

4475 S Perlita Rd

Tucson, AZ 85730

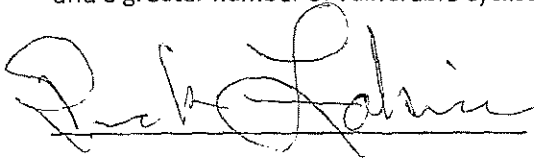
Re: Proposed bike hotel

To Whom It May Concern:

I live inside the Park's "buffer zone" and am very disturbed to learn that the spirit and intention of the buffer zone may be violated. This zone was established to insure a semi-unpopulated area outside the Saguaro National Park's boundary so that the wildlife would not be subjected to city conditions such as high vehicular traffic, noise, large areas of asphalt, and last but not least a great number of human beings. The proposed bike hotel would bring increased vehicular traffic and noise to the area.

We live here rather than elsewhere in large part because of the lot size requirements within the buffer zone. No one can predict exactly how much the wildlife would be negatively impacted with both the construction and the later existence of the proposed "bike hotel" but there can be no doubt that there *would* be a negative impact.

No doubt the proponents of this proposed hotel expect the bike riders to tour the park. Building the resort directly across from the Park entrance would ensure that large numbers of bikers would decide to tour the park in mass. The Park roads are narrow roads designed for vehicular traffic, not for two cars passing in opposite directions with bike lanes to each side. The slowing of vehicular traffic due to bike riders clogging the one way single lane would constitute a hardship to elderly and/or disabled persons who would have more trouble enduring a longer ride through the Park. This alone is a problem. However, the cyclists are also quite likely to tour other nearby roads and visit other areas such as Vail and Colossal Cave. Our roads there are narrow two lane roads with a higher speed limit and are used by many as commuter roads to get to jobs in the city. Heavier trafficked roads such as Spanish Trail and Escalante, and many of the roads in Vail are narrow two lane roads. Bike riders would be at risk and automobile drivers endangered as they became impatient behind slow moving bicyclists who now often ride in a group together and do not stay inside the bike lanes. I have witnessed bike riders riding four abreast in the road causing vehicles to slow to five or ten miles an hour. This impedes traffic even worse as vehicles must wait for oncoming traffic to pass before being forced to swerve into the oncoming lane so as not to harm the bicyclists. Bikers often seem to show no regard for the motorists who are inconvenienced, not moving over to the bike lanes (if any) to allow the cars to proceed. This hotel would encourage unacceptable traffic problems both with increased vehicular traffic from visitors to the hotel and a greater number of vulnerable cyclists and impatient drivers on our country roads.

A handwritten signature in dark ink, appearing to read "Rick Fabian", written over a horizontal line.

Rick Fabian

TO WHOM THIS MAY CONCERN:

MY NAME IS GEORGE BOULTON AND I LIVE WITH MY WIFE CONSTANCE AT 11470 E. ESCALANTE RD. I HAVE LIVED AT THIS ADDRESS FOR THE PAST 22 YEARS. THE PROPERTY I LIVE ON IS 3.3 ACRES AND YOU MUST HAVE 3.3 ACRES IN ORDER TO BUILD ON. THE REASON IS THAT ALL THIS LAND IS IN THE SAGUARO MONUMENT BUFFER ZONE AND IT RUNS 1 MILE WEST FROM THE SAGUARO MONUMENT. THIS ZONING WAS SET UP TO PROTECT THE MONUMENT ITS SELF. THERE HAS BEEN BUILDERS COME IN AND TRY TO PUT IN TRACK HOMES AND HAVE BEEN TURNED DOWN AND WITH THE BUILDING THAT IS PLANED WOULD BE FAR WORSE. THERE SHOULD NEVER BE ANY TYPE OF HIGH DENSITY BUILDING THAT WOULD HARM THIS PROTECTED AREA. WE WILL ONLY HAVE IT ONCE AND WITH THE BUILDING THAT IS PLANNE FOR THIS SIGHT WOULD BE VERY HARNFUL TO THIS PROTECTED AREA. THANK YOU FOR YOUR TIME AND CONSIDERATION ON THIS VERY IMPORTANT MATTER.

SINCERELY

GEORGE AND CONSTANCE BOULTON



MAY 21 2014

May 20, 2014

Pima County Board of Supervisors
130 W Congress (11th flr)
Tucson, Az 85701

Re: Proposed bike ranch and conditional-use permit request

The cycling boutique resort is a bad proposal for this area, we fail to see where anyone except the developers would benefit.

To start, on review of the letter sent to Sue Watts, a Twin Hills neighbor, the developers state they could subdivide their purchase into 12 3.3 acre home sites and then use the remaining houses for rental lodges. We question this premise; as last we heard, a parcel could only be subdivided 3 times. To continue, extending a "conditional-use change" to categorize this parcel as a minor resort would not protect any public preserves; in fact, the opposite would be true. The Park would be degraded by the acceleration of its use from the bike ranch occupants. The Park superintendent is very correct in her assessment that there would be increased traffic, the wildlife habitat would suffer from the increase in Park use and the lighting would be impacted by the road and trail activity. The Park is to benefit the Public at-large not to be an extension of someone's business plan. The bike ranch would not be an asset to the Park nor would the Park enter into any so-called partnership with a for profit business enterprise.

We were rather surprised with the developers' premise that their business would be centered on and thrive on out-of-town guests whose mode of travel would be their bikes. I doubt that visitors to our area would be wholly dependent on bike ranch for their transportation needs. As to bike ranch staff, we cannot see room cleaners, laundry, maintenance, garden personnel biking to bike ranch from around Tucson in 100degree plus weather to work for minimum wage. Rich Wagner from Twin Hills reviewed the proposal and concluded that the bike ranch with all its amenities would far exceed that of a mini resort more like a major resort creating a high-density usage area; and he states "is not consistent with the primary purpose of the Park". We believe that the infrastructure is not adequate for this business to operate at this location and the developer's statement "we will lobby very hard for the county to address this issue" indicates they too know this, but have the expectation that they can obligate the county to expand/enlarge Old Spanish Trail roadway and its bike paths at the expense of the taxpayers.

The hubris of the developers' in their statement "cities that promote cycling ----- attract an educated work force" astounds us; jobs, employment opportunities attract the work force, educated or not. To that extent, bike ranch would have an impact as it would require a work force; however, we cannot see an educated cyclist cleaning windows.

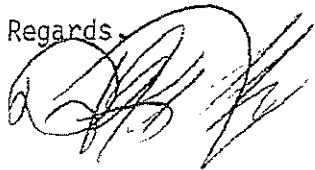
The developers believe that this concept of the bike ranch is so innovative that its mere completion will bring wonders to Tucson. Bike ranch is a new business, in Tucson, in a down economy. What happens to it when the party ends because no one came? Does the "conditional - use change" end, transfer to a new owner, another developer with more expansive ideas for the property? The door would have been opened for more changes, waivers, variances within the buffer zone and our SR zoning. A Precedent would have been set and the mantra would be; you did it for them, why not us?

To recap, allowing this enterprise to go forward within the buffer zone would:

- 1) open the door for future conditional-use changes, waivers, variance requests
- 2) severely impact the Park with increased use, extreme intrusion on the Park wildlife and excessive wear and tear on the Park infrastructure
- 3) Public roadways, maintenance, safety, potential for higher taxes to provide expanded roads, bike paths
- 4) negative effect on residents as to their privacy, safety because of high density usage
- 5) the impact of the construction over 1.5 years would severely damage the area

The buffer zone has a purpose, bike ranch is not consistent with that ideology and should not be granted a 'conditional-use permit.


Regards,

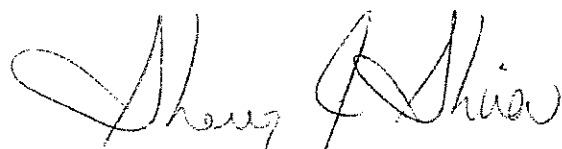


The Fillman household
1440 S Monument Tr
Tucson, Az 85748

My husband & I -
Mike & Cherry Shira
at 3955 S. Sunset Point Trail
1 mile from the development.

We will ~~not~~ waste any of your time -
we were here today to oppose this
development & agree with what those
who oppose it have stated.


Mike Shira


Cherry Shira

We are both registered voters.

Frank and Kirsten Walker
11835 E. Calle Aurora
Tucson, AZ 85748
520-722-7961

To:
The Pima County Board of Supervisors
The Pima County Zoning Board
Mr. Ray Carroll, Representative District 4

May 20th, 2014

We are writing you in regards to our opposition to the request to have a commercial rezoning of the area of parcel 205-62-159G with regards to the zoning conditional use change requested by Bike Ranch, LLC (3700 S. Old Spanish Trail, Tucson, AZ 85730).

We want to express several reasons for our opposition, and to emphatically request that Pima County Zoning and The Board of Supervisors defend our Single Ranch (SR) zoning codes and thereby continue to protect and ensure that the 'Buffer Zone' of the Twin Hills Area remain intact in both design and nature.

- Approval of the zoning request sets a precedence to allow other commercial zoning variances in a specific region known as 'The Buffer Zone'; this area is termed as such to safeguard Saguaro National Monument from the negative impacts of commercial and large scale ranching operations.
- The proposed Bike Ranch will in actuality be a minimum of five distinct businesses operating out of the same locale: resort lodging, restaurant and dining, fitness and gymnasium, sports related clothing and apparel retail store, and bicycle sales/rental and repair. In actuality, there will be additional services that make the enterprise larger than suggested by the simple business summary provided (grounds keepers, instructors and trainers, mechanics and sales personnel), and all these business operations will further increase the impact on Twin Hills and the Monument.
- Once zoned commercial, what safeguards the surrounding residential community and Monument from the business expanding their activities as commercial opportunity arises (increase size of facilities, alcoholic bar, merge with Saguaro Corners, etc.). Or, if there are negative business conditions, the owners alter their business model to sustain their business investment. What assurances will there be that they will not pursue a liquor license as part of enhancing their resort atmosphere.
- Traffic impact will greatly increase in an area that is already experiencing negative impact from the growth in Vail, leading to congestion and safety concerns for both commercial, residential, and bicycle travelers. The traffic impact from the Bike Ranch business will certainly be greater than if residential homes (zoned SR) were developed in the same area. Instead of a transitory load that has an unknown impact, including an unknown seasonal demand, that a resort would present, the alternative traffic from additional residential SR housing would present a known traffic addition within an almost constant impact throughout the year. Combine this with the commercial traffic necessary to support the commercial resort enterprise (delivery to stock and supply, shuttles and taxi cab, rental cars, trash and maintenance, and employee) and the volume

of traffic will only exacerbate an already overburdened section of Old Spanish Trail and two intersections (Freeman Road and Escalante). Further, all this future impact is located directly across from the entrance to Saguaro National Monument and can only negatively impact their traffic conditions.

- The proposed drawings of the Bike Ranch resort show one main parking lot that encompasses multiple SR zoned parcels (each one can be up to 3.5 acres), this is in conjunction with additional parking for the existing eight rental buildings, and employee and related parking not part of the direct resort experience. It also directs the majority of traffic to Old Spanish Trail, where as if there were SR lots developed with the same land, the traffic would be primarily associated to Escalante, which surely is preferred by the Monument and the main traffic flow on Old Spanish Trail.

With the above issues not even addressed by their proposal, nor factored into the consideration of the Twin Hills community and Saguaro National Monument, we ask that The Pima County Board of Supervisors and the Pima County Zoning board continue to abide by, and enforce, the current SR zoning status of the parcels represented by Bike Ranch LLC, and to deny their 'conditional usage change' zoning request.

Cordially,

Frank and Kirsten Walker

work of mouth intention
cohesive group we intend
Thank you for the opportunity to speak on this very important rezoning consideration.

notification go on record are speaking today outcry
I echo the concerns of my neighbors who spoke before me.

My name is Courtney Ashbrook and I reside at 3655 S Hunters Run which is less than a mile from the proposed site for this development. We purchased our house in 1980. It was one of the first houses built in this neighborhood in the early '60's. We immediately fell in love with the quiet desert beauty and the open space. I remember the first day I came to look at our house. It was unoccupied with the exception of a curious coyote standing in the back yard getting a drink from a small water catch the previous owners had provided. When we purchased the house we were given the assurance that zoning permitted only one house to a minimum of 3.3 acres. It cinched the deal.

I obviously am coming from a homeowner's perspective in this area.

The biggest reason that I oppose the rezoning for this resort is what it may open the door to. It is quite likely that this high density, commercial venture will pave the way for others in the neighborhood. This will impact our peaceful community in many ways. The bigger issue regarding zoning for me as a homeowner is what is to stop the possible rezoning of our home sites to allow a developer to come at some future date and build more houses than is now permitted per the 3.3 acres that we enjoy now?

Another serious concern all of us have is that of our water supply. Has consideration been given not only to the burden it will put on our existing supply but what about sewage? There is no sewer system in our area and we all rely on septic. It's hard to imagine a large resort relying on a septic system.

Something else that needs to be looked at is the safety of the guests at this bicycle resort. All of the roads in and around our area are two narrow lanes with bike paths. In addition most of the roads have many curves and dips and most flood during monsoon season. There have been numerous serious accidents involving motorists and cyclists in our area and by welcoming more cyclists onto these roads may be a recipe for disaster.

Do not misunderstand, as a couple of speakers before me have stated, this bicycle resort is a wonderful idea. Because Tucson is such a bicycle friendly city that visitors and residents can enjoy year 'round this would be a good fit. The national and international bicycle events held every year contribute to Tucson's

economy, no question. However, though it may seem convenient for this bicycle resort to be located adjacent to Saguaro National Park, we must remember that there are many who visit the park who are NOT cyclists and who come to enjoy all the uniqueness that the park offers, as Mr. Johnson ~~so~~ ^{wise} eloquently put it, and therefore the resort may well detract from the pristine environs of the park.

When you consider the impact this project will have on this neighborhood it is my suggestion that the developers look elsewhere to a more welcoming audience. And as ^{well as} suggested by Mr. Hoffman there are some more suitable and available sites.

In closing I would just like to say that this neighborhood is unique in many ways and none of us want the kind of change that would threaten it and we feel this venture would. The things we have come to love about our area besides the wildlife and vegetation are our beautiful night skies and the quiet.

I believe our neighborhood and the buffer zone can fairly be viewed as an extension of Saguaro National Park because we who live here, live among and protect the desert creatures, their habitats and the unique vegetation. We consider ourselves stewards of this delicate ecosystem.

I think that rezoning without consideration of these important issues we have put before you would be a regrettable mistake.

Thank you for your time today.

STATEMENT OF R. ROY JOHNSON May 21, 2014 3755 S. Hunters Run
AGAINST "BIKE RESORT" AT OLD SPANISH TRAIL AND ESCALANTE

I'm Roy Johnson, a retired University of Arizona biology professor and National Park Service scientist. I appreciate the opportunity to speak to the issue of the commercial development of a resort in the Saguaro National Park buffer zone. [LIST ISSUES RAISED BY FORMER SPEAKERS OF OUR GROUP]

My particular concern is the unique natural diversity of Saguaro N.P. and the buffer zone.

My family has been in Arizona for 5 generations; my mother was born in the Arizona Territory and rode horseback to school. My wife and I live on a magical 3.3 acre parcel along Escalante, west of Saguaro National Park. The Park is not the only place with uncommon wildlife; we have Gila monsters on our property and worm snakes--blind, nocturnal snakes that resemble large earthworms. For 35 years I have conducted research in and adjacent to Saguaro National Park and have recorded more than 40 species of breeding birds that nest within one mile of our house or fly over during the summer, including Cardinals, Roadrunners, Great Horned Owls, Elf Owls, and Red-tailed Hawks.

Saguaro National Park is well known in the biological world. In addition to its magnificent saguaro forest, the Rincon Mtns. separate the Sonoran Desert from the Chihuahuan Desert, with the Sonoran Desert on its west side and the Chihuahuan Desert on its east side. In addition, the Rincon Mtns. is one of a group of mtn. ranges in SE Arizona, often referred to as "sky islands." The term island is used because each of these mtn. ranges has an assemblage of plants and animals differing from that of neighboring mountains separated by deserts, often called "desert seas."

Saguaro National Park was established to conserve these outstanding natural attributes. In turn, a buffer zone has been established to prevent excessive development from endangering the park and its natural and cultural resources. My concern about impacts of commercial development in the buffer zone can be illustrated by examining an existing case of the history of development on the Santa Cruz River. A book entitled "Requiem for the Santa Cruz" was published this month by the University of Arizona Press. Tucson is here because of the Santa Cruz River. The Santa Cruz was a river of both recreation and necessity. During the late 1800s and early 1900s people swam, fished, and boated in its waters and picnicked under gigantic cottonwood trees on its banks. Four of us researched more than 600 references in writing this book. By the 1940s, riverine desertification had been completed--water ceased to flow down the Santa Cruz. The fish, frogs, clams, turtles, and other aquatic animals were gone. I do not recall a single early prediction in those 600 references of this dire outcome. This book on the Santa Cruz clearly documents the probability of unintended and undesirable consequences from improper developmental planning.

I love Arizona and Tucson dearly. I have seen a lot of change in my 82 years. Asking that you not approve the commercial development of this resort comes not from an anti-development philosophy but rather from a desire to protect a fragile desert ecosystem. I request this continued protection of the buffer zone and its wonderful desert ecosystem not only for the residents of Tucson but for visitors from throughout the world that come here, bringing their tourist dollars, to visit this unique park.

THANK YOU

To: Pima County Hearing administrator
Re: Conditional Use Permit Request: Bike Ranch

Saguaro Horsemen's Association formed in 1974, is a group of men and women dedicated to preserving Horsemen's privileges in the Saguaro National Park and promoting safety and ecological preservation. During the past 40 years our members have worked with SNP administration to enhance visitor experience and appreciation of the Sonoran Desert while protecting the delicate balance of flora and fauna.

1. Introducing a minor resort of 49 units no matter how environmentally sensitive will have an impact on the environment, roads and night skies around and within the Saguaro National Park.

2. Natural wildlife corridors are not confined just to riparian areas. The construction proposed on the site plan appears to create a large rectangle of human activity from casitas to bike barn and pool to Ranch House, laundry, maintenance and parking lots. This large concentration of buildings will disrupt the habitat and travels of local animals. The wild life crossings along Old Spanish Trail from the west into SNP could be adversely affected by increased bicycle traffic.

3. The proposed entrance to the Bike Resort is on Old Spanish Trail in close proximity to the entrance of Saguaro National Park. This particular area is already a challenge from a traffic perspective with the convergence of Freeman Road and Old Spanish Trail, designated bike lanes, and heavy traffic use including commuters, leisure users and horse trailers! Adding additional bicycle traffic to the mix without changes to mitigate the existing and potential traffic issues could result in serious consequences.

4. The increase of bike traffic on the roads surrounding the park concerns our members. Pulling a horse trailer safely past a few bikes requires care: with our curvy hilly roadways passing a pack of six or more cyclists is very challenging! Examples include Speedway, Broadway, Freeman north of Broadway and Old Spanish Trail south of the Park entrance to Colossal Cave.

5. Many of our members live in the buffer overlay zone within a mile of the park trailhead gates. Some ride their horses to the trail entrances. In spite of significant training: a group of bikes silently zooming past horses can have dire results.

6. Within the park boundaries our members anticipate an increase of bike ridership both on the roads and designated trails. We are concerned about increased close encounters on the multi-use trails, speed and off trail biking.

7. While not directly related to equine use, our members are concerned about light pollution. Even though dark skies guidelines are followed, low lighting for safety of guests and inherent interior lighting of buildings could create a negative effect on night skies and adversely affect the astronomy program at the park.

8. In closing, Saguaro Horsemen's Association shares the concerns of many that introducing a minor resort with added traffic, recreation activity, lights, and maintenance will adversely affect local wild life. We share the concern of the Saguaro National Park that introducing this kind of commercial use within the buffer zone will set a precedent and invite similar commercial enterprise along the boundary. This activity, just a stones throw from the park boundary is not in the spirit of the protection intended by the buffer overlay zone.

Submitted May 31, 2014 Mary Karrels

Thomas Drzazgowski

From: Paula Maxwell
Sent: Tuesday, May 20, 2014 2:17 PM
To: 'Diana L. Simmons'
Subject: Rezoning by the Bike Ranch LLC

Good Day Ms. Simmons:

Thank you for contacting District 4 regarding the above mentioned project. We will see that Supervisor Carroll receives your message.

Best,

Paula Maxwell
District 4, Supervisor Ray Carroll

From: Diana L. Simmons [mailto:dlsimmons01@earthlink.net]
Sent: Tuesday, May 20, 2014 1:50 PM
To: Paula Maxwell
Subject: Rezoning by the Bike Ranch LLC

Attention: Paula Maxwell

Re: Rezoning by the Bike Ranch LLC

I would like to take this opportunity to file a formal objection/protest to the rezoning by Bike Ranch LLC in the Escalante/Old Spanish Trail area across from the Saguaro National Park.

I have numerous concerns of which I would like to address briefly.

Scenic Route

Old Spanish Trail along this area has been identified as a Scenic Route which by definition has been designated to preserve and enhance the visual resources of the natural and built environment. There are restrictions for buildings, structures and setbacks. I do not believe that this development complements the intent of the classification of Scenic Route

Development of Core

It has been stated by Kelley Matthews that the existing eight rental houses built in the late 1950's will be the core of 10-12 acres. Further, her improvement plan reflects improving the core and stated that these units are considered "non-conforming" use within the current zoning code. Further comment states that they can be improved legally without any change of zoning.

These units were built as single family units and are a far cry from what has been referred to as a "minor resort which describes hotels up to 49 rooms." Really? You can take a small home built over 50 years ago and improve to a hotel? Appears to be a way to circumvent the intent of zoning and development and a switch of hands. The developer has even stated that they will be applying for a conditional use change. Improvement should be exactly that. Improve the existing structure(s) without changing the intent for use or general structural appearance.

In reviewing several requests for rezoning, I noticed that without exception, all of the ones I reviewed had follow-up requests to deviate from the original rezoning. There is no doubt in my mind that this has the potential of following suit.

Congestion

Recently the restaurant that is adjacent to the proposed development opened back up after several years of being closed.

This has turned the Escalante and Old Spanish Trail intersection into a very dangerous area during peak hours for the establishment. I myself have almost been hit trying to make a turn and not being able to see around parked cars. Old Spanish Trail is not a flat road and there are several dips in the road that impair vision to on-coming traffic. Old Spanish Trail does not lend itself to high volume traffic and congestion without compromising safety to humans and wildlife.

Another form of congestion is attributed to the abundance of cyclists. The road is narrow and even though there is a bike lane, it often gets crowded. Recently I had a neighbor lady who was killed on Old Spanish Trail. It was at an intersection where there was another car compounded by a group of cyclists. I have not personally had time to review the accident report, but I have to believe that congestion played a part in this incident and that perhaps the other driver was unable to focus on her on-coming vehicle and made a poor decision to proceed.

We certainly do not need to add additional congestion on Old Spanish Trail to the magnitude a Bike Ranch would bring. This area does not lend itself to commercial establishments without widening the roads and removing the dips that restrict visibility. This is a Scenic Route that was established based on exceptional scenic quality that helped define our community's character.

To further substantiate the claim of excess congestion/safety, please pull records on how many times the signage has had to be replaced at Escalante and Old Spanish Trail due to individuals running the stop sign as well as swerving to avoid congestion at the intersection.

Around that particular area, you also have an Ingress and Egress to the Park which

Safety

Higher volume vehicular traffic that would result from this development would add to the safety of those utilizing the Scenic Route or just commuting to local areas. It would also result in higher volume of cyclists which would also add to safety risks of many.

The Park is restricted where cyclists can ride, so without going in and trying to change that as well, the cyclists would be restricted to roadways that are already challenged with issues.

Basically too much going on in that area...

Sahuaro Corners with their customers

Ingress and Egress to the Park

Intersection at Escalante and Old Spanish Trail

Cyclists

Wildlife

Horses

... on and on

I respectfully request that you considering this aspect most of all, because I live in the area and have experienced firsthand the dangers and pitfalls with the existing conditions. We certainly do not wish that this be compounded.

Rincon Southeast Subregional Plan (RSSP)

I quote from the 'Plan Designations'.

"The plan area lies within the one-mile buffer area of Saguaro National Park. Generally, property within one mile of a public preserve is planned very low-density residential, either as Resource Conservation (if in an Environment Resource Zone [ERZ] or in a 100-year floodplain) or as Resource Transition. Each of these designations provides a maximum allowable density of one residence per 3.3 acres."

Once again, I do not see anything in this excerpt where the Bike Ranch LLC development would fall.

In summary, I do not feel that this rezoning request should be granted, or even considered. I fail to find one aspect where they might be in compliance or would not impact safety for humans as well as wildlife:

- Does not possess scenic quality that would compliment the Scenic Route.
- Development is not in alignment with current development that would only require "improvement" of existing structures.
- Is not being developed as low-density residential on 3.3 acres as stipulated in the RSSP.
- Increases vehicular traffic which introduces safety concerns.
- Increases cyclist traffic which introduces safety concerns.
- Does not protect and enhance the character of surrounding communities.

As stated by Kelley Matthews in her letter, "We truly believe that Bike Ranch would be a benefit to the neighborhood". I do not see any benefit.

Thank you for your time and consideration.

Diana L. Simmons
Area Resident
11670 East Irvington Road
Tucson, AZ 85747

Thomas Drzazgowski

From: Frank Franco
Sent: Tuesday, May 20, 2014 1:39 PM
To: Thomas Drzazgowski
Subject: FW: May 21, 2014 Bike Guest Ranch Hearing

Tom,

Please see below. Thanks.

Frank Franco
Special Staff Assistant to Ray Carroll
Pima County Board of Supervisors, Dist. 4
Tucson Office: (520) 724-8094
Green Valley Office: (520) 648-0847

From: Carol Dorsey [mailto:cdornet@aol.com]
Sent: Tuesday, May 20, 2014 12:18 PM
To: District4
Cc: coolbar1@mac.com
Subject: May 21, 2014 Bike Guest Ranch Hearing

TO: Ray Carroll, Supervisor

Unfortunately we are unable to attend tomorrow's hearing. And I do not have an email address for Thomas Drzazgowski. It would be appreciated if you would forward this for us prior to the meeting, if at all possible.

We object to the project and urge its disapproval.

It is conceivable that the 49 unit does not mean one person only. Perhaps it could be times two or more.

With the business they have planned there, business service traffic would be tremendous and a dollar figure or traffic congestion and other pressures on the area cannot be adequately determined until it would be too late to change it.

This area already has traffic challenges because of vehicles and bicycles without adequate space for bike lanes on the already narrow hilly roads.

Incidentally, relating to the May 18, 2014 Arizona Daily Star article about this subject matter, there are also deer, owls, hawks, etc. making their home in the Park and adjoining buffer area.

We have sent other comments to the contact person in our area. Although there are some people living in the buffer zone who do not adhere to zoning laws, we believe people living here have that additional responsibility.

Saguaro National Park is not just Tucson, Pima County or Arizona's treasure. It is a "national" treasure.

Lyle and Carol Dorsey

Thomas Drzazgowski

From: Paula Maxwell
Sent: Tuesday, May 20, 2014 3:09 PM
To: 'Richard Wagner'
Subject: Regarding the proposed zoning variance for a Saguaro Bike Ranch

Good Day Dr. Wagner:

Thank you for contacting District 4 regarding the above mentioned project. I will see that Supervisor Carroll receives your message.

Best,

Paula Maxwell
District 4, Supervisor Ray Carroll

From: Richard Wagner [mailto:richwagner1@me.com]
Sent: Tuesday, May 20, 2014 2:43 PM
To: Paula Maxwell
Subject: Regarding the proposed zoning variance for a Saguaro Bike Ranch

Richard Wagner, MD, PhD, FACEP, FAAEM
11662 E. Twin Hills Trl
Tucson, AZ 85748
www.WildNaturePhotos.com
www.WildNaturePhotos.com/Blog
520-751-8031 (Home)
520-360-7997 (Cell)

May 20, 2014

Raymond Carroll
Pima County District 4 Supervisor
130 W. Congress St.
Tucson, AZ 85701
724-8094

Dear Supervisor Carroll,

As a resident of the Saguaro National Park buffer zone since 1997, and as an ER physician, professional wildlife photographer, and author of the book Tread Lightly: Venomous and Poisonous Animals of the Southwest, I am writing to voice my opposition to the proposed zoning variance for the property at or near 3700 S Old Spanish Trail for the purpose of creating a "minor resort Bike Ranch" with associated rental facilities, sports training facilities and restaurant. My opposition is shared by many of my neighbors, as well as Saguaro National Park Superintendent Darla Sidles and the Board of Friends of Saguaro National Park. I will be on an airline flight on May 21, 2014 to visit a friend dying from lymphoma or I would be present at the Board of Supervisors Meeting personally to voice my opposition.

I am in favor of increased community, recreational and sport biking in Tucson for environmental, fitness, and economic reasons. Unfortunately, the proposed location of the Bike Ranch resort and associated facilities is not appropriate. Building it elsewhere in Tucson or the outlying areas likely would be appropriate, as Tucson is a great place for cyclists. However, the residents in this area and Saguaro National Park East in particular do not need more performance-oriented sport cyclists or sport cycling tourism that is promoted on a continual basis. This is not a once-a-year Tour de Tucson, it will become an everyday Tour de East Tucson and Saguaro National Park East. Neither the residential areas nor the National Park were designed for this, and as a long-term resident it is not appealing to me, regardless of any positive effect on home values. It is not consistent with current zoning regulations or the concept of a "buffer zone" for the wildlife of National Park.

This resort would add tremendously to the bike and car traffic in the area. I don't want to see more flowers or bike memorials on the roadside, or have to deal with groups of bikers who lose track of the fact that traffic laws still apply to them. <http://tucsonvelo.com/news/video-25-cyclists-cited-shootout/19276> I've seen plenty of bike-car or car-car accident victims as patients in ER's in Tucson and Sierra Vista while working as an ER doc. I also do not want to see more road-killed wildlife on Freeman Road or Old Spanish Trail. We live within a block of Saguaro National Park, across Freeman Road, and we have a phenomenal amount of wildlife on our property that crosses back and forth from the Park, including javelina, snakes, Gila monsters, roadrunners, deer, etc. The area is a wildlife "buffer zone" for a reason.

The top of Freeman Road is still a potential death trap for cyclists, and more cyclists on these roads that are not bike-friendly will increase the number of bike-car collisions as well as interfere with car traffic. Between 2007 and 2011, approximately 390 bicycle crashes occurred *annually* in Tucson. That's about 2,000 bike vs car crashes in those five years, with a significant number of serious injuries and fatalities. Bike traffic in the National Park is also an issue - particularly because of non-recreational bikers who are not as interested in the Park as they are in training or performance. <http://tucsonvelo.com/news/safety-a-concern-at-saguaro-national-park-east/919>

Park Ranger Austin stated, "One of our most concerning statistics at the park is that we have averaged 7 major bicycle related accidents a year over the past 5 years on the Cactus Forest Loop Drive. These are accidents that require helicopter evacuation, ambulance transport, and/or hospital time. Considering we have close to 25,000 bicyclists on the Cactus Forest Loop annually, that number may seem low. However, we know bicycling accidents are drastically underreported.. We are committed to reducing bicycling injuries in the park, as safety is always a priority." "We've had three bad accidents in the last 36 hours," Austin said in a phone interview. "Our goal is a partnership in recognizing what an amazing loop it is, but that it is also a loop for everybody," Austin said. "It is a great place for us to ride, but it is also great place for that 82-year-old couple from Michigan to check out the Sonoran Desert."

Will Saguaro National Park remain "a great place for everybody" with a cycling resort / training facility at the doorstep to the National Park? That is unlikely. Park Ranger Austin stated, "Statistics show us that the majority of accidents in the park involve speed as the primary or a contributing factor." Will little kids crossing the asphalt with their grandparents, or moms jogging with strollers be at greater risk to be struck by packs of speeding bikes? Will a speeding ticket become an acceptable cost of a fast ride? I don't know, but it is a serious concern. There is biking as a means of commuting, and there is cycling as a performance sport. This resort is clearly designed to attract performance cyclists. Unfortunately, this group is not likely to be as concerned with Saguaro National Park as a nature preserve as it is a training loop. Nothing the owners of the property have proposed enhances the value of Saguaro National Park as a nature preserve.

Saguaro National Park Superintendent Darla Sidles publicly stated that park officials have "very great concerns" about the proposal. (http://azstarnet.com/news/science/environment/bike-ranch-proposed-near-saguaro-national-park/article_606ab278-30b4-5fdb-ae02-655bab9d16cd.html) Increased traffic and more cyclists could be a burden on both the paved loop in the park and on Old Spanish Trail, the two-lane roadway

that is the only access to the park's visitor's center. She's also worried about protecting the safety of wildlife that regularly cross Old Spanish Trail and maintaining dark skies for the park's astronomy programs. "Our job as one of the units of the National Park System is to protect resources and provide for our visitors, and that's why we have concerns about a proposed development immediately contiguous to the park boundary," she said.

Bike traffic outside of the park is also a serious concern. Although there are new bike lanes on Freeman Road, bikers frequently travel in "packs" side-by-side and impede traffic or force cars to deviate "across the line" to avoid them, increasing the risk of crashes. As mentioned, the top of Freeman Road is notoriously dangerous already, as auto traffic in either direction cannot visualize cyclists that are on either side of the "bump" at the top of the incline. Speaking from years of experience, it is also a place where tired cyclists going uphill frequently swerve out of the bike lane into the traffic lane. The corner of Escalante and Old Spanish Trail is also historically very dangerous. There is little lag time for cars turning onto Old Spanish trail from Escalante to avoid speeding cars and bikes. One of the local residents nearly died in a fiery crash at this intersection fourteen years ago. The intersection is no safer now than it was then, and increasing bike/auto traffic will make the problem worse.

I have no objection to a mini-resort for cyclists, but not within the buffer zone of Saguaro National Park, particularly when the purpose of the (49 room) "mini-resort" is performance cycling, complete with a sports training facility. That is not consistent with the primary purpose of the National Park. The size of the mini-resort is one unit shy of that required to rezone the property for a "major resort," showing that the developers are pushing the envelope. 49 units a day at an average occupancy of even 3-4 people per unit is 150 - 200 *guests* per day. Now add housekeeping services, laundry services, resort management staff, maintenance, bike trailers (?), restaurant staff, gift shop staff, rental facility staff, landscaping staff, support staff (the desert is HOT!), airport shuttle services, delivery trucks, parking, service buildings, and who knows what else, and this becomes a very high-density usage area. It is really a small "major resort." Compare that to 11 single-family homes on 3.3 acres each. I think the impact of this proposed resort on the area would be tremendous, in a very negative way. It is not at all consistent with the concept of a National Park "buffer zone."

I am also concerned about long-term zoning for this property and adjacent properties once changes to the zoning are made, as well as the still undisclosed proposed use of the property adjacent to the planned "mini-resort."

Thank you for considering my objections to this proposed variance to the zoning regulations.

Sincerely,

—Richard Wagner

Thomas Drzazgowski

From: Paula Maxwell
Sent: Tuesday, May 20, 2014 3:11 PM
To: Thomas Drzazgowski
Subject: Bike Ranch - PC DOT

FYI

From: Frank Franco
Sent: Tuesday, May 20, 2014 2:46 PM
To: 'Kathleen Gale'
Subject: RE: Bike Ranch - PC DOT

Catherine and Ernest Gayle,

Thank you for your email. I will see that Supervisor Ray Carroll receives it.

Frank Franco
Special Staff Assistant to Ray Carroll
Pima County Board of Supervisors, Dist. 4
Tucson Office: (520) 724-8094
Green Valley Office: (520) 648-0847

From: Kathleen Gale [mailto:kgalepony@gmail.com]
Sent: Monday, May 19, 2014 3:16 PM
To: Frank Franco; District4
Subject: Bike Ranch - PC DOT

Dear Mr. Carroll,
I spoke to Thomas Drzazgowski, deputy zoning inspector.

He informed me that PC Dept. of Transportation issued a written statement that it has no objection to the proposed conditional use change of the property. He stated that the statement included that they "had few studies on this type of hotel" and the number of trips would be "difficult to calculate"

It would seem to me that because the Dept. of Transportation does not have adequate or proper information to make an informed decision, that it should decline to take a position on this proposal. And perhaps put a little effort into determining its position.

Thank you,
Catherine and Ernest Gale

Nancy A. Sharkey
804 N. Avenida Venado
Tucson, AZ 85748
520-751-6774

May 14, 2014

Carla Blackwell
Deputy Director
Pima County Development Services
Public Works Building
201 N. Stone Ave., Tucson, AZ 85701
(520) 724-9000

Dear Ms. Blackwell,

I write to *oppose* the Bike Ranch Project being proposed by Kelley Matthews and Peter Lasher directly across from the main entrance to Saguaro National Park East.

We understand that they are requesting a Type II conditional land use permit to build a resort with rooms and a bicycle themed guest ranch on 40 or so acres that they have purchased.

I cannot attend the public hearing on May 21, at 8:30 AM , in the basement of 201 N. Stone Avenue, Conference Room C. But I am requesting that this letter of opposition be included with the comments from the meeting to be forwarded to the Board of Supervisors.

I believe this project will forever change the nature of the buffer zone adjoining Saguaro National Park and will directly impact our residential community north of the proposed building site. I oppose the project for several reasons: commercialization of environmentally fragile buffer land, the direct threat to our horse community, the threat to peace, quiet and stability of our Notch neighborhood, the threat to wildlife, some of which is endangered, and the additional traffic from visitors and service vehicles in an area already congested during peak visitor times to the park.

The Buffer Zone has been an important environmental area, keeping the park pristine and allowing free movement of wildlife. I believe this guest ranch is likely to be destructive of the buffer zone. It will worsen the already overcrowded confluence of Freeman, Old Spanish Trail, Escalante and the Part entrance. Traffic from Vail and other growing areas come to this intersection. Some drivers take Escalante, some goes into the Park, some continues on Old Spanish Trail, Some take Freeman to Broadway or Speedway to gain access to the City and to other entrances to the Park on Broadway and Speedway. The widening of Houghton already has had

an impact, and this further encroachment on the Park will worsen traffic. In addition to guest traffic, there will be staff, delivery vehicles, and local patrons who will be using the bike shop and perhaps renting bikes for rides when staying at other resorts and hotels.

This will adversely affect our wildlife, which already is stressed by daily commuters and park visitors. At night, the traffic on those roads decreases a lot making crossing the roads safer for night active animals to move around safely. With this Biker Guest Ranch there will now be a hundred or more people in the area to increase this human traffic disturbing this ease of animal movement.

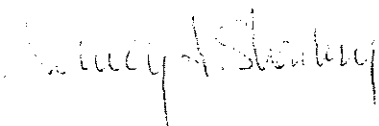
The second problem area is our horse community. Bikers will increase competition with horses for their dwindling riding space. Our dirt roads in the Notch are perfect for riding into and out of the park from our homes. Bike traffic will scare horses, making passage to and from the Wentworth gate entrance impossible. We also worry that the existence of a bike ranch will push the Park Service to convert equestrian trails to mountain bike paths, which would directly harm our interests.

The Notch is a special place for horses. Around the county there has been a decline in the underdeveloped area where people can ride horses freely. The Notch and the Park is one of the few horse friendly places left. The dirt roads in the Buffer Zone are favorite riding places. Having biker groups using many of these same roads will create additional hazards. In my own experience, I have seen horses spook and rear when bicyclists fail to adhere to the rules of the road and yield to instructions from the rider. In our experience bikers often are uninformed about equestrian protocol. This ignorance, under the right conditions, could be fatal to a horse rider.

Additionally, I am worried that there seems to be a growing interest in commercializing Buffer Zone land. Adding a Biker Guest Ranch will increase the pressure to open up the zoning for other commercial purposes. We residents do not want to turn the Buffer Zone into a commercial area. We are proud of keeping the area as a buffer to the Park, giving much attention to protecting wildlife and the plants and character of the area. Already in the Notch, we have fought hard to keep out encroachments. But once developers, entrepreneurs and residents see others exploiting the area, more will move to get a share of the commercial opportunity of having a business near the National Park. Our zoning laws were intelligently drawn and should remain intact, keeping this area a Buffer Zone.

Please, please do not approve the rezoning of this land for the commercial Bike Ranch.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nancy A. Stealing". The signature is written in dark ink on a light background.

To: Thomas Drzazgowski, Deputy Chief Zoning Inspector

201 N. Stone

Tucson, AZ 85701

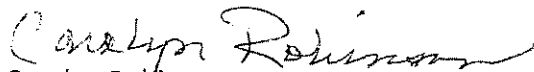
Re: Proposed Biker Guest Ranch Project at Old Spanish Trail & Escalante Rd.

Dear Mr. Drzazgowski

As a resident of a neighboring area of this proposed project I drive through there almost twice daily and to have more bicycle riders and more service trucks in this area will create much more congestion to an already congested area and a detrimental affect on the Buffer Zone of Saguaro National Park East.

I object to this proposal and strongly urge that it be disapproved.

Thank you,


Carolyn Robinson

251 N. Avenida Javalina

Tucson, AZ 85748

MAY 20 2014

BIKER GUEST RANCH PROJECT

This is to state that we OBJECT to having a Biker Guest Ranch at the entrance to Saguaro National Park East for the following reasons.

We think the neighborhood should remain only residential to avoid increased traffic of both bicycles and cars.

To allow commercial ventures into the existing mainly residential would encourage more commercial projects to follow.

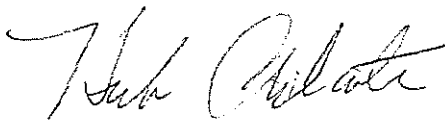
We also feel that the increased number of people, bicycles, and traffic would certainly negatively effect habitat of wildlife.

For these reasons, we OBJECT to The Biker Guest Ranch.

Sincerely,



Carolyn and Herb chilcote



MAY 20 2014

Dear Mr. Drzazgowski,



My husband and I own property in a neighborhood bordered by Freeman and Broadway in a subdivision known as The Notch. We would like to express our opinion on the proposed Biker Ranch Project across from the entrance to Saguaro National Park East off Old Spanish Trail.

We OBJECT to this project and urge you to Not approve it. It will forever change the natural buffer zone between Saguaro National Park and the city. We have worked so hard to have a safe place for the wildlife and native plants in this area. This Biker Ranch will be destructive to this buffer zone by adding more traffic at an already congested and very bad intersection. I go to work Freeman to Old Spanish Trail to Escalante every day and see what the bike riders already do on that road. Adding more would be insane; a formula for disaster.

This buffer zone has SR zoning and many horse properties. Bikes and horses do not mix well. Please let us live with our peace and our dirt roads with horses, javelinas, coyotes, bobcats and NO MORE bikers. Our notch is proud to be a part of the Saguaro National Park East and we have worked hard together to preserve the plants, wildlife and character of this area. We see this new Biker Ranch as a huge threat to all the work we have put into our area.

Please DO NOT ALLOW this Biker Ranch to go forward.

Thank you for your time.



Alta And Kip Arnold
401 N. Avenida Javalina
Tucson, AZ 85748

MAY 15 2014

Nancy A. Sharkey
804 N. Avenida Venado
Tucson, AZ 85748
520-751-6774

May 14, 2014

Thomas Dzrazgowski
Deputy Chief Zoning Inspector
Pima County Development Services
Public Works Building
201 N. Stone Ave., Tucson, AZ 85701
(520) 724-9000

MAY 20 2014

Dear Mr. Dzrazgowski,

I write to *oppose* the Bike Ranch Project being proposed by Kelley Matthews and Peter Lasher directly across from the main entrance to Saguaro National Park East.

We understand that they are requesting a Type II conditional land use permit to build a resort with rooms and a bicycle themed guest ranch on 40 or so acres that they have purchased.

I cannot attend the public hearing on May 21, at 8:30 AM , in the basement of 201 N. Stone Avenue, Conference Room C. But I am requesting that this letter of opposition be included with the comments from the meeting to be forwarded to the Board of Supervisors.

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This will adversely affect our wildlife, which already is stressed by daily commuters and park visitors. At night, the traffic on those roads decreases a lot making crossing the roads safer for night active animals to move around safely. With this Biker Guest Ranch there will now be a hundred or more people in the area to increase this human traffic disturbing this ease of animal movement.

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Additionally, I am worried that there seems to be a growing interest in commercializing Buffer Zone land. Adding a Biker Guest Ranch will increase the pressure to open up the zoning for other commercial purposes. We residents do not want to turn the Buffer Zone into a commercial area. We are proud of keeping the area as a buffer to the Park, giving much attention to protecting wildlife and the plants and character of the area. Already in the Notch, we have fought hard to keep out encroachments. But once developers, entrepreneurs and residents see others exploiting the area, more will move to get a share of the commercial opportunity of having a business near the National Park. Our zoning laws were intelligently drawn and should remain intact, keeping this area a Buffer Zone.

Please, please do not approve the rezoning of this land for the commercial Bike Ranch.

Sincerely,

L. M. Staley

From: Scott Boocher
Sent: Friday, October 17, 2014 12:00 PM
To: COB_mail
Subject: In favor of Bike Ranch

OCT 17 14 PM 12:08 PM CLOKDFB

Pima County Board of Supervisors,

I am writing in favor of the proposed Bike Ranch Resort near Saguaro National Park East.

After reviewing the developer's website, including letters from neighbors in opposition, the only justifiable action is to approve this project. The developer is clearly willing to meet the rightly stringent development restrictions. What better use of this neglected parcel can we expect anytime soon?

The existing buildings have been an unsightly mess for years. Many areas of Pima County are still in transition from such ramshackle neighborhoods to the progressive desert community that has garnered international praise. Denying this attractive development would unduly hold back our progress.

Those opposing the development, including the Park Service, offer nothing but the standard, self-serving reasons: Increased traffic would be inconvenient. The peace and quite of bygone years would be compromised. Such people oppose diversity and growth as a thoughtless reaction. The "not in my backyard" attitude is understandable; but it cannot be enforced by the Pima County Board of Supervisors, which is responsible to the whole community.

As frequent visitors to the park, my family and friends would benefit from the services offered by the proposed resort. In addition, it would be a draw for our out-of-town friends to visit Tucson. The increased tax revenue to the County could be used to improve nearby roads and bike paths, strengthening local infrastructure in step with the proposed amenities.

The choice is clear. Pima County can either take a step forward and allow this responsible development project, or stand in the way of our community's progress.

Sincerely,
Scott Boocher

--
Scott Boocher
4241 N Painted Quail Dr
Tucson AZ 85750

OCT 21 2014
10/21/2014
10/21/2014

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
DEVELOPMENT SERVICES
DATE 10-17-14 BR

From: Mike Burdick <mike@gordianadvisors.com>
Sent: Wednesday, October 15, 2014 4:10 PM
To: COB_mail
Subject: Bike Ranch Approval

OCT 17 2014

Dear Board,

I encourage the Board to approve the Bike Ranch development plan at the November 18th meeting. I think it will enhance Tucson as a recreational destination and encourage economic growth throughout Pima county. I am familiar with the neighborhood. I frequently use Saguaro East for biking and hiking and contribute money to FOSP. In my experience I can see no negative impact from the Bike Ranch as currently planned on Saguaro East Park or the surrounding neighborhood. I intend to attend the November 18th Board meeting to encourage approval.

Thanks,

Mike Burdick, CFP®
Gordian Advisors, LLC
Common Sense for Your Financial Future
520-615-2779
520-529-7079 (fax)
www.gordianadvisors.com

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OCT 15 14 PM 04:08 PC CLK OF BI

CLERK'S NOTE:

COPY TO SUPERVISORS

COUNTY ADMINISTRATOR

CC: Development Services

DATE 10/16/14 *ACW*