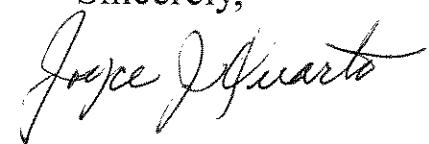


Joyce Quarto  
11750 East Camino Del Desierto  
Tucson, Arizona 85747-9337

Nov 12, 2014

My name is Joyce Quarto and I live about a mile and a half South of the proposed Bike Ranch . Old Spanish Trail is a very dangerous road for cars let alone bicycles. Due to the hilly, narrow, and curvy road and the speeds of traffic it is very difficult to get access onto Old Spanish Trail from our streets. We have had quite a few accidents resulting in severe injuries and deaths on the Trail. The Trail is dark and bikes are hard to see. Also, when there is an accident and the Trail is closed, there are no exits except Escalante or Camino Alta. Therefore no one can get to work or to medical appointments. I can guarantee that if you grant this Bike Ranch, you will have more deaths on this road. Even the School Bus driver hates the Trail. PLEASE THINK HARD ABOUT GRANTING THIS RANCH.

Sincerely,



125

AMERICAN PUBLIC OFFICE

Date: 11/11/14

Name: Alvin E. Ratliff

Address: 3400 S. Spanish Terrace  
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,

Alvin E. Ratliff  
signature

**Board of Supervisor's**

Pima County, Arizona  
130 W. Congress 11th Floor  
Tucson, AZ 85701

Kirsten & Frank Walker  
11835 E Calle Aurora  
Tucson, AZ 85748

Dear Board of Supervisor's

I am writing you in reference to the meeting scheduled November 18<sup>th</sup> at 9am, regarding the "Bike Ranch Resort" and their request for a conditional use permit. We strenuously object to the Board granting this request, submitted by El Cortijo LLC on 3700 S. Old Spanish Trail. This company has misrepresented its intentions about the property and the use of it several documented times when meeting with neighbors. They have alienated previously supportive members of the community with their inability to represent their true intentions. I am unsure if this is just miss-communications or is indeed an attempt to cover up the true purpose of this request.

In addition to the disagreeable nature of the business conducted, we would strenuously object to granting this request to any one who owned the property. This property lies within the "Buffer Zone" and directly across from Saguaro National Park. Creating a resort in the location would inhibit the natural environment of the area, the reason the Buffer Zone was created. It would also cause additional traffic problems, something that already exist in this area. The inclusion of commercial endeavors within the Buffer Zone should ALWAYS be prohibited, it is not something that any of us would like to encourage.

We also request that you revoke the grandfathered rights that exists at the property, if the property of 45 acres is divided for any reason. Dividing the property should nullify any grandfathering rights, as those are extended to the entire existing parcel.

Thank you for taking the time to register our protest and consider our request. Please do not grant this request for a conditional use permit.

Sincerely

  
Kirsten & Frank Walker

201514PM010PCCKFFP  
A32

Francois and Francine Brown  
11611 East Old Spanish Trail  
Tucson, AZ 85730  
November 9, 2014

Pima County Board of Supervisors  
First Floor  
130 West Congress  
Tucson, AZ 85701

Dear Honorable Board of Supervisors:

As a local home owner, we object to the construction of the minor resort tentatively named “Bike Ranch Resort” located on South Old Spanish Trail and East Escalante Road.

The reasons for our objection to the construction of this minor resort are adverse impact it would have on Saguaro National Park East, the increased traffic on Old Spanish Trail and Escalante from “Bike Ranch Resort” employees and guests, the impact the “Bike Ranch Resort” guests would have on local homeowners, and setting of a precedent of changing the zoning in the Saguaro National Park buffer area.

The adverse impact on Saguaro National Park would be from the increased traffic and cyclists. This added traffic would 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. There is also concern protecting the safety of wildlife that regularly cross Old Spanish Trail and on maintaining dark skies for the park’s astronomy programs. The prime goal of the National Park System is to protect park resources and provide for visitors.

Old Spanish Trail is a 2 lane, winding road, in poor condition. The majority of the traffic is commuter traffic between Vail and Tucson. This traffic travels at a high rate of speed and at times can get heavy. On weekends the bicycle traffic is moderately heavy. When riding in groups, the bicyclists usually impede traffic flow due to many not using the bicycle lanes due to choosing to ride 2 or more abreast. Now “Bike Ranch Resort” is proposing to add even more vehicle and bicycle traffic along Old Spanish Trail. This will just add to the congestion and safety issues on Old Spanish Trail. Not that we don’t like bikes but these are facts.

The housing lots are subdivided into minimum 3.3 acre lots. Many of us have animal trails that go through our property. One concern is that mountain bikers will ride across our property on these, disturbing and destroying wildlife and plants. In addition, if one of these bikers is injured I may now be legally liable for their injuries. I have caught more than a few hikers on my property that did not know the property was private. What happens when 80 out of town bicyclists stay across the street? Will they ask if the trails are for public use or just assume?

AMERICAN RUSTICATION

Pima County Board of Supervisors

November 11, 2014

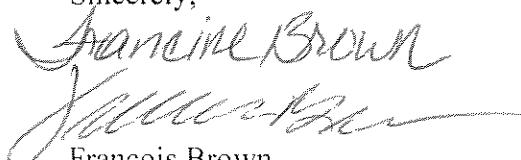
Page 2

Finally, if the Board of Supervisors grants the developers the permit to build their bike resort it will set a precedent that will lead to even more commercial development. This will eventually lead to the destruction of the buffer zone protecting Saguaro National Park East. The park, the wildlife, and the surrounding habitat will forever be negatively altered.

For the reasons above we are asking you to reject the proposed “Bike Ranch Resort” and keep the Saguaro National Park buffer zone intact. You are not just deciding on a building permit but are also deciding how valued Saguaro National Park is to this country.

Thank you

Sincerely,

The image shows two handwritten signatures. The top signature is "Francois Brown" and the bottom signature is "Francine Brown". Both signatures are in cursive and appear to be on a single line of paper.

Francois Brown

Francine Brown

**From:** [Colleen Hallissey](#)  
**To:** [COB mail: info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Thursday, November 13, 2014 2:18:30 PM

---

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

Dear Pima County Supervisors,

I am in favor of the proposed Bike Ranch bicycling and training resort at the corner of Escalante and Old Spanish Trail. This project complements Pima County's large investment in bicycling infrastructure, and its image as an international cycling destination.

The fact that the Bike Ranch will use the highest standards of sustainable design, land preservation, and energy and water conservation is a big plus, and will set a high bar for future developments in our fragile desert landscape.

I believe that Saguaro National Park will directly benefit from introducing new riders and hikers to this beautiful desert while insuring a continual revenue stream. The Bike Ranch will have positive benefits for the entire Tucson community.

Sincerely,

--  
Colleen Hallissey

[REDACTED]  
9 Hallron st  
Hyde Park, MA 02136

**From:** [Bernadette Russell](#)  
**To:** [COB\\_mail](#)  
**Subject:** FW: Bike Ranch letter  
**Date:** Thursday, November 13, 2014 2:11:26 PM

---

*Thanks,  
Bernadette*

Bernadette Russell  
Administrative Support Specialist  
Pima County Clerk of the Board's Office  
130 W. Congress, 5th Floor  
Tucson, AZ 85701  
(520) 724-8423

---

**From:** Shirley Lamonna  
**Sent:** Thursday, November 13, 2014 1:45 PM  
**To:** Bernadette Russell  
**Cc:** Thomas Drzazgowski  
**Subject:** Bike Ranch letter

**From:** notification@pima.gov [mailto:notification@pima.gov]  
**Sent:** Wednesday, November 12, 2014 1:02 PM  
**To:** District1  
**Subject:** Supervisor District 1 Feedback Form 2014-11-12 01:01 PM Submission Notification

**Supervisor District 1 Feedback Form 2014-11-12 01:01 PM** was submitted by Guest on 11/12/2014 1:01:51 PM (GMT-07:00) US/Arizona

Name	Value
<b>First Name</b>	Diaan
<b>Last Name</b>	Simmons
<b>Email</b>	[REDACTED]
<b>Phone</b>	[REDACTED]
<b>Address</b>	11670 East Irvington Road
<b>City</b>	Tucson
<b>State</b>	AZ
<b>Zipcode</b>	85747
<b>District_of_Concern</b>	
<b>Department_of_concern</b>	Planning and Zoning
<b>Subject_or_Nature_of_Concern</b>	Bike Ranch on Old Spanish Trail

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

**Comments** 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... Saguaro 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.

**Would\_like\_a\_response** No

**Referred\_Page** [http://webcms.pima.gov/government/board\\_of\\_supervisors/supervisor\\_ally\\_miller\\_district\\_1/](http://webcms.pima.gov/government/board_of_supervisors/supervisor_ally_miller_district_1/)

Thank you, Pima County, Arizona

**From:** [Bernadette Russell](#)  
**To:** [COB mail](#)  
**Subject:** FW: Bike Ranch  
**Date:** Thursday, November 13, 2014 2:11:48 PM

---

*Thanks,  
Bernadette*

Bernadette Russell  
Administrative Support Specialist  
Pima County Clerk of the Board's Office  
130 W. Congress, 5th Floor  
Tucson, AZ 85701  
(520) 724-8423

---

**From:** Shirley Lamonna  
**Sent:** Thursday, November 13, 2014 1:52 PM  
**To:** Bernadette Russell  
**Cc:** Thomas Drzazgowski  
**Subject:** Bike Ranch

**From:** . [REDACTED]  
**Sent:** Tuesday, November 11, 2014 10:36 PM  
**To:** District1  
**Subject:** Protest of Proposed Bike Ranch Across from SNP

Supervisor Miller,

I urge you to deny the conditional use permit for a Bike Ranch in the buffer zone across the street from Saguaro National Park (East). A resort almost directly across from the main park entrance is not in keeping with the intent of a buffer zone. I'd be more supportive if the proposed location was not in that buffer zone.

I also have concerns about the retail aspects of the plan – a café and bike shop. As I understand it, any retail under a conditional use permit has to be primarily for the use of on-site guests who are staying at the property. For example, a small retail section in the lobby that sells toiletries and snacks to guests would be in keeping with the law. However, in this case, the developers have said the café and bike shop will be open to the public and they welcome the hundreds of bikers that use Old Spanish Trail each day. I believe this will lead to the local public being the primary users of the café (and possibly the bike shop) rather than mainly guest use as a conditional use permit requires. This would clearly be a violation. If the developer wants a café and bike shop open to the public then they really need to request a rezoning instead of trying to slip it in under a conditional use permit. Again, I ask that you deny this proposal – but if you don't, please assign a county department to monitor the use of the retail elements (café and bike shop) and shut them down

when it turns out the majority of customers are locals off the street instead of on-site guests.

Mike  
Tucson, AZ

**From:** Alan Binnie [REDACTED]  
**Sent:** Tuesday, November 11, 2014 9:24 PM  
**To:** District1  
**Subject:** Please oppose the proposed bicycle resort near Saguaro National Park

November 11, 2014

Dear Supervisor Miller,

I'm writing to you today as a native born Tucsonan & one of your constituents to urge you to oppose the construction of a proposed bicycle resort across the street from the entrance to Saguaro National Park East. This development would have a very significant negative effect on the character and beauty of the buffer zone that has been established around the Park, and invite further development along this amazing corridor. Please do anything and everything in your power, including permitting and rezoning, to keep this part of our beloved Tucson's traditions from being degraded.

I would appreciate, and look forward to, your response regarding this issue.  
Thanks very much for your consideration.

Sincerely,  
Alan Binnie  
15,883 N Roadrunner Ridge Lane  
Catalina, AZ 85739

**From:** <[notification@pima.gov](mailto:notification@pima.gov)>  
**Date:** November 11, 2014 at 6:53:38 PM MST  
**To:** <[District1@pima.gov](mailto:District1@pima.gov)>  
**Subject: Supervisor District 1 Feedback Form 2014-11-11 06:53 PM Submission Notification**  
**Reply-To:** [REDACTED]

**Supervisor District 1 Feedback Form 2014-11-11 06:53 PM** was submitted by Guest on 11/11/2014 6:53:38 PM (GMT-07:00) US/Arizona

Name	Value
<b>First Name</b>	Francois and Francine
<b>Last Name</b>	Brown
<b>Email</b>	[REDACTED]

**Phone** [REDACTED]

**Address** 11611 East Old Spanish Trail

**City** Tucson

**State** AZ

**Zipcode** 85730

Supervisor District 1 - Ally Miller, Supervisor District 2 - Ramon

**District\_of\_Concern** Valadez, Supervisor District 3 - Sharon Bronson, Supervisor District 4 - Ray Carroll, Supervisor District 5 - Richard Elias

**Department\_of\_concern** Planning and Zoning

**Subject\_or\_Nature\_of\_Concern** Bike Ranch Resort

Dear Honorable Board of Supervisors: As a local home owner, we object to the construction of the minor resort tentatively named "Bike Ranch Resort" located on South Old Spanish Trail and East Escalante Road. The reasons for our objection to the construction of this minor resort are adverse impact it would have on Saguaro National Park East, the increased traffic on Old Spanish Trail and Escalante from "Bike Ranch Resort" employees and guests, the impact the "Bike Ranch Resort" guests would have on local homeowners, and setting of a precedent of changing the zoning in the Saguaro National Park buffer area. The adverse impact on Saguaro National Park would be from the increased traffic and cyclists. This added traffic would 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. There is also concern protecting the safety of wildlife that regularly cross Old Spanish Trail and on maintaining dark skies for the park's astronomy programs. The prime goal of the National Park System is to protect park resources and provide for visitors. Old Spanish Trail is a 2 lane, winding road, in poor condition. The majority of the traffic is commuter traffic between Vail and Tucson. This traffic travels at a high rate of speed and at times can get heavy. On weekends the bicycle traffic is moderately heavy. When riding in groups, the bicyclists usually impede traffic flow due to many

**Comments** not using the bicycle lanes due to choosing to ride 2 or more abreast. Now "Bike Ranch Resort" is proposing to add even more vehicle and bicycle traffic along Old Spanish Trail. This will just add to the congestion and safety issues on Old Spanish Trail. Not that we don't like bikes but these are facts. The housing lots are subdivided into minimum 3.3 acre lots. Many of us have animal trails that go through our property. One concern is that mountain bikers will ride across our property on these, disturbing and destroying wildlife and plants. In addition, if one of these bikers is injured I may now be legally liable for their injuries. I have caught more than a few hikers on my property that did not know the

property was private. What happens when 80 out of town bicyclists stay across the street? Will they ask if the trails are for public use or just assume? Finally, if the Board of Supervisors grants the developers the permit to build their bike resort it will set a precedent that will lead to even more commercial development. This will eventually lead to the destruction of the buffer zone protecting Saguaro National Park East. The park, the wildlife, and the surrounding habitat will forever be negatively altered. For the reasons above we are asking you to reject the proposed "Bike Ranch Resort" and keep the Saguaro National Park buffer zone intact. You are not just deciding on a building permit but are also deciding how valued Saguaro National Park is to this country. Thank you Sincerely, Francois Brown Francine Brown

**Would\_like\_a\_response** Yes

**From:** [Lorraine Bridges](#)  
**To:** [COB mail: info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Thursday, November 13, 2014 1:35:06 PM

---

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

Dear Pima County Supervisors,

I am in favor of the proposed Bike Ranch bicycling and training resort at the corner of Escalante and Old Spanish Trail. This project complements Pima County's large investment in bicycling infrastructure, and its image as an international cycling destination.

The fact that the Bike Ranch will use the highest standards of sustainable design, land preservation, and energy and water conservation is a big plus, and will set a high bar for future developments in our fragile desert landscape.

I believe that Saguaro National Park will directly benefit from introducing new riders and hikers to this beautiful desert while insuring a continual revenue stream. The Bike Ranch will have positive benefits for the entire Tucson community.

Sincerely,

--  
Lorraine Bridges

1232 Surf Ave  
Pacific Grove, California 93950  
United States

**From:** [Scott Goldstein](#)  
**To:** [COB mail: info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Thursday, November 13, 2014 1:48:02 PM

---

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

Dear Pima County Supervisors,

I am in favor of the proposed Bike Ranch bicycling and training resort at the corner of Escalante and Old Spanish Trail. This project complements Pima County's large investment in bicycling infrastructure, and its image as an international cycling destination.

The fact that the Bike Ranch will use the highest standards of sustainable design, land preservation, and energy and water conservation is a big plus, and will set a high bar for future developments in our fragile desert landscape.

I believe that Saguaro National Park will directly benefit from introducing new riders and hikers to this beautiful desert while insuring a continual revenue stream. The Bike Ranch will have positive benefits for the entire Tucson community.

Sincerely,

--  
Scott Goldstein

3417 Cross St.  
Windsor, Ontario N9C-1N4  
CANADA

**From:** [Nicette Quintero](#)  
**To:** [COB mail: info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Thursday, November 13, 2014 1:58:31 PM

---

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

Dear Pima County Supervisors,

I am in favor of the proposed Bike Ranch bicycling and training resort at the corner of Escalante and Old Spanish Trail. This project complements Pima County's large investment in bicycling infrastructure, and its image as an international cycling destination.

The fact that the Bike Ranch will use the highest standards of sustainable design, land preservation, and energy and water conservation is a big plus, and will set a high bar for future developments in our fragile desert landscape.

I believe that Saguaro National Park will directly benefit from introducing new riders and hikers to this beautiful desert while insuring a continual revenue stream. The Bike Ranch will have positive benefits for the entire Tucson community.

Sincerely,

--  
Nicette Quintero

17895 SW Dodson Drive  
Sherwood, Oregon 97140  
USA

**From:** [james volkenant](#)  
**To:** [COB mail: info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Thursday, November 13, 2014 2:04:42 PM

---

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

Dear Pima County Supervisors,

I am in favor of the proposed Bike Ranch bicycling and training resort at the corner of Escalante and Old Spanish Trail. This project complements Pima County's large investment in bicycling infrastructure, and its image as an international cycling destination.

The fact that the Bike Ranch will use the highest standards of sustainable design, land preservation, and energy and water conservation is a big plus, and will set a high bar for future developments in our fragile desert landscape.

I believe that Saguaro National Park will directly benefit from introducing new riders and hikers to this beautiful desert while insuring a continual revenue stream. The Bike Ranch will have positive benefits for the entire Tucson community.

Sincerely,

--  
james volkenant

4504 n. via entrada #104  
tucson, az 85718  
pima

**From:** [Rob Peachey](#)  
**To:** [COB mail: info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Thursday, November 13, 2014 1:21:09 PM

---

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

Dear Pima County Supervisors,

I am in favor of the proposed Bike Ranch bicycling and training resort at the corner of Escalante and Old Spanish Trail. This project complements Pima County's large investment in bicycling infrastructure, and its image as an international cycling destination.

The fact that the Bike Ranch will use the highest standards of sustainable design, land preservation, and energy and water conservation is a big plus, and will set a high bar for future developments in our fragile desert landscape.

I believe that Saguaro National Park will directly benefit from introducing new riders and hikers to this beautiful desert while insuring a continual revenue stream. The Bike Ranch will have positive benefits for the entire Tucson community.

Sincerely,

--  
Rob Peachey

774 Holly Circle  
Harleysville, PA 19438  
United States

**From:** [Dan Maher](#)  
**To:** [COB mail: info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Thursday, November 13, 2014 1:21:23 PM

---

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

Dear Pima County Supervisors,

I am in favor of the proposed Bike Ranch bicycling and training resort at the corner of Escalante and Old Spanish Trail. This project complements Pima County's large investment in bicycling infrastructure, and its image as an international cycling destination.

The fact that the Bike Ranch will use the highest standards of sustainable design, land preservation, and energy and water conservation is a big plus, and will set a high bar for future developments in our fragile desert landscape.

I believe that Saguaro National Park will directly benefit from introducing new riders and hikers to this beautiful desert while insuring a continual revenue stream. The Bike Ranch will have positive benefits for the entire Tucson community.

Sincerely,

--  
Dan Maher  
[REDACTED]

**From:** [Shaun Hallissey](#)  
**To:** [COB mail: info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Thursday, November 13, 2014 1:25:12 PM

---

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

Dear Pima County Supervisors,

I am in favor of the proposed Bike Ranch bicycling and training resort at the corner of Escalante and Old Spanish Trail. This project complements Pima County's large investment in bicycling infrastructure, and its image as an international cycling destination.

The fact that the Bike Ranch will use the highest standards of sustainable design, land preservation, and energy and water conservation is a big plus, and will set a high bar for future developments in our fragile desert landscape.

I believe that Saguaro National Park will directly benefit from introducing new riders and hikers to this beautiful desert while insuring a continual revenue stream. The Bike Ranch will have positive benefits for the entire Tucson community.

Sincerely,

--  
Shaun Hallissey

1636 E 10th street  
Tucson, Arizona 85719  
United States

**From:** [Noreen Johnson](#)  
**To:** [COB mail: info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Thursday, November 13, 2014 1:33:06 PM

---

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

Dear Pima County Supervisors,

I am in favor of the proposed Bike Ranch bicycling and training resort at the corner of Escalante and Old Spanish Trail. This project complements Pima County's large investment in bicycling infrastructure, and its image as an international cycling destination.

The fact that the Bike Ranch will use the highest standards of sustainable design, land preservation, and energy and water conservation is a big plus, and will set a high bar for future developments in our fragile desert landscape.

I believe that Saguaro National Park will directly benefit from introducing new riders and hikers to this beautiful desert while insuring a continual revenue stream. The Bike Ranch will have positive benefits for the entire Tucson community.

Sincerely,

--  
Noreen Johnson  
[REDACTED]

**From:** [Denise Murphy](#)  
**To:** [COB mail: info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Thursday, November 13, 2014 1:34:14 PM

---

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

Dear Pima County Supervisors,

I am in favor of the proposed Bike Ranch bicycling and training resort at the corner of Escalante and Old Spanish Trail. This project complements Pima County's large investment in bicycling infrastructure, and its image as an international cycling destination.

The fact that the Bike Ranch will use the highest standards of sustainable design, land preservation, and energy and water conservation is a big plus, and will set a high bar for future developments in our fragile desert landscape.

I believe that Saguaro National Park will directly benefit from introducing new riders and hikers to this beautiful desert while insuring a continual revenue stream. The Bike Ranch will have positive benefits for the entire Tucson community.

Sincerely,

--  
Denise Murphy

[REDACTED]  
Prospect lane  
Portsmouth, Ri 02871

**From:** [robin kremer](#)  
**To:** [COB mail: info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Thursday, November 13, 2014 1:14:16 PM

---

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

Dear Pima County Supervisors,

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Sincerely,

--  
robin kremer

[REDACTED]  
4401 w. camino de venis  
tucson, az 85745

**From:** [Natasha Winnik](#)  
**To:** [COB mail: info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Thursday, November 13, 2014 1:11:29 PM

---

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

Dear Pima County Supervisors,

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Sincerely,

--  
Natasha Winnik

101 W. 2nd Street  
Tucson, AZ 85705  
USA

**From:** [richard m moore](#)  
**To:** [COB mail: info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Thursday, November 13, 2014 1:01:57 PM

---

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

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Sincerely,

--  
richard m moore

10990 e oakwood drive  
tucson, AZ 85749  
United States

**From:** [Amy Dillon](#)  
**To:** [COB mail: info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Thursday, November 13, 2014 12:41:27 PM

---

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

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Sincerely,

--  
Amy Dillon

11200 E Timrod st  
Tucson, AZ 85748

**From:** [Douglas Wall](#)  
**To:** [COB mail: info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Thursday, November 13, 2014 12:10:42 PM

---

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

Dear Pima County Supervisors,

I am in favor of the proposed Bike Ranch bicycling and training resort at the corner of Escalante and Old Spanish Trail. This project complements Pima County's large investment in bicycling infrastructure, and its image as an international cycling destination.

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Sincerely,

--  
Douglas Wall

[REDACTED]  
3033 n.Santa Rita ave.  
Tucson, Az.  
USA

**From:** [Barbara Gibson](#)  
**To:** [COB mail](#)  
**Subject:** Bike Ranch Support Letter  
**Date:** Thursday, November 13, 2014 11:51:04 AM  
**Attachments:** [Gibson Letter of Support.docx](#)

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Please accept our attached letter of support for the proposed Bike Ranch Resort.

Thank you,  
Barbara and Jim Gibson  
Vail, AZ 85641

November 13, 2014  
Emailed to: cob\_mail@pima.gov

Dear Pima County Board of Supervisors:

As 4th generation native Arizonans, we are writing to request that you grant the Bike Ranch its permit so that it can bring a new and desireable kind of resort to beautiful southern Arizona that will promote eco-friendly tourism and bring much needed revenue to the area. For heaven's sake, why has Pima County spent so much money building bike lanes and promoting bicycling if it doesn't want to welcome projects like the Bike Ranch? You should be thankful someone wants to do a project like this, not be putting up road blocks to their idea. Our part of the state is hurting financially and needs every job it can get and every tourist dollar that can be encouraged to be spent here.

Opposition to this project is exactly the reason Arizona is being held back from economic and moralistic progress by those citizens who continue to live in the past and are only thinking of themselves not the upcoming generations.

Please vote to approve the Bike Ranch when it comes before you on November 18<sup>th</sup>.

Sincerely,  
Jim & Barbara Gibson  
Vail, AZ 85641

**From:** [Amber Galko](#)  
**To:** [COB mail: info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Thursday, November 13, 2014 11:46:47 AM

---

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

Dear Pima County Supervisors,

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Sincerely,

--  
Amber Galko

[REDACTED]  
Tucson, Arizona 85719  
United States

**From:** [Craig Harding](#)  
**To:** [COB mail: info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Thursday, November 13, 2014 11:40:34 AM

---

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

Dear Pima County Supervisors,

I am in favor of the proposed Bike Ranch bicycling and training resort at the corner of Escalante and Old Spanish Trail. This project complements Pima County's large investment in bicycling infrastructure, and its image as an international cycling destination.

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Sincerely,

--  
Craig Harding  
[REDACTED]

**From:** [Scott Lockaby](#)  
**To:** [COB mail](#)  
**Cc:** [Kelley Matthews](#)  
**Subject:** Bike Ranch  
**Date:** Thursday, November 13, 2014 11:35:40 AM  
**Attachments:** [Bike Ranch neighbor letter.doc](#)

---

To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

RE: Bike Ranch Mini Resort

Dear Pima County Supervisors,  
I am in favor of a mini resort at the corner of Escalante and Old Spanish Trail. I live on Saguaro Shadows Drive, within 1000 ft of the proposed property. If the resort is kept at a reasonable size it would complement the property with minimal impact to the neighborhood. The location is ideal for a place that will cater to cyclists and would be effective at bringing more visitors to Tucson.

I'm a Tucson native and also have two young sons. I'm concerned for the future of Tucson as well the here and now. We frequently visit Saguaro National Park and also spend a significant amount of time enjoying other natural resources around Tucson. I'm willing to share these national resources with visitors to the Tucson area understanding that this is necessary to contribute to the health and well being of the city and our community.

Sincerely,  
**Scott Lockaby**  
Scott Lockaby  
3542 S Saguaro Shadows Dr  
Tucson, AZ 85730

To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

RE: Bike Ranch Mini Resort

Dear Pima County Supervisors,

I am in favor of a mini resort at the corner of Escalante and Old Spanish Trail. I live on Saguaro Shadows Drive, within 1000 ft of the proposed property. If the resort is kept at a reasonable size it would complement the property with minimal impact to the neighborhood. The location is ideal for a place that will cater to cyclists and would be effective at bringing more visitors to Tucson.

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Sincerely,

**Scott Lockaby**

Scott Lockaby  
3542 S Saguaro Shadows Dr  
Tucson, AZ 85730

**From:** [Kathleen Gale](#)  
**To:** [COB mail](#)  
**Subject:** Letter re: P21-14-003 (bike ranch) conditional use permit for Nov.18, 2014 BoS mtg  
**Date:** Thursday, November 13, 2014 11:29:30 AM  
**Attachments:** [Letter to Board of Supervisors11-11-14.docx](#)

---

Dear Ms. Brigode,

Attached is our letter against the proposed development. I will be sending via U.S. Mail as well but want to make sure you received this letter.

Thank you,  
Catherine and Ernest Gale

11651 E. Camino Lejano  
Tucson, Az. 85748

November 12, 2014

FROM: Catherine and Ernest Gale  
11651 E. Camino Lejano  
Tucson, Az 85748

TO: Robin Brigode  
Clerk of the Board of Supervisors  
130 West Congress Street, 5<sup>th</sup> floor  
Tucson, Arizona 85701

Chair of the Board of Supervisors  
The Honorable Sharon Bronson  
130 West Congress Street, 11<sup>th</sup> Floor

Honorable Ally Miller, District 1  
130 West Congress Street, 11<sup>th</sup> Floor

Honorable Ramon Valadez, District 2  
130 West Congress Street, 11<sup>th</sup> Floor

Honorable Ray Carroll, District 4  
130 West Congress Street, 11<sup>th</sup> Floor

Honorable Richard Elias, District 5  
130 West Congress Street, 11<sup>th</sup> Floor

*Regarding: P21-14-003 (Bike Ranch) Conditional Use Permit Request for November 18, 2014 meeting*

Dear Board of Supervisors:

We are residents of Pima County and live within the Overlay Buffer Zone in District 4. We request that you deny the conditional use permit for several reasons. Our main concern is that we want to protect Saguaro National Park from the permanent damage that will be caused if high density, commercial development is allowed right across the road from the Park. That is why the Overlay Buffer Zone was created.

- 1)** The Saguaro National Park Service is opposed to the resort conditional use permit. The Park's opposition by itself is sufficient to deny the conditional use permit in the Overlay Buffer Zone.
- 2)** If the conditional use permit is allowed it will set precedence for other property owners to seek higher density development in the Overlay Buffer Zone. If you allow this permit you are opening the floodgates of such development and the unavoidable, permanent destruction of Saguaro National Park. Do you want to be remembered as the Pima County Board of Supervisors who destroyed the Overlay Buffer Zone?

**3)** Developers are proposing a mini-resort. One room less than a major resort. With accessories including a restaurant, café, retail store, fitness gym and bike repair facility. 110 parking spaces for motor vehicles. Developers can renovate the existing cabins and create a Bike Ranch without seeking any permit. An already established restaurant, Saguaro Corners is adjacent to proposed resort. Surely the owner would be happy to serve breakfast, lunch and dinner to the people staying in the cabins. 12 other restaurants are within 1.5 miles of the property. A pleasant 1.5 mile bike ride. There are already established fitness centers located within 3 miles of the property. A pleasant 3 mile bike ride. There is an already established local bike repair business at Broadway and Sarnoff. A pleasant bike ride along Old Spanish Trail will take visitors there. It would be environmentally sensitive to support already established local businesses that would welcome the business, instead of creating a commercial venture across the road from Saguaro National Park.

These accessories, restaurant, retail store are to be used primarily by guests under P.C.C. 18-07.030F Minor Resort Regulations and are not to be used primarily by the public. During the May 21, 2014 hearing, I asked the Hearing Officer who was responsible for enforcing the restrictions that the primary use is only for guests and not the public. The Hearing Officer replied that enforcement is up to the neighbors. The neighbors will have to contact the Zoning Department if there are violations. The developer has already stated that the café and retail store will be open to the public.

**4)** Developer stated at the May 21 2014 hearing that they were willing to covenant the balance of the property holdings (23.98 acres to the adjacent west of the resort site) would be left undeveloped. Now the design map, that was shared at the September “community meeting”, indicates building seven residences on that property). Developer is not clear on final, actual intentions for property. To date no final plan has been submitted to the County.

**5)** Developer has failed to follow the direction given by the Hearing Administrator that the request is premature, design is incomplete and the developer needs to work with the community to resolve issues. Six months later the design plans are even more vague and Developer has created a red herring by claiming the neighbors are against bike riders when that is not true. The neighbors want to protect Saguaro National Park and the Overlay Buffer Zone. As of this date, November 12, 2014, no final plans have been filed. Various plans appear on the Bike Ranch website. Which plan will it be?

The Conditional Use Permit P21-14-003 should be denied. Hearing Administrator noted in his hearing report of May 21, 2014 at page 4, item #1. “An accurate and reliable assessment as to whether this proposed use is consistent with the objectives of the *Resource Transition (RT)* category -- and whether it is compatible, in the long term, with its existing context – can only be made once the applicant has formulated substantially more design detail and has duly completed a full exploration and vetting of all surrounding stakeholders and neighborhood issues, an only after a good faith effort has been exerted to discuss potential modifications and refinements and to generally sees some measure of common ground amongst all parties. Nothing approaching this level of outreach and good-faith effort has been made to this date”

Six months later and the developer have still failed to make a good-faith effort to provide a level of outreach to its neighbors, including Saguaro National Park, who is a very special neighbor indeed. And six months later design details are even more vague. Developer conducted two “community meetings”. They only notified the residents living within 300 feet of the meetings. Other neighbors and the community only heard about the meetings through word of mouth. This indicates a lack of good-faith effort to reach out to the neighbors in the Overlay Buffer Zone. At their “community meeting” in September, the developer introduced Bob Johnson (sp) (former Pima County Zoning Department employee) who was hired to “steer” the property through the permit process. Developers, through their hired presenter, proceeded to inform the community that this permit was allowable and was going to happen whether we liked it or not. Developer stated that the designs were not complete and they were not sure exactly where buildings would go, how they would handle sewage and that a final site engineering report had not been done because of the expense of having one done and they would do one after they got the permit. How can you properly issue a conditional use permit if you do not know what conditions need to be placed on the permit?

Developers have since then reached out to the local bike riding community to turn this resort permit issue into an imaginary “Neighbors are against Bike Riders” contest. This is a red-herring and indicates a lack of good-faith effort to explore and vet out all of the neighborhood issues. **The concerned citizens are not against bike riders; we are against having the Overlay Buffer Zone being destroyed by allowing a resort and high density development and the resulting irrevocable damage to Saguaro National Park.**

We respectfully request that this conditional use permit be denied. The idea of a bike ranch is great, BUT it is not appropriate to place it within the Overlay Buffer Zone and across the road from Saguaro National Park.

Sincerely,

Catherine and Ernest Gale

**From:** [Debi Jones](#)  
**To:** [COB mail](#)  
**Subject:** Bike Ranch  
**Date:** Thursday, November 13, 2014 10:45:51 AM

---

My husband and I built our home off of Old Spanish Trail just 3 miles from Saguaro National Monument East, 15 years ago. We realize first hand how many cyclists enjoy this area. We also happen to be cyclists ourselves and that is one of the reasons we chose the location we did to live.

We also know Peter Lasher and Kelley Matthews personally. I actually met Peter while riding. Over the years I have represented Peter and Kelley in Real Estate Sales as I am a licensed Realtor in AZ. I can tell you first hand that not too many people I have dealt with over the years selling Real Estate, are as concerned over the preservation of desert wildlife habitat, all vegetation and maintaining the privacy of surrounding neighbors . They are truly genuine in their love for this desert.

Without going into the details outlined in their proposed development, knowing these two people like I do, I can state with all honesty that they will build this project with integrity and respect for all boundaries. They do not want to destroy the tranquility that we all have in this east side area. That is not who they are or what they want to see happen. They also live themselves, only 6 miles away and enjoy the serenity we do and don't WANT or NEED to destroy that.

What will destroy the privacy of surrounding properties will be the ultimate sale of this 45 acre piece to a developer. A developer that would more than likely build a subdivision.

If the main concern is the impact on Saguaro National Park, I think that a mass grading of over 70% of that land for a sub division, which would be necessary, will most definitely have a huge negative impact on traffic, noise, lighting, and wildlife. A developer in that case has no concern for how much desert he destroys while grading.

The design of Bike Ranch address all concerns of the national monument with upmost care and integrity to preserve what people who live here enjoy. Kelley Matthews and Peter Lasher have put their heart and soul into the design of Bike Ranch. These are not two people who merely want to design a project without consideration for all.

We respectfully urge you to allow the Bike Ranch development to be realized as it is the ONLY project that will preserve the desert with great care and not have a negative effect on the National Monument.

Debra Jones  
Sent from my Verizon Wireless 4G LTE Smartphone

**From:** [Adrienne Angeli](#)  
**To:** [COB mail: info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Thursday, November 13, 2014 10:41:49 AM

---

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

Dear Pima County Supervisors,

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Sincerely,

--  
Adrienne Angeli

85746

**From:** [Claudia Hansen](#)  
**To:** [COB mail: info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Thursday, November 13, 2014 10:33:11 AM

---

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To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

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Sincerely,

--  
Claudia Hansen

11302 E. Ammon Place  
Tucson, Arizona 85749  
United States

**From:** [Doug Dittrich](#)  
**To:** [COB mail: info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Thursday, November 13, 2014 10:29:11 AM

---

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To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

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Sincerely,

--  
Doug Dittrich

7996 Grado El Tupelo  
Carlsbad, California 92009  
United States

**From:** [Sharon DeLong](#)  
**To:** [COB mail: info@bikeranch.com](#)  
**Subject:** I support Bike Ranch  
**Date:** Thursday, November 13, 2014 10:23:42 AM

---

Dear Pima County Supervisors,

To: Clerk of the Board of Supervisors  
130 W Congress, 5th floor  
Tucson AZ 85701

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Sincerely,

--  
Sharon DeLong

707 N Evelyn Ave  
Tucson, Arizona 85710  
United States