

November 9, 2014

Re: Bike Ranch Proposal

Dear Board of Supervisors,

I am writing to you as the owner of the historic Saguaro Corners Restaurant and the closest neighbor to the proposed Bike Ranch on Old Spanish Trail. I am also writing as a developer/builder in Tucson and a neighbor/friend of Saguaro National Park.

**Both myself and Saguaro National Park are against the current proposed plan.** We both could be supportive with the proper adjustments but the owners have chosen to go against every suggestion. In fact the current plan is denser, higher and with less considerations to its neighbors than the plan presented to Jim Portner at the Conditional Use Hearing.

Specifically I would ask that you consider the following:

**No conditions exist for approval.**

The owners of the proposed Bike Ranch, Ms Mathews and Mr Lasher, have not only chosen to work against its neighbors, they have chosen to steamroll Pima County staff as well. Hence the plan being brought forward to BOS has no recommended conditions to go along with the plan. If somehow the BOS decides to move forward the minimum conditions should be 1) single story, 2) no structure within 200' of their property line, 3) no open sewer pond (only septic), 4) natural desert colors, 5) no commercial restaurant and 6) and 75% natural undisturbed open space.

**The neighbors including the Park are not supportive.**

While the owners of the proposed development may generate many support letters from other parts of Tucson the true question is how many are within the notification area for this variance. As their closest neighbor I have told the owners I would support them with subtle tweaks. As a developer myself I can say nothing proposed by myself or the Park is onerous but the owners have decided to take a confrontational approach. They are creating ill will that is not necessary in a good development process.

**The current proposal harms the Saguaro National Park.**

Saguaro National Park is a treasure of Pima County. Darla Sidles, superintendent of SNP, has stated she has "grave concerns" and "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." These statements were made about the original plan which was less dense and only single story.

**The current proposal harms Saguaro Corners Restaurant.**

Saguaro Corners has been a restaurant on the far east side since 1959. It is quite famous for its scenic view outside its picture windows with a natural wild life corridor behind it. The current bike ranch proposal builds 3-4 casitas behind the restaurant and places a bike road through the wildlife corridor. The single request I made to the owners at my first meeting with them was about helping enhance rather than destroy our scenic wildlife view. They have chosen to ignore my one single request.

**The Bike Ranch owners have mislead during the public process.**

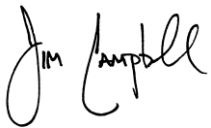
As a developer I am well aware of the right and wrong way to work with neighbors and the County. In my first meeting with the owners they told me that the west half of the project would remain open space and the project was single story. I told them I was supportive. It wasn't until I went to an informational meeting that I heard their consultant state that the west side now had seven estate homes, the project now had two story structures and they planned an open sewer pond next to the historic restaurant. Needless to say I was shocked at the new direction. (I have since heard they are going septic but there are no conditions to that effect.)

**The Bike Ranch owners are now bullying their way to approval.**

In the last 30 days the Bike Ranch has taken the approach that they are a grandfathered guest ranch. They are presenting an "alternative plan" that shows 30-40 casitas that they could build without approval from the Board of Supervisors. The fact is those homes on the old Calvert property have always been long term rental homes and never daily rentals or anything like a guest ranch. But that doesn't stop the owners from propagating this lie, this threat. The purpose of a public hearing is for the neighbors to be heard and through intimidation as well as drowning out their voices with non-neighbors the Bike Ranch owners are doing everything possible to hijack the process.

Members of the Board, the only fair and logical path forward is to VOTE NO on the current proposal so Ms. Mathews and Mr Lasher will feel compelled to sit down in good faith with Saguaro National Park myself. The proposal has merits and is one we could support if only for some basic tweaks and collaboration. Thanks for your understanding and if you have any questions I can be reached on my cell at [REDACTED]

Sincerely,

A handwritten signature in black ink that reads "Jim Campbell". The signature is fluid and cursive, with the first name "Jim" and last name "Campbell" clearly distinguishable.

Jim Campbell

Date: 11-12-14  
Name: Jon & Joann Badreau  
Address: 3715 S. Saguaro Shadows  
Tucson AZ 85730

To: Pima County Board of Supervisors

Re: Proposed commercial development of a luxury bike resort near the entrance to  
Saguaro National Park East


I own property within the 1000' radius of the proposed development.

The proposed development of the Bike Ranch resort violates the spirit of the Buffer Overlay Zoning Ordinance. This development will conspicuously mar the seamless, low density transition from Tucson, through the buffer zone, and into the Park.

There are also the potential issues of increased traffic, bicycle use, lighting, garbage, and sewage, and the potential detrimental affect on wildlife habitat and migration corridors.

I oppose this proposed development. I strongly request the Board deny the Conditional Use Permit for this project at the public hearing on November 18, 2014.

Sincerely,

  
signature

NOV 17 14 PM 01 59 PC CLK OF BD

A-43

Date: 11/14/14  
Name: KENNETH L KNAS  
Address: 4090 S SAGUARO PATH COURT  
TUCSON, AZ 85730

To: Pima County Board of Supervisors

Re: Proposed commercial development of a luxury bike resort near the entrance to  
Saguaro National Park East

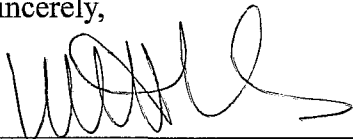
I own property within the 1000' radius of the proposed development.

The proposed development of the Bike Ranch resort violates the spirit of the Buffer Overlay Zoning Ordinance. This development will conspicuously mar the seamless, low density transition from Tucson, through the buffer zone, and into the Park.

There are also the potential issues of increased traffic, bicycle use, lighting, garbage, and sewage, and the potential detrimental affect on wildlife habitat and migration corridors.

I oppose this proposed development. I strongly request the Board deny the Conditional Use Permit for this project at the public hearing on November 18, 2014.

Sincerely,



signature

NOV 17 14 PM 01:59 PCC CLK OF BD

AFS

Date: 12 Nov 14

Name: RICHARD HAGUE

Address: 3399 S. SAGUARO SHADOWS DR  
TUCSON, AZ 85730-5630 PARCEL ID BOOK-MAP-PARCEL  
205-62-0620

To: Pima County Board of Supervisors

Re: Proposed commercial development of a luxury bike resort near the entrance to  
Saguaro National Park East

I own property within the 1000' radius of the proposed development.

The proposed development of the Bike Ranch resort violates the spirit of the Buffer Overlay Zoning Ordinance. This development will conspicuously mar the seamless, low density transition from Tucson, through the buffer zone, and into the Park.

There are also the potential issues of increased traffic, bicycle use, lighting, garbage, and sewage, and the potential detrimental affect on wildlife habitat and migration corridors.

I oppose this proposed development. I strongly request the Board deny the Conditional Use Permit for this project at the public hearing on November 18, 2014.

Sincerely,

Richard Hague  
signature

NOV 17 14 PM 02:00 PC CLK OF RD

ARS

Date: Nov 13/14  
Name: George & Beth Hargel  
Address: 3432 S SPANISH FERRARIE  
TUCSON, ARIZ 85730

To: Pima County Board of Supervisors

Re: Proposed commercial development of a luxury bike resort near the entrance to  
Saguaro National Park East

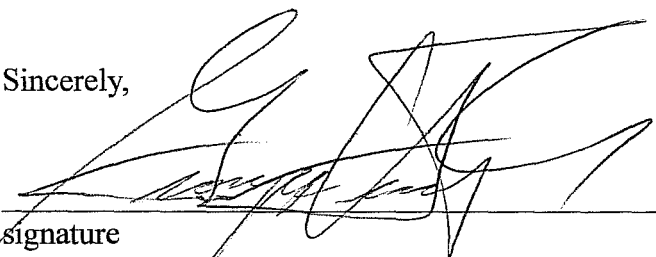
I own property within the 1000' radius of the proposed development.

The proposed development of the Bike Ranch resort violates the spirit of the Buffer Overlay Zoning Ordinance. This development will conspicuously mar the seamless, low density transition from Tucson, through the buffer zone, and into the Park.

There are also the potential issues of increased traffic, bicycle use, lighting, garbage, and sewage, and the potential detrimental affect on wildlife habitat and migration corridors.

I oppose this proposed development. I strongly request the Board deny the Conditional Use Permit for this project at the public hearing on November 18, 2014.

Sincerely,

  
signature

NOV 17 14 PM 02:00 PLS CLK OF BD

A-3