



# BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 4/19/2022

*\*= Mandatory, information must be provided*

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

**\*Title:**

P22CU00001 FOREST INVESTMENTS, LLC – N. SABINO CANYON PARK

**\*Introduction/Background:**

This is a request for a Type II Conditional Use Permit for the hotel/lodge expansion in accordance with Section 18.41.040 of the Pima County Zoning Code.

**\*Discussion:**

The proposed Type II Conditional Use Permit is a request to construct a new outdoor garden area for the Mount Lemmon Lodge (currently under construction) within the Summerhaven community. The site is addressed as 12849 and 12857 N. Sabino Canyon Park and is approximately .28 acres in size. The site is approximately one-quarter mile southwest of the Ski Run Road and General Hitchcock Highway intersection.

**\*Conclusion:**

The request for the proposed outdoor garden expansion of the Mount Lemmon Lodge has been met with considerable support from area residents as evidenced by the more than twenty (20) letters of support and emails received. The proposed garden will provide a unique outdoor amenity for its guests as well as a day spa and exercise facility.

**\*Recommendation:**

Staff and the Hearing Administrator recommend APPROVAL of the request.

**\*Fiscal Impact:**

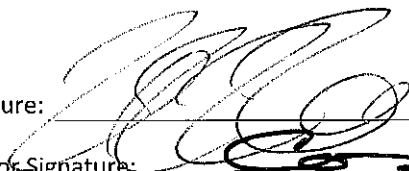
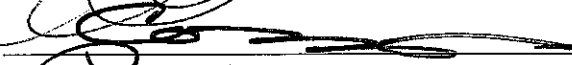

N/A

**\*Board of Supervisor District:**

1    2    3    4    5    All

Department: Development Services, Planning Division   Telephone: 520-724-8800

Contact: Thomas Drzazgowski, Chief Zoning Inspector   Telephone: 520-724-6675

Department Director Signature:		Date: <u>3/30/22</u>
Deputy County Administrator Signature:		Date: <u>3/30/2022</u>
County Administrator Signature:		Date: <u>3/21/2022</u>



**TO:** Honorable Steve Christy, District 4

**FROM:** Chris Poirier, Deputy Director *CCO Tom Drargowski*  
Public Works-Development Services Department-Planning Division

**DATE:** April 4, 2022

**SUBJECT:** **P22CU00001 FOREST INVESTMENTS, LLC – N. SABINO CANYON PARK**  
(Conditional Use Type II – Hotel/Lodge Expansion)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY, April 19, 2022** hearing.

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**REQUEST:** For a **Type II Conditional Use Permit for an expansion of the Mount Lemmon Lodge (outdoor garden)**, in accordance with Section 18.41.040 of the Pima County Zoning Code on property located at 12849 and 12857 N. Sabino Canyon Park, in the RVC (Rural Village Center) zone.

**OWNER:** City of Tucson

**DISTRICT:** 4

**STAFF CONTACT:** Elva Pedregó, Senior Planner

**PUBLIC COMMENT TO DATE:** As of April 4, 2022, no comments have been received.

**STAFF RECOMMENDATION:** **APPROVAL**

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS):** The project is outside of the Maeveen Behan Conservation Lands System.

TD/EP/ds  
Attachments



## BOARD OF SUPERVISORS MEMORANDUM

Subject: P22CU00001

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### FOR APRIL 19, 2022 MEETING OF THE BOARD OF SUPERVISORS

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Chris Poirier, Deputy Director   
Public Works-Development Services Department-Planning Division

**DATE:** April 4, 2022

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### ADVERTISED ITEM FOR PUBLIC HEARING

#### CONDITIONAL USE PERMIT

#### P22CU00001 FOREST INVESTMENTS, LLC – N. SABINO CANYON PARK

Request of Diana Osborne, representing Forest Investments, LLC on property located at 12849 & 12857 N. Sabino Canyon Park in the RVC (Rural Village Center) zone, for a **Type II Conditional Use Permit for an expansion of the Mount Lemmon Lodge (outdoor garden)**, in accordance with Section 18.41.040 of the Pima County Zoning Code. Staff and the Hearing Administrator recommend **APPROVAL**. (District 4)

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#### Summary of the Hearing Administrator Hearing (March 9, 2022)

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held before the Hearing Administrator on March 9, 2022. The hearing was held telephonically due to prevailing Covid-19 conditions. The applicant/owner presented the case to the hearing administrator and answered all his questions. She expressed her acceptance of the special conditions recommended by staff, particularly the one restricting the use of the garden by hotel guests only, and capping its maximum occupancy to forty (40) people.

The proposed garden area expansion will “greatly enhance the use of outdoor space for the peace, safety and welfare of the lodge guests”. It is the owners’ intent to preserve and further enhance the historic terracing and trees as well as provide for rainwater harvesting.

There were numerous members of the public that attended the hearing and on the conference call but none elected to speak. The Hearing Administrator took the silence as reiterated support of the request as evidenced by the numerous letters of support received on this case.

After visiting the subject property and considering the facts of this case, together with the design materials submitted by the applicant and the strong neighbor support expressed, the Hearing Administrator recommends **APPROVAL** of the requested Type II Conditional Use Permit for an expansion of the Mount Lemmon Lodge for an outdoor garden area. The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final

decision on this Conditional Use Permit request.

Should the Board of Supervisors agree with the Hearing Administrator's recommendation for approval, it is suggested that this approval be granted subject to the following standard and special conditions as listed below:

Standard Requirements per the Pima County Zoning Code:

1. A hotel/lodge (and this outdoor garden expansion) is allowed in the RVC Zone as a conditional use per Section 18.41.040A.36.

Recommended Special Conditions:

1. The outdoor garden shall be developed in substantial conformance with the design materials and drawings provided in this conditional use permit application.
2. The garden space, including the spa facility, exercise facility, and toilets will be for the use of overnight paying guests only and the occupancy shall be limited to the Lodge's guest occupancy and shall not exceed a total number of forty (40) persons at any one time.
3. The Regional Flood Control District shall review and approved the proposed garden at the time of development permitting.

TD/EP/ds  
Attachments

C: Diana K. Osborne, PO Box 31017, Tucson, AZ 85751  
Tom Drzazgowski, Chief Zoning Inspector

# Mount Lemmon Lodge Garden

12849/12857 North Sabino Canyon Park  
 Parcel 205-14-1410/1400  
 Mount Lemmon, AZ 85619

## SCHEDULE OF DRAWINGS

- Sheet 1 – Site/Grading/Landscape Plan
- Sheet 2 – Building Plans
- Sheet 3 – Building Elevations

## Legal Description

Summerhaven Subdivision Lots 22 and 23, Block 8  
 Parcels 205-14-1410 & 205-14-1400  
 12849 & 12857 North Sabino Canyon Park  
 Township 11S R16E Section 30

## Owner

Forest Investments, LLC  
 Diana K. Osborne, Manager  
 PO Box 31017  
 Tucson, AZ 85751  
 (520) 907-2634  
[dko@dkostudio.com](mailto:dko@dkostudio.com)

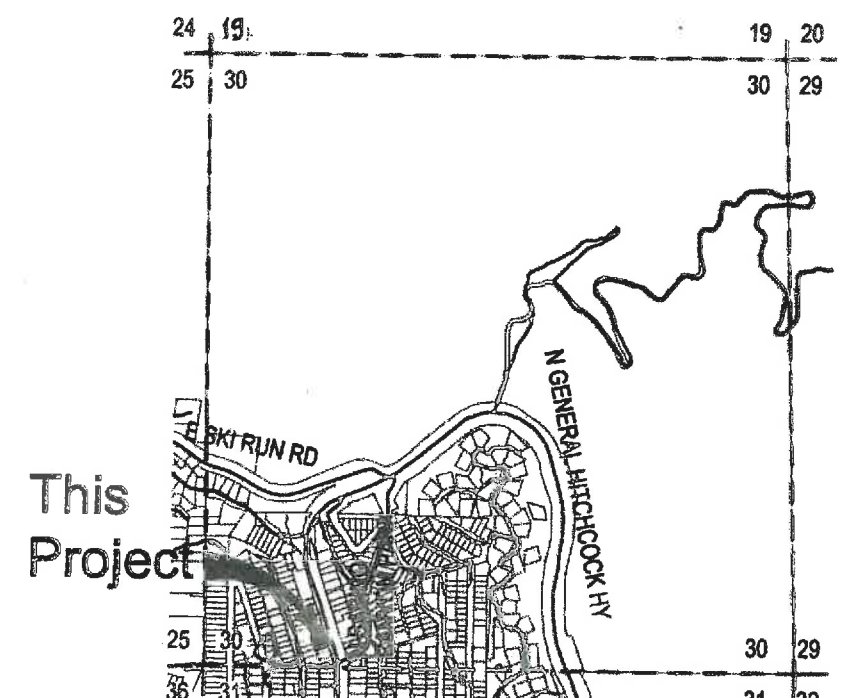
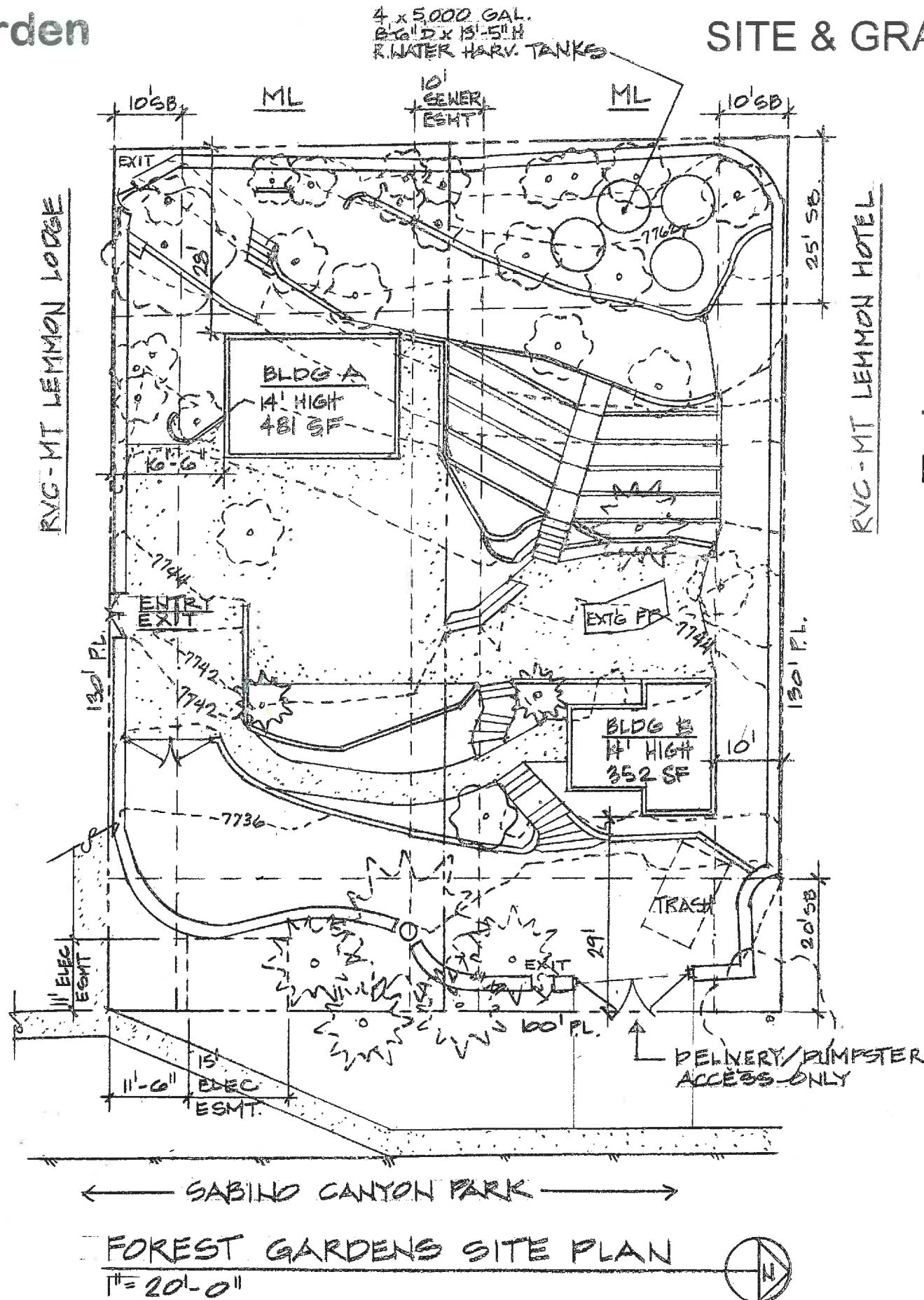
## Zoning

RVC – Rural Village Center  
 Setbacks – 20' Front, 10' Sides, 25' Rear  
 Maximum Height – 34'

## Areas

- Building A – 481 SF
  - Building B – 352 SF
  - Total Building Area – 833 SF
- ## Individual Areas
- Day Spa & Exercise – 595 SF
  - Toilets & Janitorial – 238 SF

# SITE & GRADING & LANDSCAPE PLAN



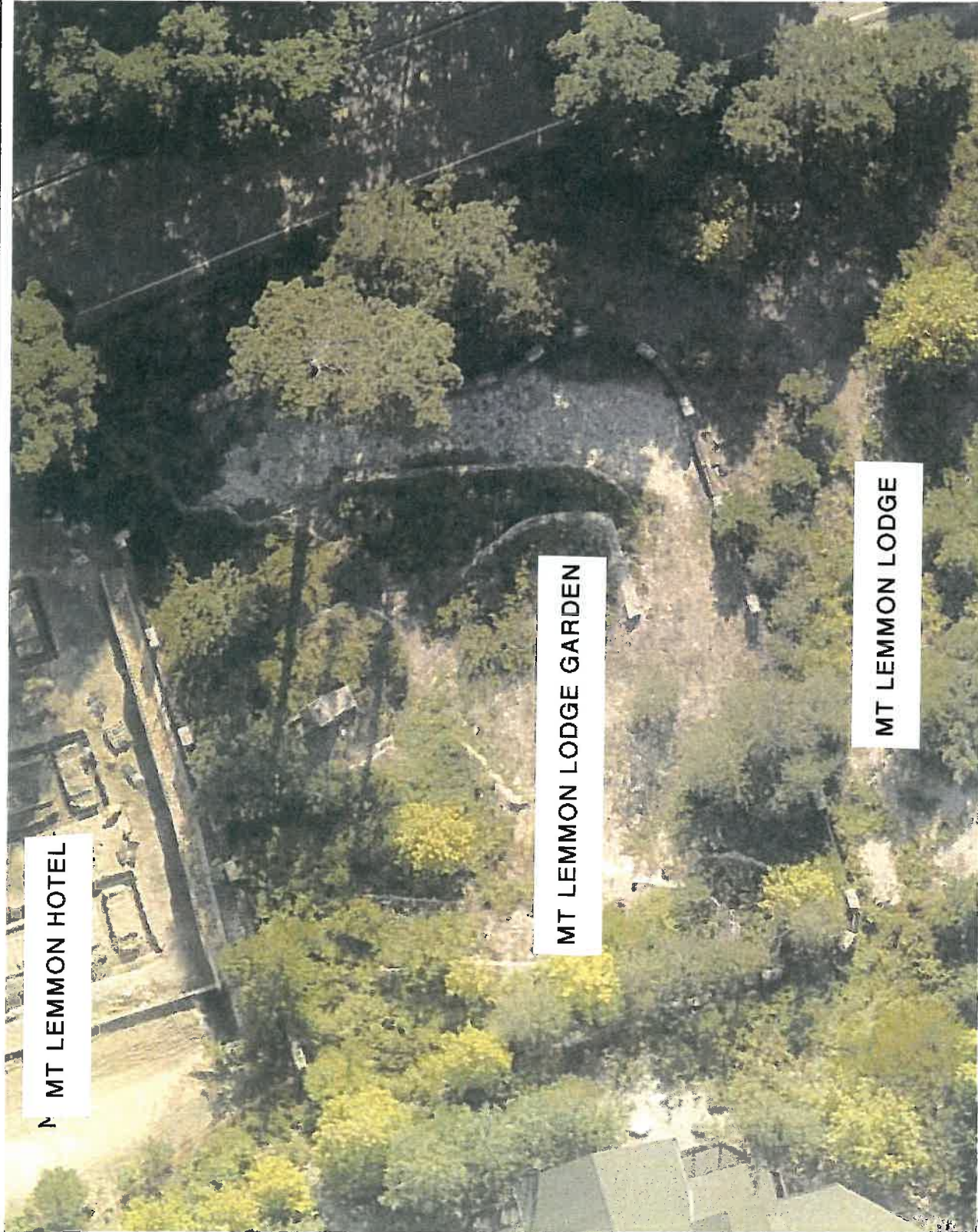
**LOCATION PLAN 3" = 1 MILE**  
 A portion of land located in the SW 1/4 of the SW 1/4 of Section 30, T11S, R16E, G. & S>R>B & M., Pima County, Arizona



Vicinity Zoning Map NTS

**Building Notes**  
 Roof – Green Standing Seam Metal Roof  
 Siding – Rock Base and Wood-Look FCB  
 Trim – Painted Green to match metal roof

# Garden Lots 22 & 23

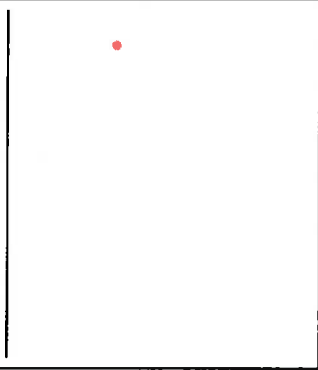


N MT LEMMON HOTEL

MT LEMMON LODGE GARDEN

MT LEMMON LODGE

Legend



Notes:

This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only



Feet

7/7/2021



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# MEMORANDUM

## PUBLIC WORKS - DEVELOPMENT SERVICES

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P22CU00001

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### FOR BOARD OF SUPERVISORS APRIL 19, 2022 PUBLIC HEARING

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Jim Portner, Hearing Administrator

**DATE:** March 14, 2022

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**DOCUMENT:** P22CU00001

#### CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:

Request of Diana Osborne, representing Forest Investments, LLC (owner), on property located at 12849 & 12857 N. Sabino Canyon Park, in the **RVC (Rural Village Center) Zone**, for an expansion of the Mount Lemmon Lodge (for an outdoor garden), in accordance with Section 18.41.040 of the Pima County Zoning Code. (District 4)

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#### CASE BACKGROUND AND PARTICULARS

This is a request to construct a new outdoor garden adjacent to the (presently under construction) Mount Lemmon Lodge within the Summerhaven community on Mount Lemmon. The conditional use permit for the Lodge was approved by the Board of Supervisors in February, 2020 (Case No. P19CU00014). The Lodge is designed in the "chalet" style and the proposed garden will provide a unique outdoor amenity for its guests, including intimate spaces for relaxation, as well as a day spa and exercise facility. The original Lodge proposal enjoyed overwhelming support from the Mt. Lemmon community; the same is true with the proposed garden expansion, as is evidenced by the more than twenty (20) letters and emails of support that have been received by staff in this case, and zero (0) in opposition.

#### SUMMARY OF THE HEARING ADMINISTRATOR MEETING

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on March 9, 2022. Due to prevailing Covid-19 conditions, the hearing was held telephonically. The applicant (Diana Osborne) presented the case to the hearing administrator and answered all of his questions. She expressed her acceptance of the special conditions recommended by staff, particularly the one pertaining to the use of the garden by hotel guests only, together with capping its maximum occupancy at forty (40) people.

While numerous members of the public attended the hearing and were on the conference call, none (0) elected to speak on the matter. The Hearing Administrator took this silence as tacit support consistent with the many letters received. These letters are part of the case record and have been included in the Board of Supervisors packet on this item.

After hearing all of the above, the Hearing Administrator thanked the applicant for their contribution to the revitalization of Summerhaven, and then closed the public hearing.

#### HEARING ADMINISTRATOR’S COMMENTS

The Hearing Administrator is in full support of this application and is gratified that the support of the Mt. Lemmon community is substantial.

The submitted materials illustrate a very creative and innovative concept that will clearly be a valuable addition to Mount Lemmon and Summerhaven. Given the design particulars and detail provided, the Hearing Administrator sees no need to articulate a lengthy set of special conditions, other than the following: 1) requiring that the garden adhere to the site plan and conceptual drawings which accompanied this conditional use permit application; and 2) incorporating the recommended special conditions put forth by the Development Services Department (DSD), the Regional Flood Control District (RFCD), and the Department of Transportation (DOT).

#### HEARING ADMINISTRATOR’S RECOMMENDATION

After visiting the subject property and considering the facts of this case, together with the design materials submitted by the applicant and the strong neighbor support expressed, the Hearing Administrator recommends a **APPROVAL** of this request for a Type II conditional use permit for an expansion of the Mount Lemmon Lodge for an outdoor garden. The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this CUP request.

Should the Board of Supervisors agree with the Hearing Administrator’s recommendation for approval, it is suggested that this approval be granted subject to the following standard and special conditions:

#### Standard Conditions & Requirements per the Pima County Zoning Code

1. A hotel/lodge (and this outdoor garden expansion) is allowed in the RVC Zone as a conditional use per Section 18.41.040.A.36.

#### Special Conditions – Hearing Administrator

1. The outdoor garden shall be developed in substantial conformance with the design materials and drawings provided in this conditional use permit application.
2. The garden space, including the spa facility, exercise facility, and toilets will be for the use of overnight paying guests only, and the occupancy shall be limited to the Lodge’s guest occupancy and shall not exceed a total number of forty (40) persons at any one time.



3. The Regional Flood Control District shall review and approve the proposed garden at the time of development permitting.

### **REQUIRED STANDARDS AND FINDINGS**

Following are the Hearing Administrator’s findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

- 1. It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.**

The Pima County Comprehensive Plan designates this site and the surrounding private properties as *Neighborhood Activity Center (NAC)*, the purpose of which is to provide designated areas for the provision of neighborhood-level goods and services for the convenience of surrounding residents.

It is the Hearing Administrator’s position that the approved hotel/lodge, together with this outdoor garden expansion, is wholly consistent with the purpose of the *Neighborhood Activity Center (NAC)*.

- 2. It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, for the legal permitted uses of such property.**

It is the Hearing Administrator’s position that the proposed conditional use, if constructed in substantial conformance with the submitted concept drawings and design particulars, as well as with the *Special Conditions* prescribed above, will satisfactorily safeguard the adjacent properties and their permitted uses of same.

- 3. It has adequate accessibility to the County road network.**

The site has direct access to N. Sabino Canyon Park, which is a paved, public street and the “main street” of Summerhaven. Access is found to be adequate, especially given that there will be no separate vehicular access for the garden area.

- 4. It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.**

Not applicable; required parking pertains to the Lodge only; no new or separate parking is associated with the proposed outdoor garden.

- 5. It will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids and solid wastes.**

It is the Hearing Administrator’s finding that the new use poses no significant public threat in any of the above ways.

**6. Hours of operation will not be detrimental to adjoining residents.**

Hours of operation are found to not be an issue in this instance.

**7. Landscaping will be fully in conformance with zoning code regulations.**

Required landscaping, buffers, etc. shall be reviewed by staff as appropriate at the time of development permitting.

**SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES**

**Comprehensive Plan Regional Environmental Policies — Conservation Lands System**

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

1. Important Riparian Areas — 95% undisturbed natural open space
2. Biological Core Management Areas — 80% undisturbed natural open space
3. Special Species Management Areas — 80% undisturbed natural open space
4. Multiple Use Management Areas — 66-2/3% undisturbed natural open space

The subject property is **OUTSIDE OF** the MMB-CLS.

**Staff Commentary on Biological Impacts**

Staff has reviewed this application and finds that, as long as the site is developed in conformance with the submitted conceptual site plan, then: 1) its approval will not affect any resources essential to Pima County’s biological conservation priorities; and 2) it would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update. The property was already disturbed by past terracing and outdoor construction by the prior owners. Many of these remnant elements have been incorporated into the new garden design.

**Facts Confirmed by the Pima County Geographic Information System (GIS)**

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

**Cactus Ferruginous Pygmy Owl.** The subject property is located within an area that was not designated as former critical habitat and is not a part of draft recovery area. This site is not located within the Priority Conservation Area (PCA) for this species.

**Western Burrowing Owl.** The subject property is not located within the Priority Conservation Area for this species.

**Pima Pineapple Cactus.** The subject property is located within an area that is outside of the known range for the Pima Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

**Needle-Spined Pineapple Cactus.** The subject property is located within an area that is outside of the known range for the Needle-Spined Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

**RECOMMENDATIONS BY THE DEPARTMENT OF TRANSPORTATION (DOT) AND BY THE REGIONAL FLOOD CONTROL DISTRICT (RFCD):**

The Department of Transportation and the Regional Flood Control District have reviewed this application and provided specific comments and recommended conditions. These have been incorporated into the recommended *Special Conditions* put forth by the Hearing Administrator.

attachments

cc: Carla Blackwell, Director, Development Services  
Dan Ice, Chief Building Official  
Chris Poirier, Planning Official  
Tom Drzazgowski, Chief Zoning Inspector  
Forest Investments, LLC, Owner  
Diana Osborne, Applicant On Behalf of Owner



## MEMORANDUM

**PUBLIC HEARING – March 9, 2022**

DATE: February 24, 2022

TO: Jim Portner, AICP, Hearing Administrator

FROM: Elva Pedregó, Senior Planner

SUBJECT: **P22CU00001 FOREST INVESTMENTS INC – N. SABINO CANYON PARK**  
(Diana Osborne – Applicant)  
(Forest Investments, LLC – Owner)  
Type II Conditional Use – Hotel / Lodge Expansion

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**LOCATION:**

The subject properties, addressed as 12833 and 12841 N. Sabino Canyon Park are located on the west side of N. Sabino Canyon Park. The closest major intersection is northeast at N. General Hitchcock Highway and E. Ski Run Road. The properties are approximately 0.28 acres, and zoned RVC (Rural Village Center).

**SURROUNDING LAND USE OR CONTEXT:**

Zoning in the immediate vicinity is a mix of RVC and ML and includes low density residential with a few commercial uses. There is a considerable amount of rural residential property in the area. Properties range in size from 0.25 to 1 acre. The Mount Lemmon General Store is located directly across the street. A multi-story rental residence is directly south with more undeveloped RVC to the north.

**PUBLIC COMMENT:**

A considerable amount of public letters of support have been received and made part of the record (22).

**PREVIOUS CASES ON PROPERTY:**

P19CU00014 Mt. Lemmon Lodge was recommended for approval by the Hearing Administrator after the January 8, 2020 hearing and approved by the Board of Supervisors on February 18, 2020.

**BACKGROUND INFORMATION**

The proposed Type II Conditional Use Permit for a garden area which will be an expansion of the existing Mount Lemmon Lodge located just south of the two lots. The proposed "private outdoor garden space" will be an outdoor amenity area for the use of lodge guests which will include a small day spa facility, toilets and an exercise facility. The area will also be available for the lodge's guests to host small private events such as weddings, reunions, anniversaries and any programs offered by the lodge itself.

The applicant/owner states that the maximum number of lodge guests using the garden for events at one time will be 40. Access to the garden space will be via the assigned room key card.

The garden will be located immediately adjacent to the lodge and will “greatly enhance the use of open outdoor space for the peace, safety and welfare of the lodge guests”. It is the owners’ intent to preserve and further enhance the historic terracing and trees and provide for rainwater harvesting to save the potable water supply. Since the use of the private outdoor garden space will be limited lodge guests only, no additional parking spaces are required.

#### **DEPARTMENT OF TRANSPORTATION**

The proposed outdoor garden space with amenities will be an expansion of the existing Mount Lemmon Lodge and for the private use of their guests only. The garden will be gated and no public access will be provided or allowed. Amenities include a small day spa facility, toilets, and exercise facility. In addition, small private events such as weddings, reunions, anniversaries and lodge programs will be offered to their overnight paying guests only.

Given that there will be no public access to the garden, facilities and offered events, the expansion will not require additional parking beyond what it is already provided for guests and employees. However, to enforce limitations on events attendance, the garden space occupancy shall be limited to the lodge guest occupancy and no more than 40 people at any given time.

The Department of Transportation has no objection to this Conditional Use Permit subject the following condition be applied:

- a. The private outdoor garden space including spa facility, exercise facility, and toilets will be for the use of overnight paying guests only, and the occupancy shall be limited to the lodge’s guest occupancy and shall not exceed the total number of 40 persons at any one time.

#### **REGIONAL FLOOD CONTROL DISTRICT**

The District has reviewed the site conditions and offers the following information:

The District has no objection subject to the following condition:

- 1) Regional Flood Control District review and approval are required at the time of development.

#### **CULTURAL RESOURCES**

The Office of Cultural Resources has no comment.

#### **REGIONAL WASTEWATER RECLAMATION DEPARTMENT**

Review will be done at time of building permit.

#### **STAFF RECOMMENDATION**

The addition of the private outdoor garden with the small spa and exercise facility is an allowable use as an amenity to the adjacent Mount Lemmon Lodge. Staff recommends **APPROVAL** of the Conditional Use Permit with the following conditions:

1. The private outdoor garden space including spa facility, exercise facility, and toilets will be for the use of overnight paying guests only, and the occupancy shall be limited to the lodge’s guest occupancy and shall not exceed the total number of 40 persons at any one time.

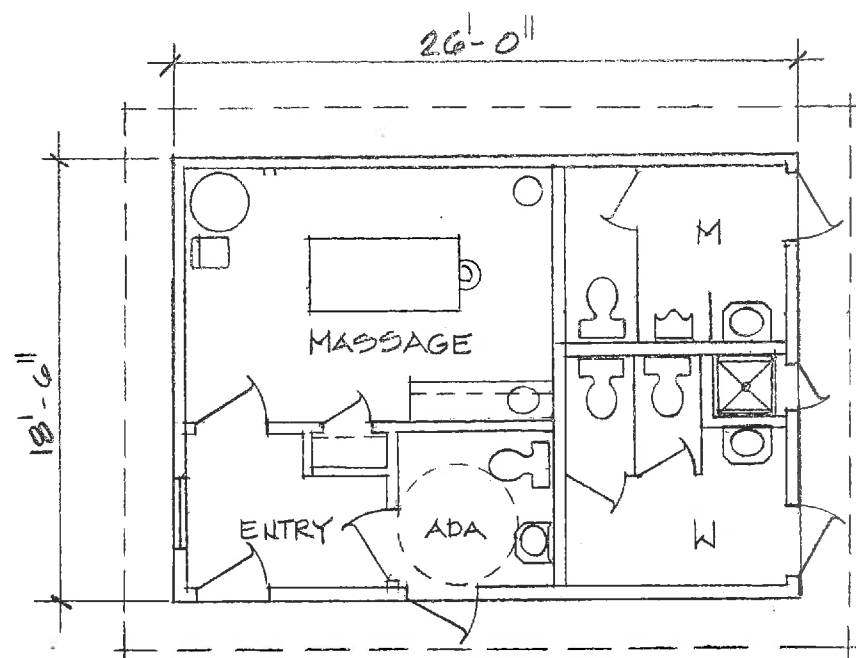
2. Regional Flood Control District review and approval are required at the time of development.

c: Tom Drzazgowski – Chief Zoning Inspector  
Diana Osborne – Applicant  
Forest Investments, LLC - Owner

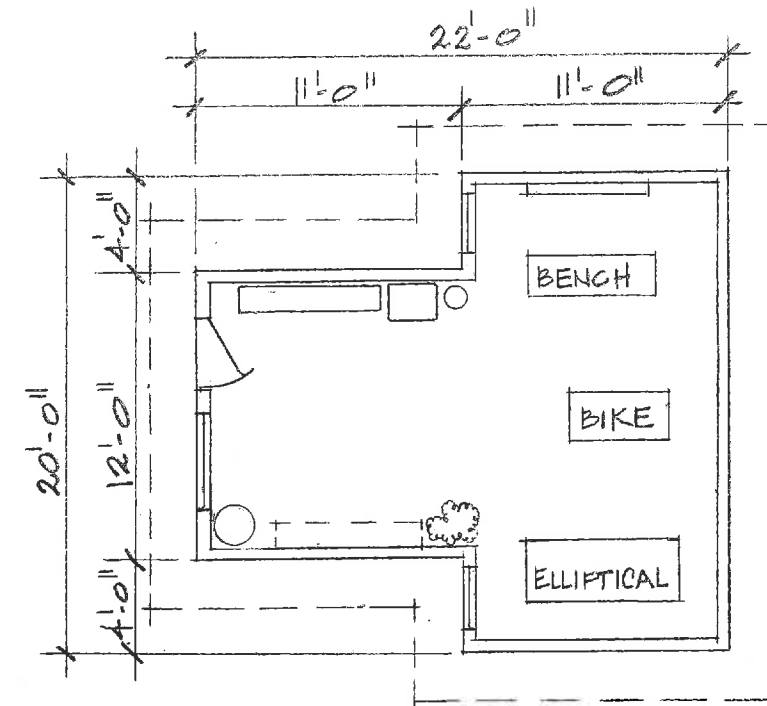
# Mount Lemmon Lodge Garden

12849/12857 North Sabino Canyon Park  
Parcel 205-14-1410/1400  
Mount Lemmon, AZ 85619

## BUILDING PLANS

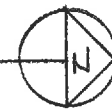


DAY SPA & TOILETS - BLDG A



EXERCISE - BLDG B

### GARDEN - BUILDING PLANS

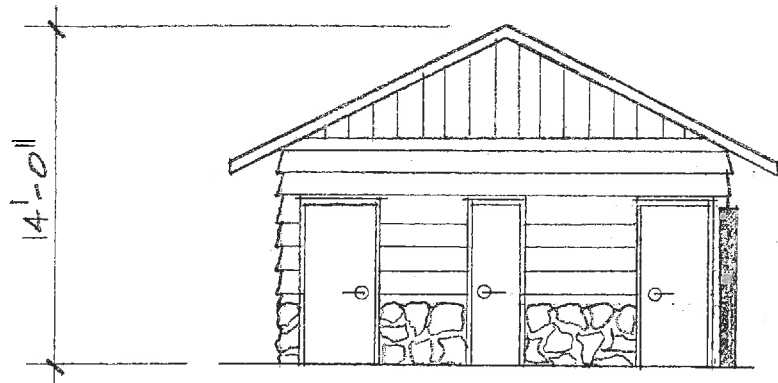


# Mount Lemmon Lodge Garden

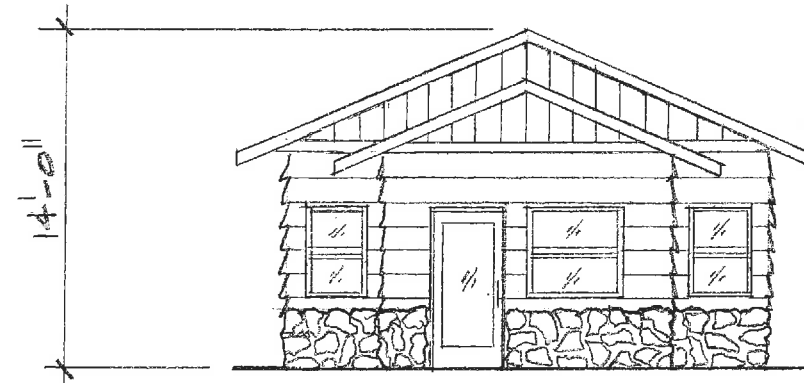
12849/12857 North Sabino Canyon Park  
Parcel 205-14-1410/1400  
Mount Lemmon, AZ 85619

## BUILDING ELEVATIONS

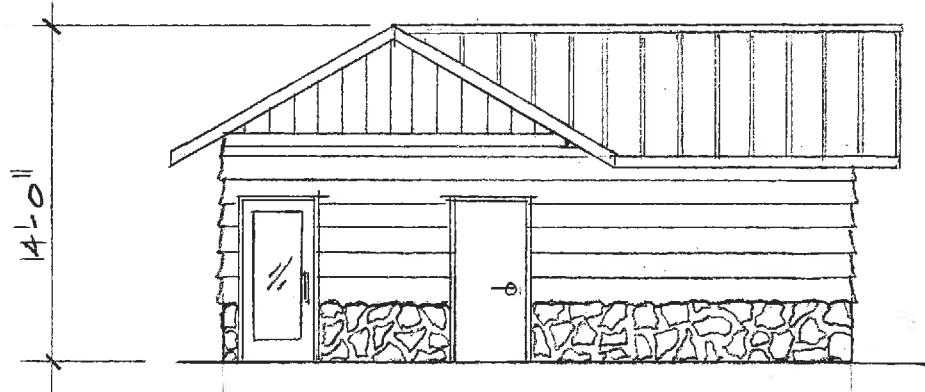
MATERIALS  
ROOF - SS, MTL GREEN  
WALLS - ALLURA FCB  
BROWN  
BASE - STONE



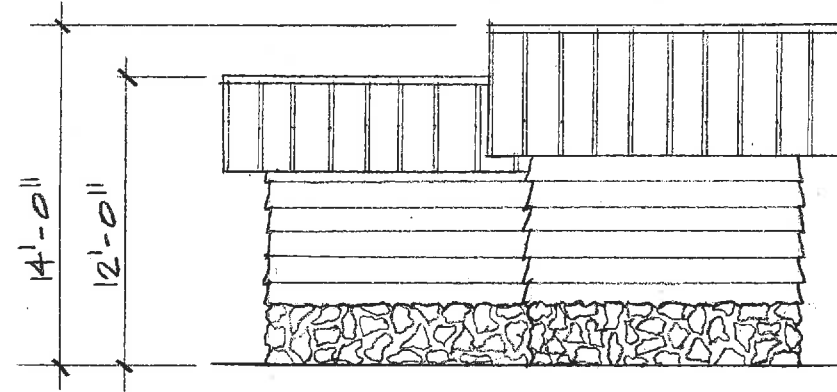
BUILDING A - NORTH ELEVATION  
 $\frac{1}{8}'' = 1'-0''$



BUILDING B - SOUTH ELEVATION  
 $\frac{1}{8}'' = 1'-0''$

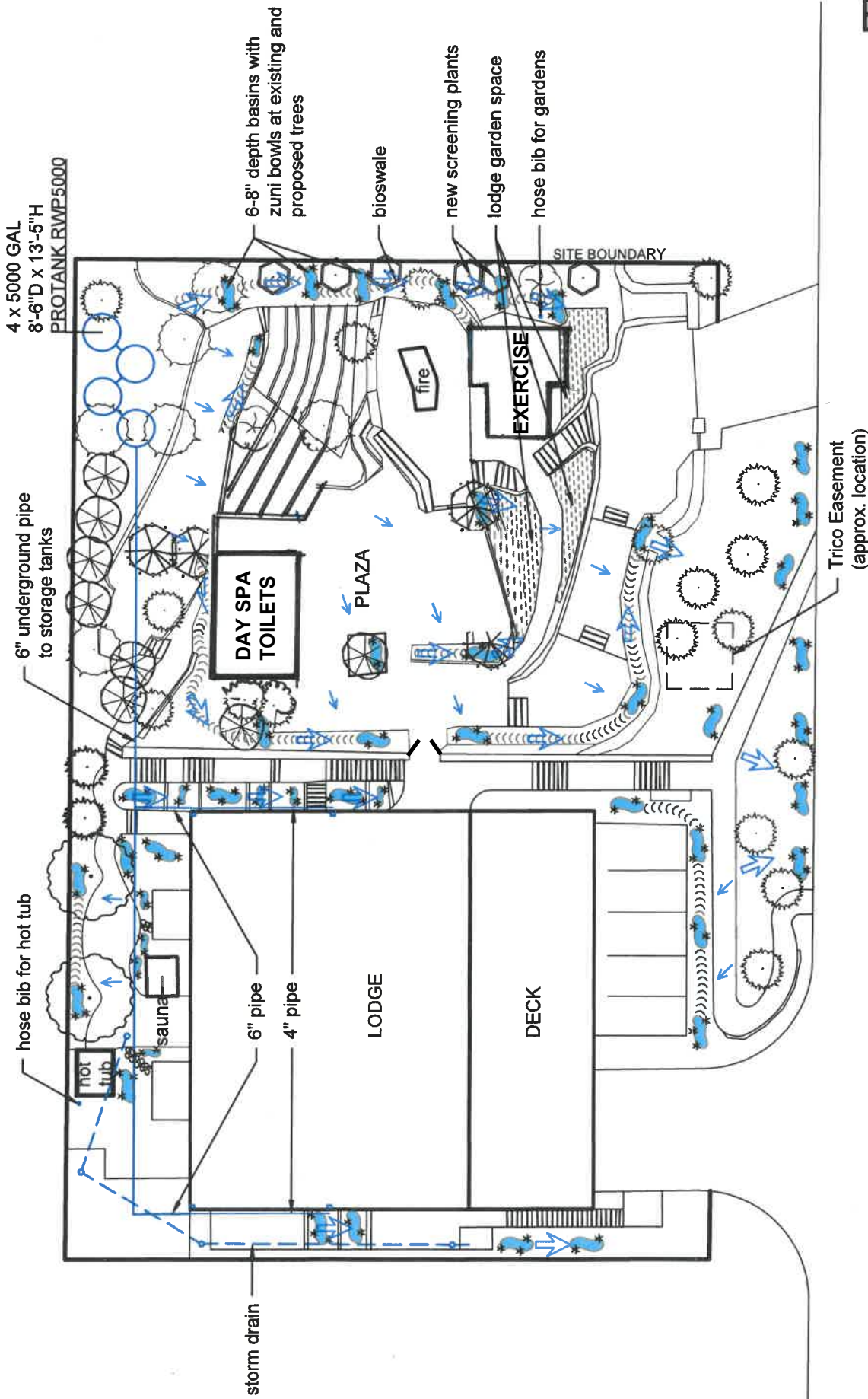


BUILDING A - EAST ELEVATION  
 $\frac{1}{8}'' = 1'-0''$

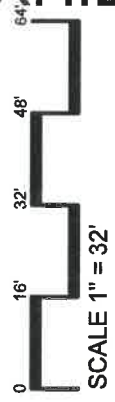


BUILDING B - EAST ELEVATION  
 $\frac{1}{8}'' = 1'-0''$





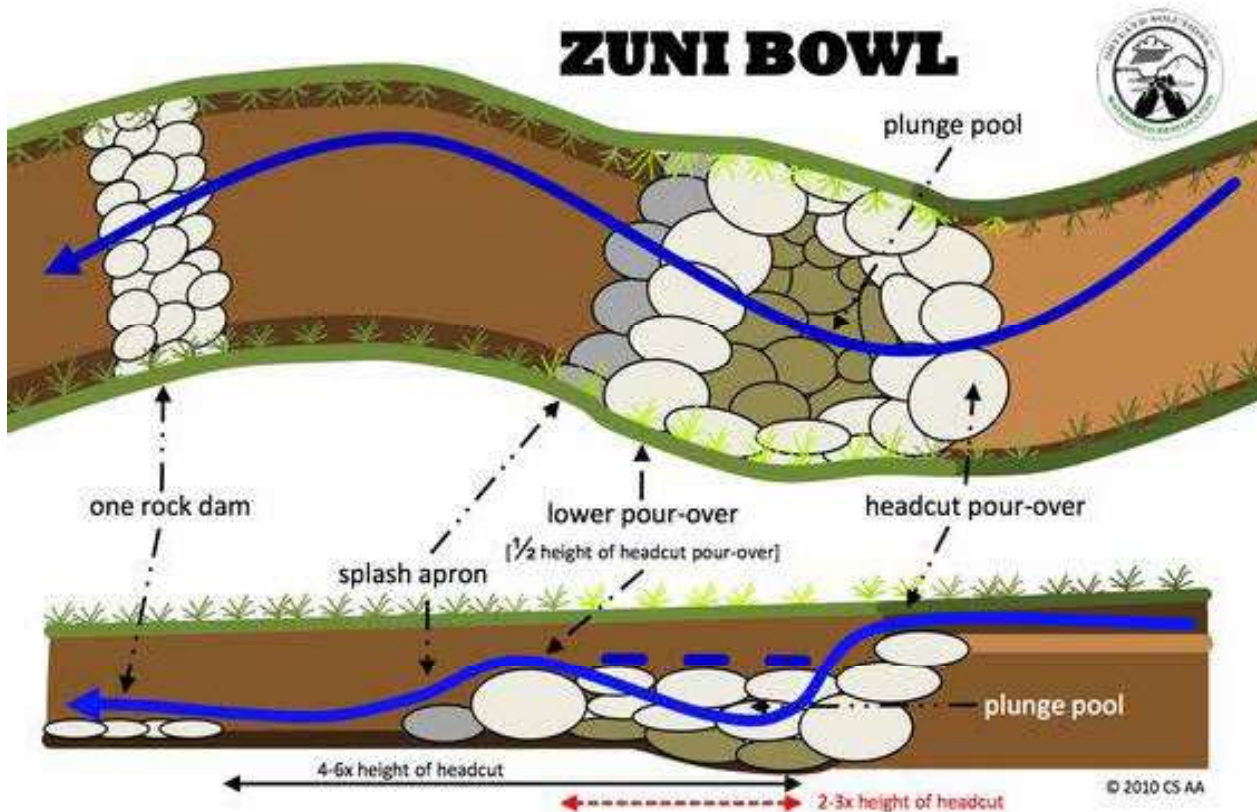
# EXHIBIT A



## MOUNT LEMMON LODGE & GARDENS RAINWATER HARVESTING PLAN

## Site Detail 1: Lodge Gardens and Basin & Swale System

Overflow from the tanks to be conveyed through a basin and swale system along the north edge of the property down to the lodge garden area. This basin and swale system will also collect runoff from patio areas. Due to the slope of the site, Zuni bowls and riprap are recommended to prevent erosion of sediment (Zuni bowl diagram below). Logs can be used for terracing and slope reinforcement instead of stone to fit with the surrounding landscape, save on boulder costs, and reduce carbon footprint.



Examples:



Pinterest; The Rain Catcher Inc., NM

# Forest Gardens Site Images



**VIEW 1**

Looking west at Subject Property



**VIEW 2**

Looking West at Mt Lemmon Lodge neighbor to the South



**VIEW 3**

Looking West at Mt Lemmon Hotel neighbor to the North

# Forest Gardens Site Images

Views from the center of subject property.



View to the East (toward Sabino Canyon Park)



View to the West

# Forest Gardens Site Images





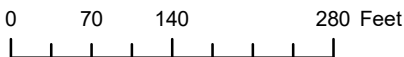
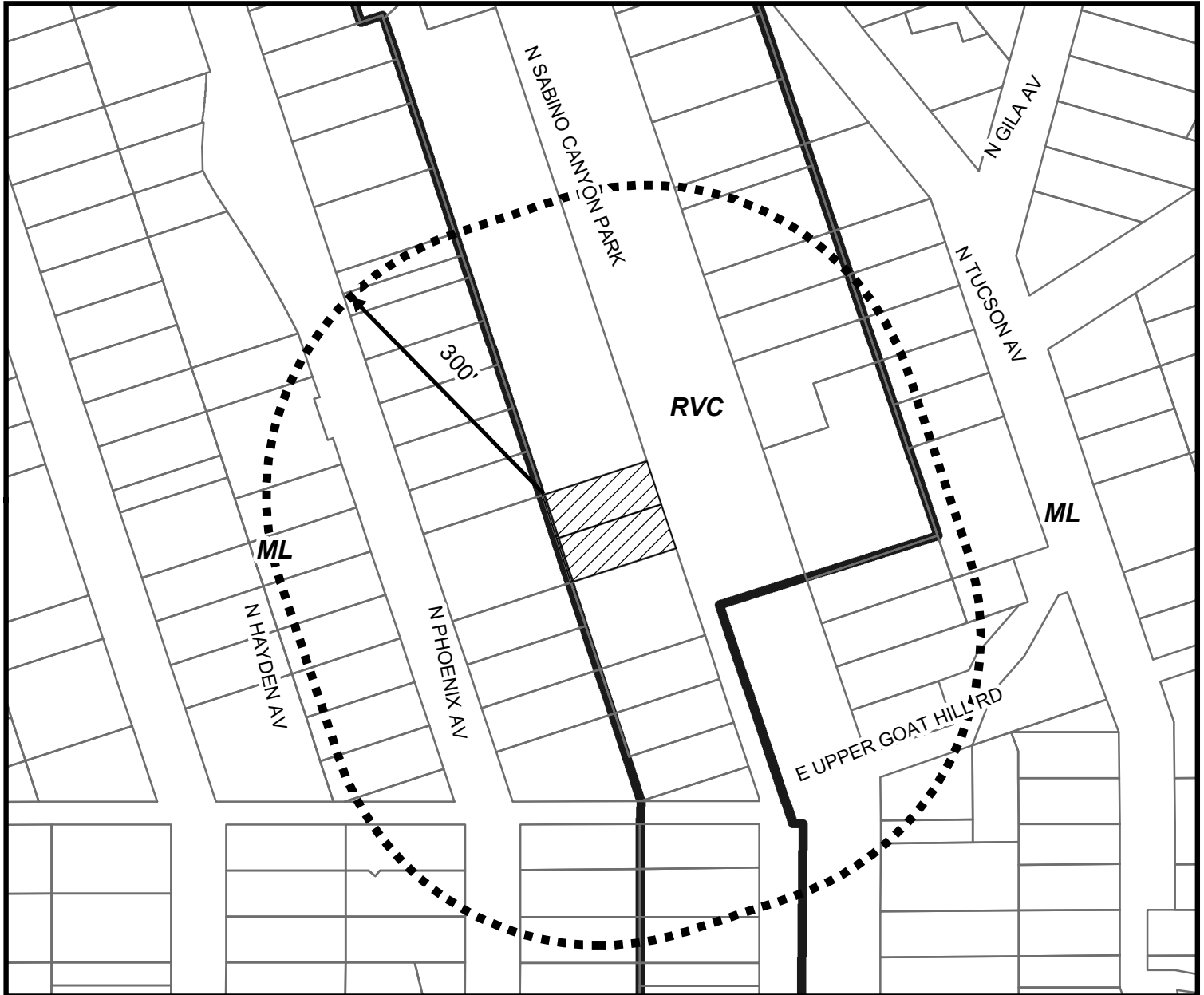
View to the South (toward the Mount Lemmon Lodge – currently under construction)



View to the North (Mt Lemmon Hotel)

Case #: P22CU00001  
 Case Name: FOREST INVESTMENTS LLC - N. SABINO CANYON PARK  
 Tax Code(s): 205-14-1410 & 205-14-1400

 Subject Property  
 300' Notification Area



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
 PLANNING DIVISION**



Notes: **CONDITIONAL USE PERMIT - TYPE II**

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Map Scale: 1:2,000      Map Date: 2/16/2022 - ds





201 N. Stone Avenue, Tucson, AZ 85701  
(520) 724-9000  
www.pima.gov/developmentservices

## BIOLOGICAL IMPACT REPORT

*(Not applicable for rezonings that require a site analysis)*

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

**INSTRUCTIONS FOR SAVING FORM:** 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.**

**Project ID (case no., APN no., address, or other identifying info):**

12849 & 12857 N Sabino Canyon Park, Pima County, Mount Lemmon, AZ 85619

### **Part I. Information Provided by Pima County Staff**

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections)   
Important Riparian Area  
Biological Core  
Multi-Use Management Area
2. Is the project within a CLS Special Species Management Area? No
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? No
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? No
5. Is the project located within a Priority Conservation Area for any of the following species?
  - a. Cactus ferruginous pygmy-owl: No
  - b. Western burrowing owl: No
  - c. Pima pineapple cactus: No
  - d. Needle-spined pineapple cactus: No

**Part II. Information Provided by the Applicant**

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No   
If yes, provide a summary of those communications:
2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	No <input type="checkbox"/>		No <input type="checkbox"/>
Western burrowing owl	No <input type="checkbox"/>		No <input type="checkbox"/>
Pima pineapple cactus	No <input type="checkbox"/>		No <input type="checkbox"/>
Needle-spined pineapple cactus	No <input type="checkbox"/>		No <input type="checkbox"/>

**Questions about this form?  
Contact the Office of Sustainability and Conservation at (520) 724-6940.**





## Conditional Use Permit Application

Property Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Owner's Mailing Address, City, State & Zip: \_\_\_\_\_

Applicant (if different from owner): \_\_\_\_\_ Phone: \_\_\_\_\_

Applicant's Mailing Address, City, State & Zip: \_\_\_\_\_

Applicant's or Owner's Email Address: \_\_\_\_\_

Property Address or Tax Code: \_\_\_\_\_

Type of Use Proposed for the Property: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Discuss the proposed use and it's compatibility with the surrounding area: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

The applicant agrees to contact the [Regional Flood Control District](#) to discuss the proposal prior to application submittal.

The applicant agrees to contact United States Fish and Wildlife Service at [scott\\_richardson@fws.gov](mailto:scott_richardson@fws.gov) and provide a written notice that an application for a conditional use permit has been submitted a minimum of 15 days prior to the public hearing date.

**This application is for a (Select one):**

Type I Conditional Use    Type II Conditional Use    Type III Conditional Use

**Terms and Conditions**

I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Date: \_\_\_\_\_

# Forest Investments, LLC

February 24, 2022

Pima County Conditional Use Hearing Administrator  
Pima County Board of Supervisors  
130 W. Congress, 1st Floor  
Tucson, Arizona 85701

Re: The Mount Lemmon Lodge Garden  
12849/12857 N. Sabino Canyon Park  
Parcels 205-14-1410/1400  
Owner: Forest Investments, LLC  
Rural Village Center Development, Mount Lemmon, Az

Dear Hearing Administrator,

This letter is to request approval for a conditional use permit of a private outdoor garden space with amenities for the Mount Lemmon Lodge.

The Mount Lemmon Lodge Garden will be an outdoor amenity for the use of lodge guests. The guests will have access to a small day spa facility, toilets, and an exercise facility. The use of the garden will also include small private events such as weddings, reunions, anniversaries, and programs that the lodge will offer its paying overnight guests.

We currently project there will be 40 lodge guests using the garden for events and fewer for personal enjoyment at any time. Overnight guests will access the gardens using their room key card. Gates will always remain locked. There will be no public access to the garden.

The garden is immediately adjacent to the lodge. Our proposed garden is in harmony with the general intent and purposes of the conditional uses code as an amenity to the lodge and will greatly enhance the use of open outdoor space for the peace, safety, and welfare of the lodge guests. We believe that the current pandemic has permanently changed the way people feel safe and will provide a beautiful outdoor garden for guest enjoyment outside of their lodging.

In addition, the historic terracing and trees will be preserved and further enhanced. The surrounding walls, fencing and gates will remain and be restored. Rainwater harvesting from the roof of the lodge will provide irrigation as well as flush toilets to save our precious potable water supply as encouraged by the Summerhaven Commercial District Design Standards.

There is no need for additional parking for this phase of a garden addition since all overnight guests will already have assigned parking.

MOUNT LEMMON LODGE GARDEN  
FOREST INVESTMENTS, LLC  
Conditional Use Hearing Request – RVC

We request you approve a conditional use permit for the Mount Lemmon Lodge Garden as an amenity to the Mt Lemmon Lodge. Thank you for your consideration.

Respectfully,

*Diana K. Osborne*

Diana K. Osborne  
Manager  
Forest Investments, LLC

Attachments:

Exhibit A - Rainwater Harvesting Plan

**COMMISSIONERS**  
MARC SPITZER - Chairman  
WILLIAM A. MUNDELL  
JEFF HATCH-MILLER  
MIKE GLEASON  
KRISTIN K. MAYES



**ARIZONA CORPORATION COMMISSION**

**BRIAN C. MCNEIL**  
Executive Secretary  
  
**JOANNE C. MACDONNELL**  
Director, Corporations Division

**RECEIVED**  
FEB 25 2004

February 20, 2004

MELISSA FUCA  
33 N STONE AVE #2100  
TUCSON, AZ 85701

CHANDLER & UDALL, LLP

RE: FOREST INVESTMENTS, L.L.C.  
File Number: L-1115786-4

We are pleased to notify you that your Articles of Organization were filed on February 5, 2004.

You must publish a notice of the filing of your Articles of Organization OR alternatively, you may publish the Articles of Organization in their entirety. The publication must be in a newspaper of general circulation in the county of the known place of business, in Arizona as filed with the Commission, for three (3) consecutive publications. A list of acceptable newspapers in each county is attached and is also posted on the Commission web site [www.cc.state.az.us/corp](http://www.cc.state.az.us/corp).

For your convenience we have provided a Notice of Publication form. Please complete this form, in its entirety, and submit to an appropriate newspaper of your choice. An affidavit from the newspaper, evidencing such publication, must be delivered to the Commission for filing WITHIN NINETY (90) DAYS from the date of this letter.

The Commission strongly recommends that you periodically check Commission records regarding the corporation. The Commission web site [www.cc.state.az.us/corp](http://www.cc.state.az.us/corp) contains information specific to each Limited Liability Company of record and is a good general source of information.

If you have any questions or need further information, please contact us at (602) 542-3135 in Phoenix, (520) 628-6560 in Tucson, or Toll Free (Arizona residents only) at 1-800-345-5819.

Sincerely,

PATRICIA DAVIDSON  
Examiner  
Corporations Division

LL:13  
Rev: 01/2003

AZ CORP COMMISSION

FILED  
L-1115786-4  
FEB 5 2004

ARTICLES OF ORGANIZATION  
OF  
FOREST INVESTMENTS, L.L.C.

APPR Tina Davidson  
TERM \_\_\_\_\_  
DATE 2-5-04

Pursuant to Arizona Revised Statutes §29-632, the undersigned states as follows:

1. The name of the limited liability company is: Forest Investments, L.L.C.
2. The address of the registered office in Arizona is 5711 East Fort Lowell, Tucson, Arizona 85712.
3. The statutory agent's name and address is Lawrence S. Rollin, Esq., Chandler & Udall, LLP, 33 North Stone Avenue, Suite 2100, Tucson, Arizona 85701.
4. The latest date on which the limited liability company is to dissolve is December 31, 2035.
5. Management of the limited liability company is vested in a manager or managers. The names and addresses of the managers at the time of the formation of the limited liability company are:


Diana K Osborne	John E. Osborne
5711 East Fort Lowell	5711 E. Fort Lowell
Tucson, Arizona 85712-5213	Tucson, Arizona 85712-5213

6. The name and address of the initial member of the limited liability company at the time of the formation thereof, who owns all interests in the capital and profits thereof, is as follows:

Talon Investments, LLLP  
301 East Virginia Avenue, Suite 3300  
Phoenix, Arizona 85004

Dated this 5<sup>TH</sup> day of February, 2004.

Chandler & Udall, an Arizona limited liability partnership

By:   
Lawrence S. Rollin, partner

The undersigned, having been designated to act as statutory agent, hereby consents to act in that capacity until removed or resignation is submitted in accordance with the Arizona Revised Statutes.



Lawrence S. Rollin, Esq., Statutory Agent

ASSESSOR'S RECORD MAP

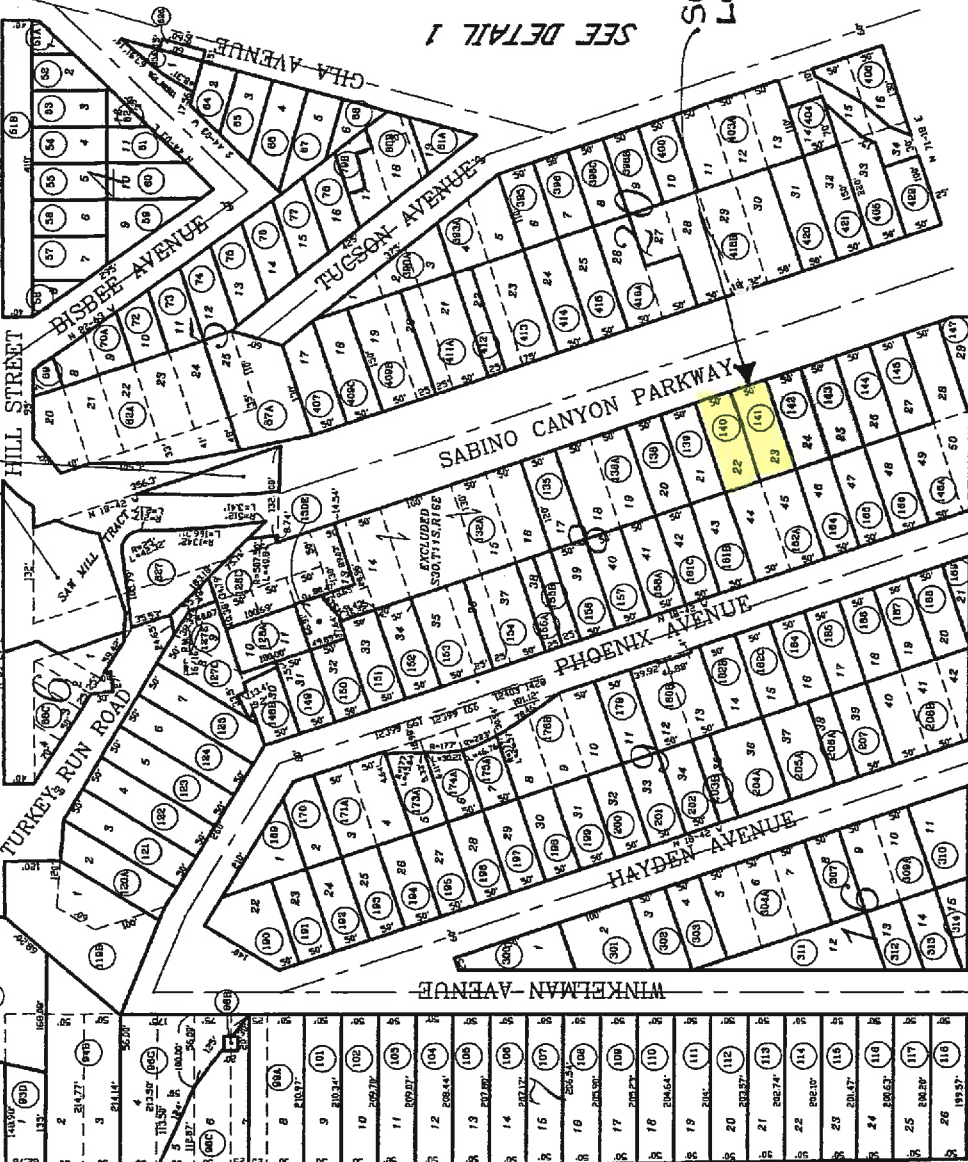
205-14

DETAIL 2

SUBDIVISION  
SUMMERHAVEN

ASSESSED V/S30 1285-129  
CODES: 205-12-0078  
1888

NW COR. LOT 2  
SEC 35



SEE DETAIL 1

SUBJECT LOTS

SEE DETAIL 3

MAP BOOK 04 PAGE 013, S.W.  
SEE BOOK 04 PAGE 099 MAP  
2019-1  
S30.7115.R16E

MAP BOOK 04 PAGE 013, S.W.  
SEE BOOK 04 PAGE 099 MAP  
2019-1  
S30.7115.R16E

FEET





## Pima County Geographic Information Systems

# Parcel 205-14-1400

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Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address	Legal description
205-14-1400 FOREST INVESTMENTS LLC PO BOX 31017 TUCSON AZ 85751-1017	SUMMERHAVEN LOT 22 BLK 8

### Situs (property) address

[\(About situs addresses\)](#)


Street Address	Jurisdiction	Postal City	Zip Code
12857 N SABINO CANYON PARK	PIMA COUNTY	MOUNT LEMMON	<a href="#">85619</a>

---

### Information for this parcel

- For Assessor parcel details, copy and paste Parcel ID **205141400** into the [Pima County Assessor's Parcel Search](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurer's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
  - [Recorded Document](#) for Sequence Number 20203040177.
  - [Voter Precinct and Districts](#)
- [Subdivision Plat Map](#) for Book 4, Page 99.
- Pima County [Sanitary Sewer Connection Search](#) from the [Pima County Regional Wastewater Reclamation Department](#)
- **Permits** from [Pima County Development Services](#)
  - [Permit Database Search](#)
  - [Historical Permit Cards](#) - Prior to about 1998
- City of Tucson Development Activity Records are not available because the parcel is not in the City of Tucson.
- [Section Information and Maps](#) for Township 11S, Range 16E, Section 30. This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information** from the [Pima County Regional Flood Control District](#)
  - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.



- [Pima County RFCD Flood Hazard Map](#)  Takes about 30 seconds. See [Floodplain Management](#) for more.

## Over 100 parcel details from GIS overlay analysis

[Learn more](#) about parcel GIS overlay details. See a [list of all details](#).








<a href="#">Airports</a> <a href="#">Associations</a> <a href="#">Census</a> <a href="#">Comprehensive Plan-Pima Prospers</a> <a href="#">Development</a> <a href="#">Floodplain-Defined by Pima County RFCD</a> <a href="#">Floodplain-FEMA</a> <a href="#">Governmental Districts and Areas</a>	<a href="#">Grids</a> <a href="#">Incentive Zones</a> <a href="#">Jurisdictions</a> <a href="#">Landscape Classifications</a> <a href="#">Miscellaneous</a> <a href="#">Other Regulatory Areas</a> <a href="#">PC Gov. Property Rights</a> <a href="#">Public Safety</a>	<a href="#">Schools</a> <a href="#">Sonoran Desert Conservation Plan</a> <a href="#">Transportation</a> <a href="#">Utilities</a> <a href="#">Zoning</a>
--	---	--

## Parcel GIS geometry details

Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

Parcel centroid coordinates	Approximately 32.442801 degrees latitude, -110.760157 degrees longitude.
Parcel area	<p><b>This is only an estimate from GIS data.</b>  The <a href="#">Subdivision Plat Map</a> may also specify parcel area. See <a href="#">Finding Parcel Areas</a>.</p> <hr/> <p>Approximately 0.14 acres or 6,000 square feet.</p>

## Zoom to maps of the parcel's area

 <ul style="list-style-type: none"> <li>◦ <a href="#">PimaMaps - Main</a></li> <li>◦ <a href="#">PimaMaps - Survey</a></li> </ul>  <ul style="list-style-type: none"> <li>◦ <a href="#">Main map</a></li> <li>◦ <a href="#">Orthophoto map</a></li> </ul> City of Tucson <ul style="list-style-type: none"> <li>◦ <a href="#">MapTucson</a></li> </ul>	<h3>Oblique Aerial Photos</h3> <p>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</p> <p>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</p>  <a href="#">Pictometry Photos</a>   <a href="#">Bing Maps Photos</a>	 <a href="#">Area Map</a>  <a href="#">Area Map</a>  <a href="#">Area Map</a>
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## Pima County Geographic Information Systems

# Parcel 205-14-1410

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Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address	Legal description
205-14-1410 FOREST INVESTMENTS LLC PO BOX 31017 TUCSON AZ 85751-1017	SUMMERHAVEN LOT 23 BLK 8

### Situs (property) address


[\(About situs addresses\)](#)

Street Address	Jurisdiction	Postal City	Zip Code
12849 N SABINO CANYON PARK	PIMA COUNTY	MOUNT LEMMON	<a href="#">85619</a>

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### Information for this parcel

- For Assessor parcel details, copy and paste Parcel ID **205141410** into the [Pima County Assessor's Parcel Search](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurer's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
  - [Recorded Document](#) for Sequence Number 20203040177.
  - [Voter Precinct and Districts](#)
- [Subdivision Plat Map](#) for Book 4, Page 99.
- Pima County [Sanitary Sewer Connection Search](#) from the [Pima County Regional Wastewater Reclamation Department](#)
- **Permits** from [Pima County Development Services](#)
  - [Permit Database Search](#)
  - [Historical Permit Cards](#) - Prior to about 1998
- City of Tucson Development Activity Records are not available because the parcel is not in the City of Tucson.
- [Section Information and Maps](#) for Township 11S, Range 16E, Section 30.  
This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information** from the [Pima County Regional Flood Control District](#)
  - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.

- [Pima County RFCD Flood Hazard Map](#)  Takes about 30 seconds. See [Floodplain Management](#) for more.

## Over 100 parcel details from GIS overlay analysis

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<a href="#">Airports</a> <a href="#">Associations</a> <a href="#">Census</a> <a href="#">Comprehensive Plan-Pima Prospers</a> <a href="#">Development</a> <a href="#">Floodplain-Defined by Pima County RFCD</a> <a href="#">Floodplain-FEMA</a> <a href="#">Governmental Districts and Areas</a>	<a href="#">Grids</a> <a href="#">Incentive Zones</a> <a href="#">Jurisdictions</a> <a href="#">Landscape Classifications</a> <a href="#">Miscellaneous</a> <a href="#">Other Regulatory Areas</a> <a href="#">PC Gov. Property Rights</a> <a href="#">Public Safety</a>	<a href="#">Schools</a> <a href="#">Sonoran Desert Conservation Plan</a> <a href="#">Transportation</a> <a href="#">Utilities</a> <a href="#">Zoning</a>
--	---	--

## Parcel GIS geometry details

Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

<b>Parcel centroid coordinates</b>	Approximately 32.442670 degrees latitude, -110.760107 degrees longitude.
<b>Parcel area</b>	<p><b>This is only an estimate from GIS data.</b>  The <a href="#">Subdivision Plat Map</a> may also specify parcel area. See <a href="#">Finding Parcel Areas</a>.</p> <hr/> <p>Approximately 0.14 acres or 6,000 square feet.</p>

## Zoom to maps of the parcel's area

<p><b>PimaMaps</b></p> <ul style="list-style-type: none"> <li>◦ <a href="#">PimaMaps - Main</a></li> <li>◦ <a href="#">PimaMaps - Survey</a></li> </ul> <p><b>Autodesk MapGuide</b></p> <ul style="list-style-type: none"> <li>◦ <a href="#">Main map</a></li> <li>◦ <a href="#">Orthophoto map</a></li> </ul> <p><b>City of Tucson</b></p> <ul style="list-style-type: none"> <li>◦ <a href="#">MapTucson</a></li> </ul>	<p><b>Oblique Aerial Photos</b></p> <hr/> <p>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</p> <p>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</p> <hr/> <p> <b>PICTOMETRY</b>  <small>INTELLIGENT IMAGERY</small>  <a href="#">Pictometry Photos</a></p> <hr/> <p> <a href="#">Bing Maps Photos</a></p>	<p> <a href="#">Area Map</a></p> <p> <a href="#">Area Map</a></p> <p> <a href="#">Area Map</a></p>
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Chad Kouts  
520.906.8590  
[Chad@jvico.com](mailto:Chad@jvico.com)

January 12, 2022

Diana Osborne  
Mt Lemmon Lodge  
[Diana@mtlemmonlodge.com](mailto:Diana@mtlemmonlodge.com)

RE: Mt Lemmon Lodge Garden  
Mt Lemmon, AZ

Dear Pima County,

I am a resident and homeowner of Mt Lemmon, AZ and I am writing this letter in support of the Mt Lemmon Lodge's pursuit for an exception to allow Mt Lemmon residents and homeowners to gather at certain times and in small groups for local events at the site of the proposed Mt Lemmon Lodge Garden.

Please feel free to call me with any questions.

Sincerely,



Chad Kouts

12865 N Upper Loma Linda  
Mt Lemmon, AZ  
(520) 906-8590  
[chad@jvico.com](mailto:chad@jvico.com)

From: John Lynch <[jlynch1137@gmail.com](mailto:jlynch1137@gmail.com)>  
From: John <[jlynch1137@gmail.com](mailto:jlynch1137@gmail.com)>  
Sent: Tuesday, January 11, 2022 9:20 PM  
To: Thomas Drzazgowski <[Thomas.Drzazgowski@pima.gov](mailto:Thomas.Drzazgowski@pima.gov)>  
Subject: Mt Lemmon Lodge Garden

As cabin owners on Mt. Lemmon, my wife and I are, writing in support of the Mt. Lemmon Lodge Garden that John and Diana Osborne are proposing to be part of their lodge that is now under construction. To have an exception so that the cabin owners could get together in small groups for various functions would be a wonderful added addition for our small mountain community. Parking would not be a problem as most of us can walk to the village and lodge. We have so few areas to gather up on the mountain. Please consider the exception for residents of the mountain. Thank you.        John and Louise Lynch

**From:** PAUL GELSINGER <[plgelsinger@msn.com](mailto:plgelsinger@msn.com)>

**Sent:** Tuesday, January 11, 2022 5:57 PM

**To:** Thomas Drzazgowski <[Thomas.Drzazgowski@pima.gov](mailto:Thomas.Drzazgowski@pima.gov)>

**Subject:** Mt. Lemmon Lodge Garden



To whom it may concern:

Having an outside garden for community members to meet would be a wonderful addition to our mountain village. I would personally walk the half mile to the garden from our home. Please consider allowing this use for the Summerhaven & Mt. Lemmon community.

Sincerely & thank you for your consideration.

Paul Gelsinger  
11070 E. Carter Canyon Rd.  
Mt. Lemmon, AZ 85619  
520-370-3456

**From:** John T. Perchorowicz <[jmail@perchorowicz.com](mailto:jmail@perchorowicz.com)>

**Sent:** Wednesday, January 12, 2022 8:20 AM

**To:** Thomas Drzazgowski <[Thomas.Drzazgowski@pima.gov](mailto:Thomas.Drzazgowski@pima.gov)>

**Subject:** Mount Lemmon Lodge Garden Conditional Use Permit



Dear Mr. Drzazgowski

I'm writing today as a cabin owner and part time resident in support of the Conditional Use Permit for the Mount Lemmon Lodge Garden.

Having a beautiful outdoor venue such as this for limited Summerhaven community gatherings will provide a unique opportunity and space to bring together friends and neighbors for events or merely interaction and mutual enjoyment. I look forward to being able to enjoy it.

I encourage you to submit this permit to the Pima County Board of Supervisors for their consideration.

Sincerely,

John Perchorowicz

**From:** Jack Byrne <[jckbrn23@gmail.com](mailto:jckbrn23@gmail.com)>  
**Sent:** Wednesday, January 12, 2022 10:22 AM  
**To:** Thomas Drzazgowski <[Thomas.Drzazgowski@pima.gov](mailto:Thomas.Drzazgowski@pima.gov)>  
**Subject:** Mt Lemmon Lodge Garden



Dear Tom,

As a property owner in Summerhaven I am sending this note to ask for your continued support for the Mt Lemmon Lodge to obtain a Conditional Use Permit to allow for small gatherings of the residents of Mt Lemmon. Obviously, all can agree that parking is of a premium on the Mountain, however for special events many residents live within walking distance of the Lodge location and would not add dramatically to the parking issue. I think it is fairly safe to assume that these gatherings would often be less than 30 people and would not be frequent.

Thank you,

Jack Byrne  
12717 N Ray Ave  
Summerhaven, AZ



# Mt. Lemmon Cookie Cabin

....a treat at the top of the mountain!

January 25<sup>th</sup>, 2022

Pima County Board of Supervisors  
130 W. Congress St 5<sup>th</sup> Floor  
Tucson, AZ 85701

Re: Mt. Lemmon Forest Garden  
Application for Conditional Use Permit

Members of the Board of Supervisors:

This letter supports the Application for Conditional Use Permit of Forest Investments LLC to operate the proposed garden adjacent to the Mt. Lemmon Lodge currently under construction at 12833 N. Sabino Canyon Park, Mt. Lemmon, Arizona 85619.

The Mt. Lemmon Cookie Cabin supports the addition of the Lodge's Garden to Summerhaven's commercial district. Having a garden area within the village allows for our residents and visitors a beautiful place to gather, reflect and relax. It can also ensure that the village retains a natural/near natural area within. The village has had it's share of fires and preserving this natural area would be a breathe of fresh air for the community and visitors.

The Mt. Lemmon Cookie Cabin supports and urges passage of the Lodge Garden's Application for Conditional Use Permit, and the exception for residents' use.

Sincerely,



Samantha R. Beal  
General Manager

**From:** Susanne Drolet <susannedrolet@gmail.com>

**Sent:** Saturday, January 22, 2022 10:40 AM

**To:** Diana Osborne <Diana@mtlemmonlodge.com>

**Subject:** Garden

I most sincerely hope Pima County will grant permission for the proposed Mt. Lemmon Lodge Garden. It will be a unique and beautiful addition to the potential charm of our mountain community. Imagine just driving by a wonderful garden on the mountain top. It's very likely to be a refreshing reminder of our past by keeping the terrain with original steps interfacing with the future. I cannot think of anything more appropriate than a garden symbolizing growth and restoration. In addition, I'm completely confident that Diana and John Osborne will responsibly maintain this labor of love and keep it in perfect condition.

Thank you for considering and hopefully approving this worthy project.

Susanne Drolet

1/20/2022

To: Tom Drzazgowski

Re: Support for Mt.Lemmon Lodge Garden Exceptions

I am a home owner on Mt. Lemmon and am writing in support of the exception for parking after 6:00 pm or during the low season for the Lodge Garden .I am also in favor of the gathering of small groups of Mt. Lemmon homeowners at the garden for local events.

Please count me in as a supporter of these exceptions from a community member/home owner who is excited for the addition of the garden for the economic and general improvement of the Mt. Lemmon community.

Respectfully Submitted,

Robin Kirk

12845 N. Ray Ave.

Mt. Lemmon, Arizona 85619

1/20/2022

Dear County Board of Supervisors,

My husband and I are cabin owners on Mt. Lemmon. We are expressing our support for the Conditional Use Permit that Diana and John Osborne have applied for to the Board. This is an active community, and we look for ways to come together.

The MLL garden will already be adding its natural beauty for the guests on the mountain. Diana and John would like extend garden access to the community of Mt. Lemmon. This is a gift to all of us and we thank you for considering their efforts to offer this to the Mt. Lemmon community.

Thank you for your time,

Kathryn and James Ammon  
12529 Middle Sabino Rd.

18 January 2022

From: Gillian Levy  
Major, USAF, USAFA Admissions Liaison Officer, 12834 North Tucson Avenue, Mount  
Lemmon AZ 85619

To: Mr. Thomas Drzazgowski and the Board of Supervisors  
Chief, Zoning Department

Dear Mr. Drzazgowski,

I am writing you regarding the proposed Conditional Use Permit application for the Mount Lemmon Lodge Garden, which is part of the bigger Mount Lemmon Lodge complex currently being constructed by Diana and John Osbourne.

My husband and I are owners of a cabin just up the road from the lodge. We have owned our home for two years. We are an active member of the Summerhaven community and HOA. We are truly excited for the Lodge to open and bring more visitors to the wonderful gem that is Mount Lemmon and the small town of Summerhaven. We have been told that the mountain receives over 1 million visitors a year, but there is always an issue with lack of overnight accommodations. As you know, our small community has had to slowly rebuild after 2003's devastating Aspen Fire. The Lodge will be such a welcomed addition to the community and I cannot stress how much the "locals" in Summerhaven are looking forward to the hotel's opening.

The Lodge is currently applying for an exception to allow local members of the Summerhaven community to gather in small groups of 30 after 6:00 pm or during the low season. I understand that they need to apply for this exception due to parking restrictions. I can attest that once the sun goes down, Summerhaven becomes very quiet and nearly empty. Most of the residents walk since their cabins are located within easy walking distance to the Lodge. We would truly appreciate the space to gather during the low season and off hours, and I would appreciate the Board granting this exception to Diana and John's build.

I can be reached at any time at the number, 914 213 4267 or email: [jlevyarizona@gmail.com](mailto:jlevyarizona@gmail.com).

Sincerely,

Gillian Levy

Major, USAFR

USAFA Admissions Liaison Officer

**From:** Sally Crawford <[crawford.sally@gmail.com](mailto:crawford.sally@gmail.com)>

**Date:** January 12, 2022 at 2:50:16 PM MST

**To:** [thomas.drazazgowski@pima.gov](mailto:thomas.drazazgowski@pima.gov)

**Subject:** Mt Lemmon Lodge Garden

Tom

I would like to add our names as cabin owners to the list supporting everything Diana Osborne is doing with the new lodge and the gardens. Our mountain community is just that a community! We love our mountain neighbors and we love that Tucson residents can be up here in an hour to enjoy the beauty. Our concern would always be for the good of Mt Lemmon. If we were able to meet and have lectures or other gatherings, it would benefit the mountain community and Tucson.

Thank you

Sally and Bob Crawford

12796 Upper Loma Linda



January 13, 2022

Re: Mt. Lemmon Lodge Garden

To whom it may concern -

As Summerhaven residents & owners of the Mt Lemmon General Store & Gift Shop, we are enthusiastically in support of the Mt Lemmon Lodge Garden being developed as currently described and submitted. We are looking forward to the many benefits that will accompany the Garden and the benefits that will be available to the local community.

We live & work directly across the street from this new project & love the convenience of being able to walk to the Garden.

Summerhaven and Mt. Lemmon have long needed a facility like this, and we encourage the Board of Supervisors to approve the application.

Thank you in advance for your consideration.

Sincerely,

Grey & Teri Carpenter  
Aspen Leaf Enterprises, LLC  
dba: Mt. Lemmon General Store & Gift Shop  
12856 N. Sabino Canyon Pkwy, Box 790  
Mount Lemmon, AZ 85619

/tc

12856 N. Sabino Canyon Parkway, PO Box 790, Mt. Lemmon, AZ 85619  
520-576-1468 Phone; 520-576-9084 Fax

Carol Niehoff  
P.O. Box 731  
Mount Lemmon, Az 85619

January 18, 2022

To: Pima County

As a longtime property owner and now, full-time resident on the mountain, I am greatly encouraged by recent development in the business sector. In the 18 years since the Aspen fire, we have struggled to realize a vision crafted by creative and energetic residents along with Pima County. This vision included a safe, robust, thriving community, welcoming to visitors and residents alike.

Today, as we watch the Mount Lemmon Lodge and the Osborne's dream rise before us and we are witnessing cause for great celebration. Graciously, they have shared every plan and possibility with the local population. Their enthusiasm is contagious! We totally support them in the endeavor and hope that Pima County will join us by approving the proposed garden location for use by small groups. We welcome the opportunity to gather there with our friends and neighbors!

Sincerely,  
Carol Niehoff  
President, Mount Lemmon Woman's Club



1/172022

To the Pima County Board of Supervisors,

I support a parking variance in conjunction with MML Garden's Conditional Use Permit. Parking pressure in the village is light weekdays and Saturdays and Sunday late afternoon. It would be positive addition for the residents of Mt Lemmon. I look forward attending a small gathering there.

Thank You

Brian Cummings

12481 N. Middle Sabino Rd.  
Mt. Lemmon

To Whom it May Concern,

The purpose of this letter is to display our overwhelming support for the Mt Lemmon community focused Garden being developed by the Osbornes. This type of community gathering place is sorely needed on Mt Lemmon because all similar gathering venues have been lost due to fires. As a 35-year resident of Mt Lemmon, we eagerly await the completion of the Osborne's Lodge and Garden. Such an establishment is sorely missed in our community, and we know that there could be no better and more understanding developer due to the Osborne's long Mt Lemmon history and love for our special community.

We understand that adequate parking is of a concern. This concern is mitigated by the fact the Lodge and Garden are centrally located in Summerhaven within walking distance of most residences thus, minimizing the need for parking accommodations. In addition, the majority of usage by residents happens after hours, during low season, and after the high use weekend/daytime periods which results in many shared parking opportunities for the few residents that choose to drive and/or car pool to the Garden.

We strongly encourage the approval of the Garden permit with the common-sense parking exception. We know, without question, that our beautiful small Mt Lemmon community will be much enhanced by and made better with such a beautiful and extremely overdue social gathering resource.

Thank-you very much.

Sincerely,

Todd and Danielle Clark

12665 N Tucson Ave., Summerhaven, AZ 85619

January 16, 2022

Dear Pima County Board of Supervisors:

As a full time resident of Summerhaven, I hope you will approve the Osborne's plans for the Gardens adjacent to the Mount Lemmon Lodge. Every project they have undertaken has been done with class and great thought. They have a long-time connection to the community, and an appreciation for the possibilities and also difficulties of creating a successful business here. The residents would love to have another place to gather – which has been somewhat limited since the Aspen Fire in 2003.

Sincerely,

Karen Burrows

To whom it may concern

As homeowners on Mt. Lemmon (12816 Upper Loma Linda Road) since 1990, we ardently support the new plans for a park in Summerhaven. The Mt. Lemmon Lodge will be a major asset for the Summerhaven community and the addition of the property next to the Lodge as a garden park area with a day spa and exercise facilities will only enhance those advantages.

We are delighted that Deana Osborne efforts, and especially her design for this area. The terracing, trees walls, fencing, and gates all are well-suited for the Summerhaven area. The enhancement of this project should increase the attractiveness of Summerhaven for both residents and visitors. The project provides a peaceful area in which to enjoy the natural beauty of Mt. Lemmon, the proposed facility is another reason people will find attractive. The addition of spa and exercise options only increases the interest of people to visit and enjoy Mt. Lemmon. The proposed project is innovative and needs to be broadly embraced.

Charlene and George Atkinson

Michael Stanley  
PO Box 669  
Mount Lemmon, Arizona 85619  
520-576-1505

1-13-2022

Dear Pima County,

I have been a full time resident of Summerhaven for decades. During that time there have been many changes. The 2003 Aspen Fire devastated over three quarters of our community and only now is there strength in our recovery. The residential rebuilding has been slowly returning and many new neighbors are coming to the mountain, we now have about 312 structures that are occupied. Younger families are experiencing high altitude life and the change of seasons. The business sector is building and improving, helping to bring back our economic stability. Pima County improved the village with a community center, needed infrastructure and additional parking. The Sawmill, Store, Cookie Cabin and Gift Shops along with the new Hotel and Lodge developments are encouraging economic rejuvenation in our community. Some residents remember the Alpine, the Ponderosa, the Mariposa and the Mt. Lemmon Inn. The pies from the Mt. Lemmon Café are still talked about today along with the skiing opportunity at Ski Valley. Through the years our area has continued to attract visitors from all over the world while maintaining a small local tax base. Pima County has always been a major supporting agency to help keep the mountain safe and a gem. The Community Center is a great building but is not a community gathering place. We are required to pay an hourly fee for event use on the property, which limits our ability to utilize the facility. We are grateful that the county allows our community associations to use the center on the third Saturdays free of charge for board meetings and events on that day.

This brings us to the request of Diana and John Osborne, the Mount Lemmon Lodge owners, for the Garden on the property adjacent to the Lodge. I support this endeavor and would like to see an exception approved to allow small groups to utilize the amenities for local events. The Lodge is one of the biggest and finest projects to come to our community during our recovery from the Aspen Fire and even though it is a business endeavor, as a local resident I see it will be a major asset for all of us that call the mountain our home. This exception will benefit our community.

Please, approve an exception to allow local events at the new Mount Lemmon Lodge Garden.

Thank you!

Sincerely,



Michael Stanley

520-576-1505

From: Christina E Hanks <tinahanks5077@yahoo.com>

Sent: Friday, January 14, 2022 2:13 PM

To: Diana Osborne <Diana@mtlemmonlodge.com>

Subject: Letter of Support for the Conditional Use Permit for the Mount Lemmon Lodge and ML Garden

This letter is to express our full support of the Mount Lemmon Lodge and Garden and the Conditional Use Permit regarding parking. We have been full time residents of Mount Lemmon for over 20 years and believe the Lodge and garden will be an invaluable resource for community members and mountain guests.

With this permit to use public parking our community and guests will be able to gather for events such as social, educational, and community meetings. We would appreciate the approval of of this Permit.

Charles and Christina Hanks

January 14, 2022

To Whom It May Concern:

As a property owner on Mt. Lemmon for over 50 years, I've experienced joys and sorrows of our community's business endeavors through good times and bad. None has devastated Mt. Lemmon as the Aspen Fire of 2003. Today our community is still visited and enjoyed by over one million people per year from Tucson, AZ, all states, and countries around the world. Hikers, birders, sightseers, skiers, picnickers, shoppers, are all those who treasure the beautiful pines during spring, summer, fall, and winter months. Community leaders work diligently to develop new businesses and sustain older established ones after the Aspen Fire and provide visitors with opportunities for places to stay and shop. I support The Lodge, one of those special and exceptional places. I urge you to please allow the developers of The Lodge to enhance their guests' experiences with this beautiful welcoming garden addition to further appreciate and enjoy all the mountain has to offer. In addition, please grant the conditional use permit to include small groups of local residents to enjoy the ambiance of the garden during evening hours if it becomes available during low or off-season times. Ordinarily, local residents carpool, drive their ATVs, or walk in the village to eliminate traffic congestion and parking concerns. Thank you in advance for approving this wonderful opportunity for all to enjoy.

Linda S. Currin  
Loma Sabino Pines HOA  
MLHOA Board of Directors

**From:** Thrasher Leigh Anne <lathrasher123@gmail.com>  
**Sent:** Saturday, January 15, 2022 7:13 AM  
**To:** Diana Osborne <Diana@mtlemmonlodge.com>  
**Subject:** RE: MT. LEMMON LODGE GARDEN SUPPORT LETTER

To: Mr. Tom Drzazgowski  
Re: Letter of Support for Mt. Lemmon Lodge Garden

Dear Mr. Drzazgowski,

My name is Leigh Anne Thrasher and I am writing a letter of support for the approval of the Mt. Lemmon Lodge Garden project. My husband, Dr. Dennis L. Thrasher and I have owned a cabin on Mt. Lemmon since 1989. As longtime property owners we have strong feelings about our community and how it grows and develops. We love our beautiful Santa Catalina mountains and we have grieved the tragic fires and the damage they caused to our mountain and community. We like many others in Tucson watched as the mountain and our homes went up in flames during the tragic Aspen Fire. Then we held our breaths as the flames from the Burro and Bighorn fire scarred our precious mountain and again threatened our homes. But each time our community faced tragedy we did not quit. Instead our mountain community rebounded with faith and hope that something new and better would rise out of the ashes and that has proven true over and over. This is why we support the Mt. Lemmon Garden Project. This project is another example of the exchange of beauty for ashes.

I am writing too because there are some people who really and truly make a difference in their community. Diana Osborne is the person who is making the difference and her plans for the Mt Lemmon Lodge Garden is project that will make a difference. In fact, I believe her project will not only provide an intimate and much needed small gathering place for the community, I believe her Lodge Garden Project will improve the rental opportunities for the Mt Lemmon Community Center. I am well acquainted with renting the Community Center. My husband and I along with another family rented space weekly for 13 years as part of the Mt. Lemmon Community Church. The Community Center served us well, but truly, it sits empty the majority of the time. I think our Community Center rentals would actually improve because of the Mt. Lemmon Lodge Garden project. Once people discover there is a venue for small gatherings they will tell others and success naturally breeds success and growth will happen for larger events.

As property owners we have supported and benefitted from the growth of all the businesses in our community. Each and every business has improved and enhanced our community. Diana Osborne's plans for the Mt. Lemmon Lodge Garden will be another beautiful addition to our community and to those who visit Mt. Lemmon.

We approve 100% the plans for the Mt. Lemmon Lodge Garden and we sincerely hope you will too. Thank you for considering our opinion regarding this project.

Sincerely,

Leigh Anne Thrasher and Dr. Dennis L. Thrasher  
13061 N. Upper Loma Linda Road  
Mt. Lemmon, AZ 85619

3150 E. Arroyo Chico  
Tucson, AZ 85716  
[lathrasher123@gmail.com](mailto:lathrasher123@gmail.com)



To Whom it May Concern,

We, John and Linda Mulay, have been active in the Mount Lemmon community since the 1970s, and have seen the community go through many iterations over the decades. In recent years, the community of Summerhaven has been moving in the right direction, in large part due to the contributions of Mr. and Mrs. Osbourne. The Osbournes are very active in the community and we wholeheartedly support their proposal for the Mount Lemmon Lodge Garden. We believe the Mount Lemmon Lodge Garden will be beneficial to their guests, the Mount Lemmon residents and will also support other businesses in Summerhaven and Ski Valley by drawing patrons to the mountain.

Since the community center was taken over by Parks and Recreation, it has limited the ability of the Mount Lemmon community to use the facility. We are currently only offered the facility 1 day a month (without having to pay a fee). If the Mount Lemmon Lodge Garden is approved, it will be available to the community on a more frequent basis for community events and meetings.

The central location of the Mount Lemmon Garden Lodge also affords the residents the ability to walk to the facility, thereby eliminating the need for more parking.

If approved, we believe the Mount Lemmon Lodge Garden will have a positive influence on the overall community.

If further input is needed, please feel free to contact us.

Sincerely,

John and Linda Mulay  
(520) 668-5080

From: Pamela Winsten <pwinsten@me.com>  
Sent: Thursday, January 13, 2022 5:37 PM  
To: Diana Osborne <Diana@mtlemmonlodge.com>  
Subject: Mount Lemmon Lodge garden

As a long-time cabin owner on Mount Lemmon I am looking forward to the opening of the Mount Lemmon lodge. Hopefully the garden at the lodge will provide us with an alternative meeting spot for some of our smaller meetings. Right now, the community center is open to us, but we are frequently bumped by other parties outside of the Summer Haven community. We have found that alternative spots like the truck bays at the Mount Lemmon fire department or a corner of one of our small restaurants are uncomfortable and inadequate. Our Mount Lemmon homeowner's association and also the Mount Lemmon Women's club frequently bring in speakers and we are unable to find a location for these events.

We are all hoping that you will consider a conditional use permit that allows us to gently exceed the scope of Pima County regulations in order to accommodate the unique mountain community of Summerhaven.

As our community adds businesses and becomes more successful, we are proud to provide a growing tax base for Pima County.

Thank you for your consideration!

Pam Winsten

From: Bill and Cathie Brown <billandcathie@q.com>  
Sent: Wednesday, January 12, 2022 4:48 PM  
To: Diana Osborne <Diana@mtlemmonlodge.com>  
Subject: Mt. Lemmon Lodge Garden Conditional Use Permit

To Whom It May Concern:

We are delighted that the Mt. Lemmon Lodge will have a Garden for its guests and are so in hopes that it can be used by the community. This will be such a great asset for small gatherings of the locals who desperately need a place to meet, especially after hours when there is no other place. The Osbornes have such good taste and will keep the garden in pristine and inviting shape. It will be a pleasure to have a garden for educational purposes and for local events involving mountain friends and neighbors.

We definitely support the use of this garden for friends and neighbors. People can often walk and have no need for parking. Please give your support for the Conditional Use Permit of the Garden.

Bill and Cathie Brown

January 13,2022

Thomas Drzazgowski  
Pima County Permits Department  
Tucson, AZ

Mr. Drzazgowski,

I am a cabin owner on Mt. Lemmon. I recently learned of the application by Diane and John Osborne, owners of the Mt Lemmon Lodge, to allow mountain residents access to the Garden site they are proposing. They have been very mindful and inclusive of Mt. residents in the development of their lodge. My understanding is that the garden facility in development is currently authorized only for use of overnight lodge guests. It seems that Osbournes have prudently considered the parking restrictions of the location and are proposing limited use for residents, restricting size, scope and timing of such events so as not to violate the conditions of the current permit requirements. The Osbournes desire to open the garden for limited use by Mt Lemmon residents is a gracious and much appreciated offer which I heartily support. They indicate your concerns about limited parking should non-guests be allowed access. In fact, many if not most Mt. residents participating in proposed events can actually walk or bike to the Lodge, rather than driving and parking there.

I hope you will consider allowing them to proceed with their plan. It would be a welcome asset to our community.

Respectfully,

Gail D Paulin  
Lot #48 Fern Ridge  
Mt Lemmon, AZ  
[gpaulin@me.com](mailto:gpaulin@me.com)  
520-444-7641

**From:** Sylvia Lee <sylvialee58@gmail.com>  
**Sent:** Friday, January 14, 2022 11:37 AM  
**To:** Diana Osborne <Diana@mtlemmonlodge.com>  
**Cc:** Roger Anderson <drrogeranderson@me.com>  
**Subject:** Letter of support for the Mtn Lemmon Lodge Garden

To The Pima County Board of Supervisors,

**As a native of Tucson, our family has been enjoying Mt Lemmon since the 1940's.**

**The enjoyment that a community garden would bring to the residents of Summerhaven along with the many visitors that can stay at the Mt. Lemmon Lodge would be immense.**

**I am requesting that the Board of Supervisors consider granting an exception to the use of the garden area for Summerhaven residents and guests for small community gatherings and events after 6:00 pm. At this time, the residents do not have an outside oasis that could provide enjoyment with small groups in the evening.**

**Thank you for your consideration.**

**Sincerely,**

**Dr. Sylvia M. Lee**  
**Summerhaven Resident**  
**11108 E. Carter Canyon Rd**  
**85619**  
[sylvialee58@gmail.com](mailto:sylvialee58@gmail.com)  
520 271-2914

**From:** Roger Anderson <drrogeranderson@me.com>

**Sent:** Friday, January 14, 2022 10:03 AM

**To:** Diana Osborne <Diana@mtlemmonlodge.com>



**To whom it may concern:**

**The requested exception to the use of the garden area for Summerhaven residents for community gatherings and events is altogether a most reasonable one. We do generously share our beautiful community with many visitors during the day which does provide some discomfort for many in terms of traffic, litter, trespassing, etc. and it would seem equitable that when the town is quiet that we too may share the proposed space in a way that is beneficial to the community at large.**

**Respectfully submitted,**

**Dr. Roger B. Anderson**

**Dr. Sylvia M. Lee**

**11108 E. Carter Canyon Rd**

**85619**

From: PAM HASKELL <phhaskell@aol.com>  
Sent: Thursday, January 13, 2022 4:08 PM  
To: Diana Osborne <Diana@mtlemmonlodge.com>  
Subject: Support for the Garden

My husband and I are in complete support for an exception to allow the use of the new Lodge Garden for Mt. Lemmon residents. Our mountain is wonderful and projects that increase the use and appreciation of the assets that the Osborne project will bring is important for all of us- not just visitors.

We have always considered the Osbornes to be extremely considerate and appreciative of our mountain environment. We know this garden will be special. And, most importantly, it will be appropriately managed so as not to create problems.

Pam and Jeff Haskell  
12609 N Ajo  
Mt. Lemmon, AZ