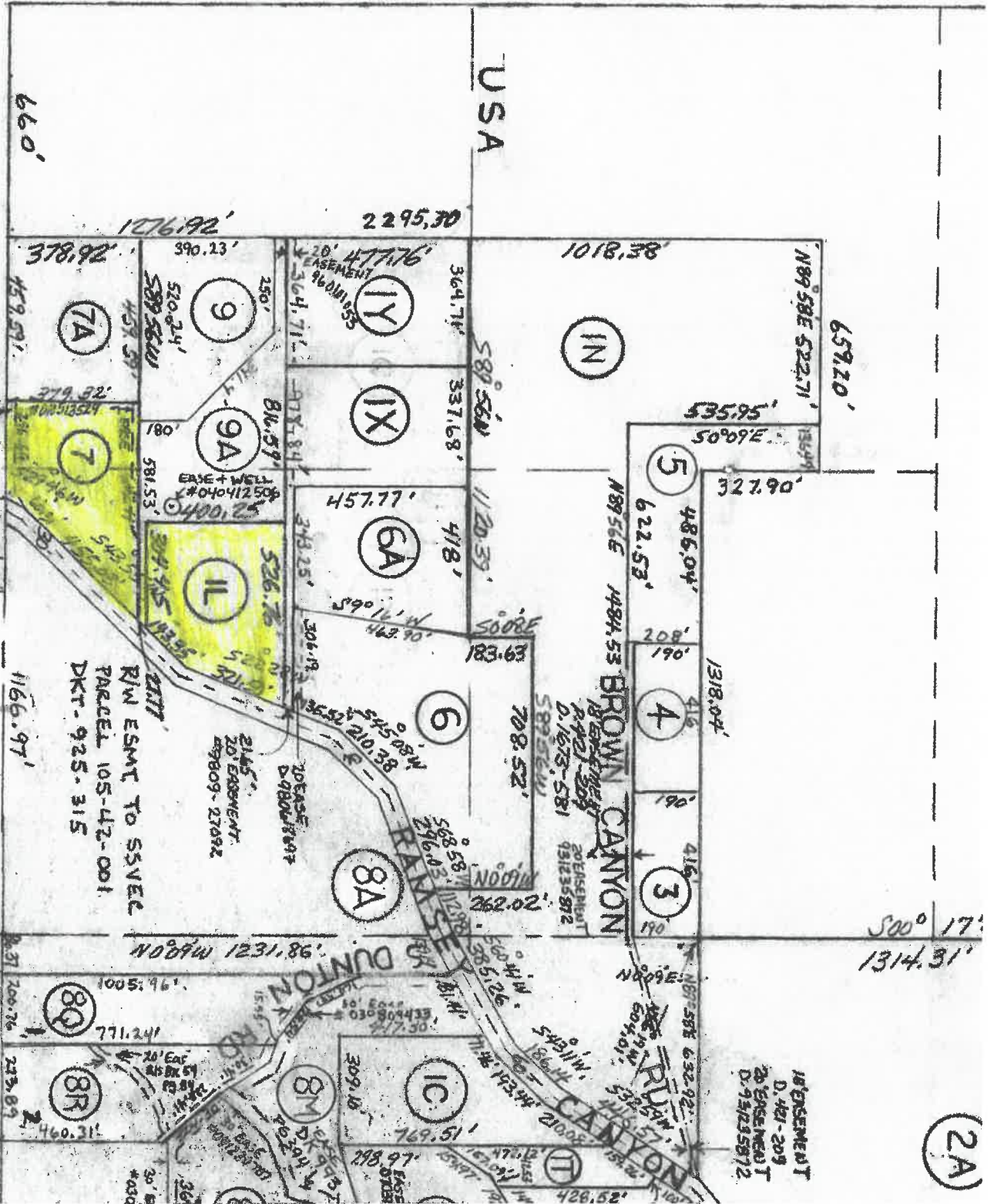
Your comments will be made available to the Planning and Zoning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the Applicant or other members of the public. Written comments must be received no later than July 28, 2023 to be included in the staff report to the Board.

RETURN TO: Dan Coxworth
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
Or scan the QR code to the right to submit comments online



6800

USA



26.97' W 0° 5' 46" R
 42.24' - 26.815'
 198.25'
 205.24'
 64.03'

R/W ESMT TO SSVCC
 PARCEL 105-42-001
 DKT-925-315

MAP
 R/S
 Pels 1+2
 BK 54 Pg 84
 46

EASEMENT
 D. 421-209
 20' EASEMENT
 D. 74235872

(2A)

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YES, I SUPPORT THIS REQUEST
Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

See the attached

PRINT NAME(S): Patrick S Fairfield Pamela S Fairfield

PHONE NUMBER: 520.255.3411

SIGNATURE(S): Patrick S. Fairfield
Pamela S Fairfield

YOUR TAX PARCEL NUMBER: 105-46-00207 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning and Zoning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the Applicant or other members of the public. Written comments must be received no later than July 28, 2023 to be included in the staff report to the Board.

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The Applicant, Ramsey Canyon Cabins, LLC, represented by Jen and Greg Scialdone, requests Special Use Permit Modification to a Special Use Authorization approved in 2008 for guest lodging. The applicants request to modify the Special Use Permit to allow for an additional unit for short-term rentals, four RV sites, and use of the property for day guests using existing nature trails. The property is 73 E Ramsey Road, Hereford, AZ 85615. Assessor Parcel Number 105-46-007A.

If the Commission approves this request, the Applicant must obtain a building/use permit to establish the use and erect any new permanent structures lawfully. The permit application will be subject to review by County Departments such as Building Safety, Zoning, Environmental Health, Highway and Floodplain, as well as any applicable State or Federal agencies.

As an owner of property within 300 feet of the site boundaries where the Special Use Modification is requested, you are hereby advised of this public hearing. If you should have any written comments pertaining to this matter, you may submit written comments on the attached form by email or mail by July 28, 2023, and they will be given to the Commission members. Whether or not you choose to provide written comments, you are encouraged to attend this public hearing to let your feelings be known concerning this docket. If you do not attend the public hearing but wish to know the Commission's action, please contact the Planning Division at the number referenced below.

If you have any questions regarding this matter, don't hesitate to contact me by phone at 520-432 9268 or by email at dcoxworth@cochise.az.gov. Please note that dockets are occasionally removed from agendas just before a meeting. It is recommended that you contact me before the meeting to verify that this item is still scheduled.

Sincerely,



Dan Coxworth, Director



RESPONSE TO DOCKET SU 23-18 – Ramsey Canyon Cabins Modification

We do not support the above proposal for the following reasons:

Additional traffic on road, along driveway which borders the property line, invasion of neighbor's privacy due to locations of additional cabin, rv sites and parking, possible noise from generators and light pollution at rv sites and walking trails that go along the property lines. The additional traffic can pose a greater hazard with all the bicyclist that ride up the road, the wildlife and privacy of a residential neighborhood.

All of the items requested for approval have already been completed and in use or are under construction. Applicants have not received the approval from the County nor the permits required.

- Additional short-term rental – this has been completed and the parking spot is very close to property line. Originally this structure was an open area peacock storage area. Has this been reviewed by the health department for sanitation safety? This has already been rented out numerous times. See their website at ramseycanyon.com
- 4 RV sites – applicants have begun construction to level the ground in preparation for the sites. The retaining wall built does not have footings or stem walls to structurally support the weight of the dirt hauled in, not to mention vehicles and Rv's to be placed on the pad. Has there been a compaction test? The support wall is constructed with damaged corrugated metal held in place with fence posts which are already leaning towards the short-term rental. This is an eye sore to the neighborhood, visible from the road and our home. The fill dirt is comprised of rocks, logs and brush which will decay over time, compromising the integrity of the structure. The construction could pose a danger to the RV users should the wall collapse and could also pose a danger to a tenant in the short-term rental due to the close proximity of the wall. See photos.
- The RV sites are very close to the property line – visible from our bedroom window. While there is an unsightly tarp fence blocking the lower 8 feet of the property, when RVs are on the pad installed, it will be above the 8 ft

wall and visible. Will the applicants allow generators to be used? This noise pollution would greatly affect the neighborhood.

- The day use paths were constructed by applicants, they were not pre-existing as stated in their proposal. We know this because they originally put one of the paths on our property with no regards for trespassing. Some of the trails could have been animal trails but the prior owners did not have walking trails on the 8 acres. Applicants have been allowing the public to use these trails and charging a fee (see photo). This has led to the public walking along the property line with binoculars looking onto the neighbor's property, again with no respect for neighbor's privacy. This can be a security issue along with the invasion of privacy.
- Parking spaces were not pre-existing. They were recently added right on the property line. These are not handicapped accessible nor are the trails.
- The applicants have put up a tarp fence and have also added the same to the existing fence along the front of the property. This has blocked our vision when pulling out of our driveway. Causing us to have to pull into the road to see around and risks traffic accidents due to the visual barrier. Are the setbacks being followed per county regulations?

In conclusion we respectfully ask the County board to consider our concerns and to deny the request for rezoning of property at 76 E Ramsey Canyon Road. The applicants have no respect for the county, its potential customers nor the neighbors. If they did, they would wait until the county has approved and provided the required permits, not renting out a cabin, putting in RV pads that are not structurally sound, charging and allowing the public to walk the property and go thru the legal process to have these items approved before implementing. They would be respectful of the neighbors by requesting to add these items on the back of the 8 acres away from the road and neighbors view vs on the 1st one acre next to the road. They would be respectful to their customers by installing secure and safe RV pads and a cabin that does not have potential for injury or sickness.

Sincerely,

Patrick & Pamela Fairfield – parcel #105-46-00207



Development
Services
Department

July 5, 2023

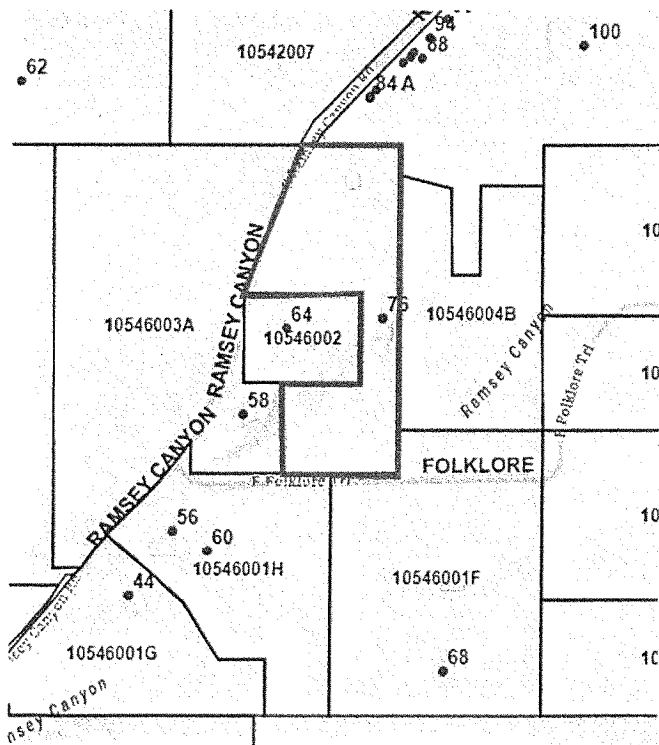
Re: Docket SU 23-18 (Ramsey Canyon Cabins Modification)

Dear Property Owner:

The Cochise County Planning and Zoning Commission hereby gives notice a public hearing will be held at or after 4:00 p.m., on Wednesday, August 9, 2023, at the Cochise County Board of Supervisors Hearing Room, at 1415 Melody Lane, Building G, in Bisbee, Arizona*



Public meetings are also held virtually. Specific information on how to attend meetings via Microsoft Teams on desktop, mobile app, or by phone is provided on each agenda. Approximately one week before the hearing, the agenda will be posted in the location directed to by the QR code above.



SU 23-18 Subject Parcel

Planning, Zoning and Building Safety
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
planningandzoning@cochise.az.gov

COCHISE COUNTY COMMUNITY DEVELOPMENT
1415 MELODY LN BLDG F
BISBEE AZ 85603-3039

0000113445
994310000
P21ZR 8JLZ4

27463 1 MB 0.561
Fairfield Patrick S & Pamela S
64 E Ramsey Canyon Rd
Hereford, AZ 85615-9613

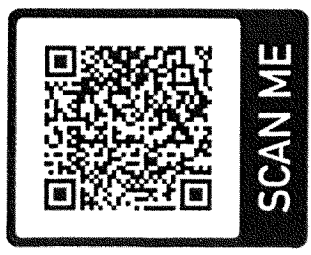


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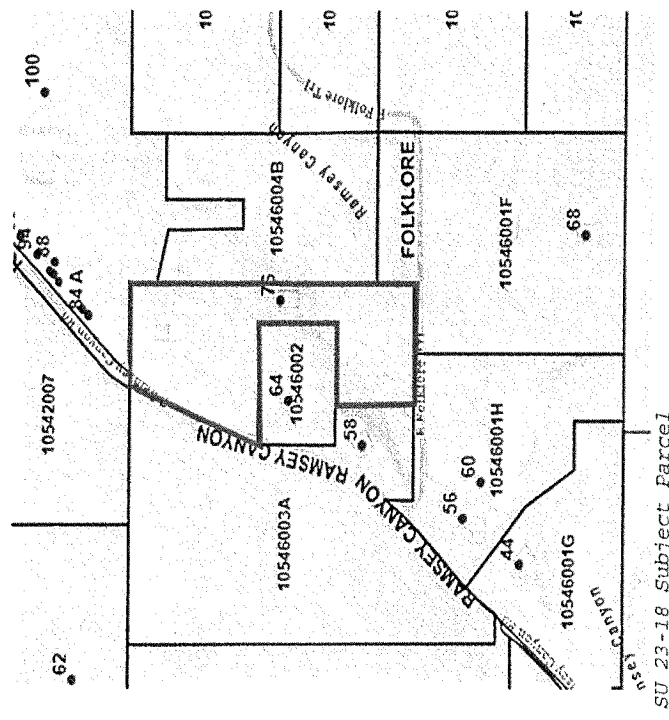
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Inquiries may be directed to Dan Coxworth, case planner, by calling 520-432-9268 or by emailing dcoxworth@cochise.az.gov.



at









A BLUEBIRD

over 50 feeders

★ 8 acres

★ 4 nature trails

WILDLIFE GALORE!

BIRD GARDEN

NATURE TRAILS

\$10 per person

RV PARKING

CLOSED



Owls Nest 140 sq.ft. room features refrigerator, microwave and smart T.V..

RV Parking Now Available - New 4/2023

We have space for smaller RVs, conversion vans or campers to overnight park. 30' max vehicle/camper length. \$30 per night includes \$10 per person day guest fee, two person max.

NO animals or children under 15.

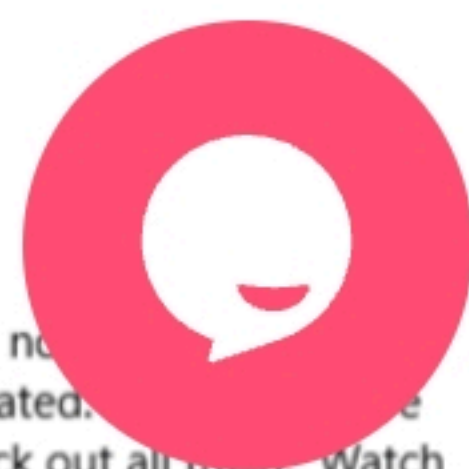
There are **NO** hookups, sewer, water or electric, available at this time.

Please call Jen for details and to reserve.

Property Layout and Trail Map

- Majestic View Trail .30
- Creekside Trail .25
- Outer Loop Trail .31

Welcome to Ramsey Canyon Cabins. Please stay on trails and do not trespass on neighboring property or buildings, trespassing will not be tolerated. Do not take anything from the property including rocks, sticks, metal etc.. Pack out all trash. Watch your step, have fun and thank you for visiting!



Owls Nest - New 4/2023

The Owls Nest is a 140 sq. ft. room with electric and uses an exterior portable restroom. It is furnished with a refrigerator, microwave and smart TV. There is a sink right outside the unit to wash up. \$80 per night with no linens, or pillows, \$110 per night includes, linens, pillows, hand towel, wash cloth, snacks and coffee. Please call Jen at 520-255-9166 for more details and to reserve. No cooking outside of the unit or propane portable cookstoves in the unit allowed.



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Cochise
County
JUL 26 2023
Development
Services

____ YES, I SUPPORT THIS REQUEST
Please state your reasons:

X NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

Seems to have safety issues
involving Ramsey Canyon Road and the
proposed ingress/egress of the site.
Some privacy issues for surrounding
properties are also a factor.

PRINT NAME(S):

SALLY CLOSE

PHONE NUMBER:

520 255 0236

SIGNATURE(S):

Sally Close

YOUR TAX PARCEL NUMBER:

10546003

(the eight-digit identification number found on
the tax statement from the Assessor's Office)

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