



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 3/19/2024

*= Mandatory, information must be provided

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

***Title:**

P23CU00015 FOREST INVESTMENTS, LLC, ET AL – N. SABINO CANYON PARK TYPE II CONDITIONAL USE PERMIT

***Introduction/Background:**

Forest Investments, LLC, requests a Type II Conditional Use Permit for a hotel expansion and improvements to associated infrastructure in accordance with Section 18.41.040.A.36 of the Pima County Zoning Code in the RVC (Rural Village Center) and ML (Mount Lemmon) zones, located on parcels 205-14-142A, 205-14-1410, 205-14-1400, 205-14-4210.

***Discussion:**

The owner requests a Type II Conditional Use Permit to expand a hotel.

***Conclusion:**

Approval of the conditional use permit would allow the owner to increase the number of rooms in a hotel.

***Recommendation:**

The Hearing Administrator and staff recommend APPROVAL of the Type II Conditional Use Permit subject to standard and special conditions.

***Fiscal Impact:**

None

***Board of Supervisor District:**

1 2 3 4 5 All

Department: Development Services

Telephone: (520) 724-6675

Contact: Spencer Hickman, Senior Planner

Telephone: (520) 724-6498

Department Director Signature: _____

Date: 2-28-24

Deputy County Administrator Signature: _____

Date: 3/1/2024

County Administrator Signature: _____

Date: 3/1/24



TO: Honorable Steve Christy, District 4

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

DATE: February 9, 2024

SUBJECT: **P23CU00015 FOREST INVESTMENTS, LLC, ET AL – N. SABINO CANYON PARK**
(Conditional Use Type II – Hotel/Lodge)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY, March 19, 2024** hearing.

REQUEST: For a **Type II Conditional Use Permit for an expansion to a hotel/lodge**, in accordance with Section 18.41.040.A.36 of the Pima County Zoning Code addressed as 12833 N. Sabino Canyon Park (parcel codes 205-14-142A, 205-14-1410, 205-14-1400, 205-14-4210) in the RVC (Rural Village Center) and ML (Mount Lemmon) zones. (District 4)

OWNER: Forest Investments, LLC
P.O. Box 31017
Tucson, AZ 85751

AGENT: Diana Osborne
P.O. Box 31017
Tucson, AZ 85751

DISTRICT: 4

STAFF CONTACT: Spencer Hickman, Senior Planner

PUBLIC COMMENT TO DATE: As of February 9, 2024, 26 letters of public comment have been received. 8 comment letters were letters of protest, and 18 letters were letters of support.

HEARING ADMINISTRATOR RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS): The project is partially within the Important Riparian Area (IRA) of the Maeveen Marie Behan Conservation Lands System (CLS).

TD/EP/ds
Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: P23CU00015

Page 1 of 2

FOR MARCH 19, 2024 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: February 9, 2024

ADVERTISED ITEM FOR PUBLIC HEARING

CONDITIONAL USE PERMIT

P23CU00015 FOREST INVESTMENTS, LLC, ET AL – N. SABINO CANYON PARK

Forest Investments, LLC, et al request a Type II Conditional Use Permit for a hotel expansion and improvements to associated infrastructure, in accordance with Sec. 18.41.040.A.36 of the Pima County Zoning Code, on property at 12833 N. Sabino Canyon Park, in the RVC (Rural Village Center) and ML (Mount Lemmon) zones. Staff and the Hearing Administrator recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. (District 4)

Summary of Hearing Administrator Hearing (January 10, 2024)

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on January 10, 2024. The hearing was held virtually via Microsoft Teams. The applicant (Diana Osborne) presented the case to the hearing administrator and answered all of his questions. She expressed her acceptance of the special conditions recommended by staff.

Several members of the public attended the hearing to speak on the matter. The majority of the speakers expressed outright opposition or specifically raised concerns related to parking and the use of the parcel on the east side of Sabino Canyon Park for the proposed employee parking and public parking to serve the lodge and its café. The speakers primarily objected on the grounds of public safety, handicapped accessibility, an increase in pedestrian traffic crossing Sabino Canyon Park, and the use of a residential property for the proposed employee and public parking (which they viewed as an intensive commercial use). The Hearing Administrator heard these concerns and stated his position that the proposed parking provisions were not only acceptable, but a creative, appropriate and positive response to help improve the long-standing parking and pedestrian issues that have existed along N. Sabino Canyon Park.

Numerous letters of both support and opposition (most of the latter being from those who spoke at the public hearing) were received by staff prior to the hearing; these letters are part of the case record and have been included in the Board of Supervisors packet on this item.

After hearing all of the above, the Hearing Administrator thanked the attendees for their

participation and testimony, and then outlined his intention to recommend approval of the application to the Board of Supervisors. He reiterated his position that the proposed employee and public parking provisions, which were the primary focus of those objecting, were acceptable and appropriate. He also stressed that the applicant is obligated to hold good-faith discussions with the objecting neighbors to further explore their concerns. In this regard, he did not expect resolution of all matters, but did expect that same would be dutifully explored toward addressing them to the extent reasonably possible. He then closed the public hearing.

After visiting the subject property and considering the facts of this case, together with the design materials submitted by the applicant, and in due consideration of the public comments heard, the Hearing Administrator recommends APPROVAL of this request for a Type II conditional use permit for an expansion of the Mount Lemmon Lodge and the provision of associated parking infrastructure. The applicant is advised that this is a recommendation to the Board of Supervisors, who will make the ultimate and final decision on this CUP request. Should the Board of Supervisors agree with the Hearing Administrator's recommendation for approval, it is suggested that this approval be granted subject to the following standard and special conditions:

Standard Conditions & Requirements pre the Pima County Zoning Code

1. A hotel/lodge (and the proposed expansion and provision or parking infrastructure) is allowed in the RVC and ML zones as a conditional use per Section 18.41.040.A.36.

Special Conditions – Hearing Administrator

1. The lodge is limited to sixteen (16) rooms.
2. The parking provided shall be at a minimum that which is proposed by the applicant, this being thirty-two (32) total motor vehicle parking spaces plus eleven (11) bicycle spaces as follows: a) sixteen (16) spaces for lodge guests, b) six (6) spaces for café guests, c) ten (10) spaces for employees, and d) eleven (11) bicycle spaces.
3. The parking spaces shall be provided in the locations shown in the application materials and shall be for the guest/employee usage as described and illustrated in the same materials.
4. Parking signage shall be installed within six (6) months of conditional use permit approval.
5. A revised Development Plan (DP) or Site Construction Permit (SCP) package shall be submitted to the Development Services Department for the review and approval of parking, off-site improvements, and signage on Sabino Canyon Park for the proposed new sidewalk and the new parking on the east side of Sabino Canyon Park.

TD/EP/ds
Attachments

C: Forest Investments, LLC

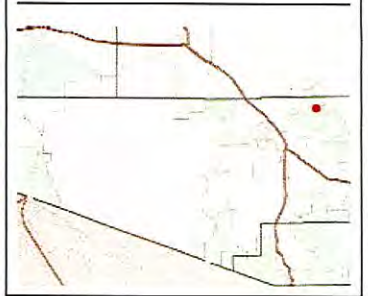
EXHIBIT B

**Mt Lemmon Lodge ~ Lodge & Gardens & General Manager
Total of 32 Parking Spaces**

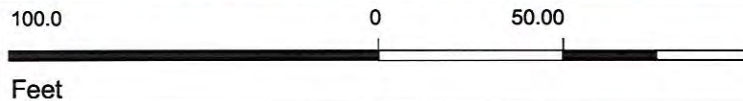


Legend

- Parcel Addresses (points)
- Parcels
- Mount Lemmon Lodge
12833 N Sabino
Canyon Parkway
Distance to lodge = 0'
- Lodge Manager
12824 N Sabino
Canyon Parkway
Distance to lodge = 150'
- Forest Gardens
12857 N Sabino
Canyon Parkway
Distance to lodge = 60'



Notes: Parking
L Lodge Overnight - 16 spaces
C Cafe - 6 new spaces
E Employees - 10 spaces

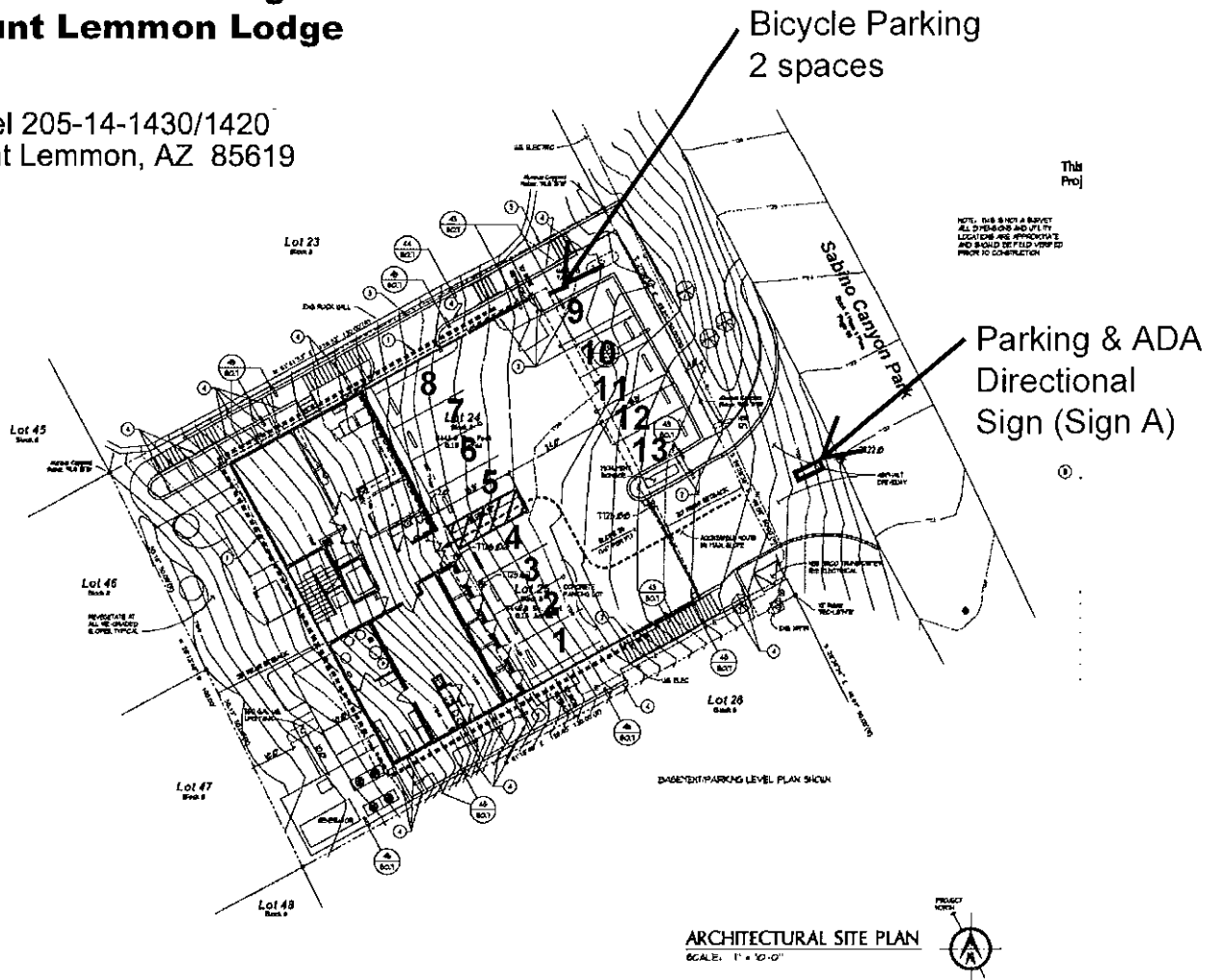


This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only

10/18/2023

Exhibit B-1 Parking Mount Lemmon Lodge

Parcel 205-14-1430/1420
Mount Lemmon, AZ 85619

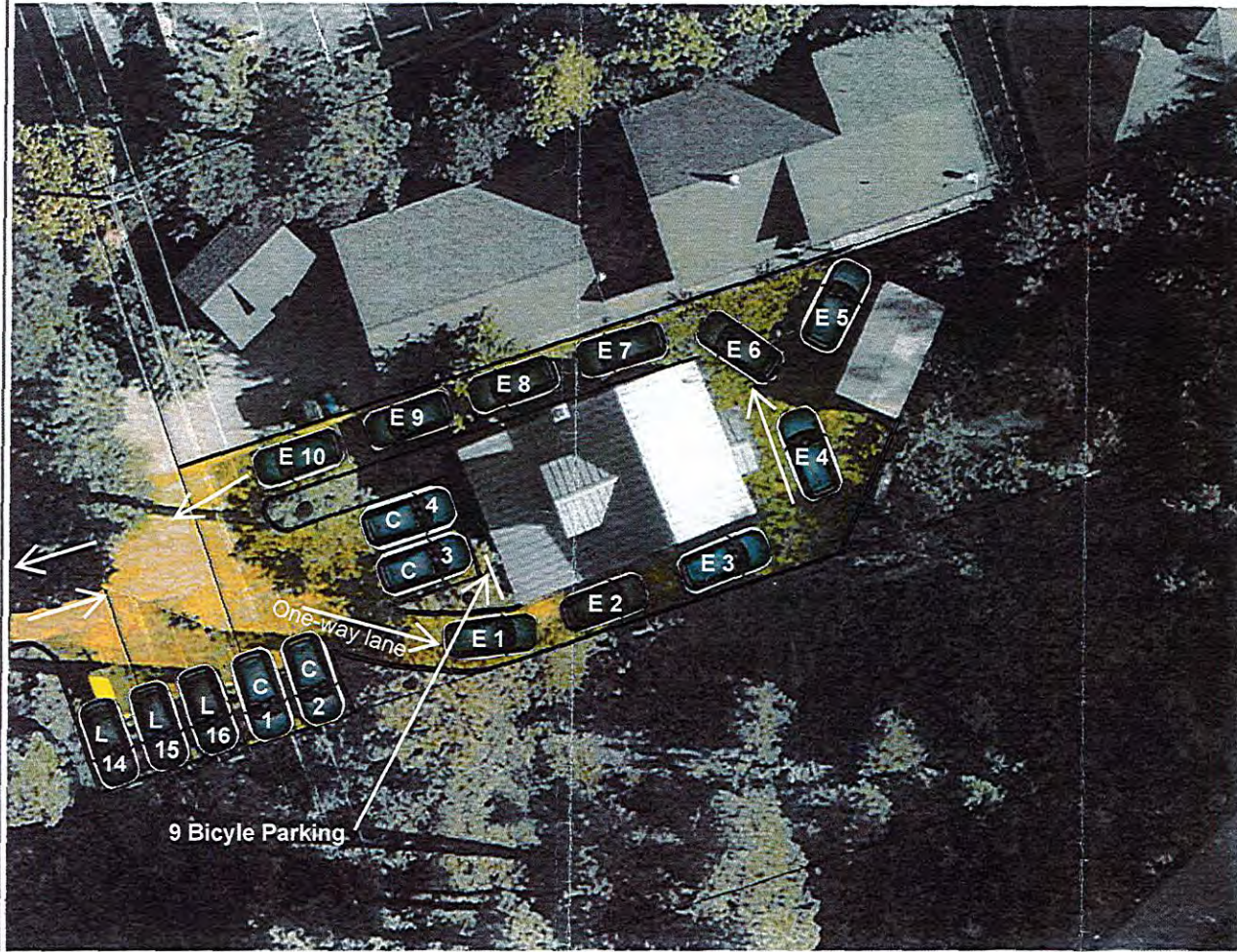


Mount Lemmon Lodge Parking As Built

13 spaces – Lodge overnight guests remains as is.

EXHIBIT B - 2

**Mt Lemmon Lodge - General Manager
Total 17 parking spaces**



**Parcel
205-14-4210**

**12824 N. Sabino
Canyon Parkway**

**Distance to
Lodge = 150'**

**Current parking
and driveway are
paved and
striped. Paving
is 3" asphalt on
4" compacted
ABC on native
soil.**



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

Parking Notes:
L - Lodge - 3 spaces (14/15/16)
C - Cafe - 4 spaces (1/2/3/4)
E - Employee - 10 spaces
Employee parking = one way first in/first out.

EXHIBIT B-3 PARKING & SIDEWALK IMPROVEMENTS

Mount Lemmon Lodge Garden

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

SCHEDULE OF DRAWINGS

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

Legal Description

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

Owner

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

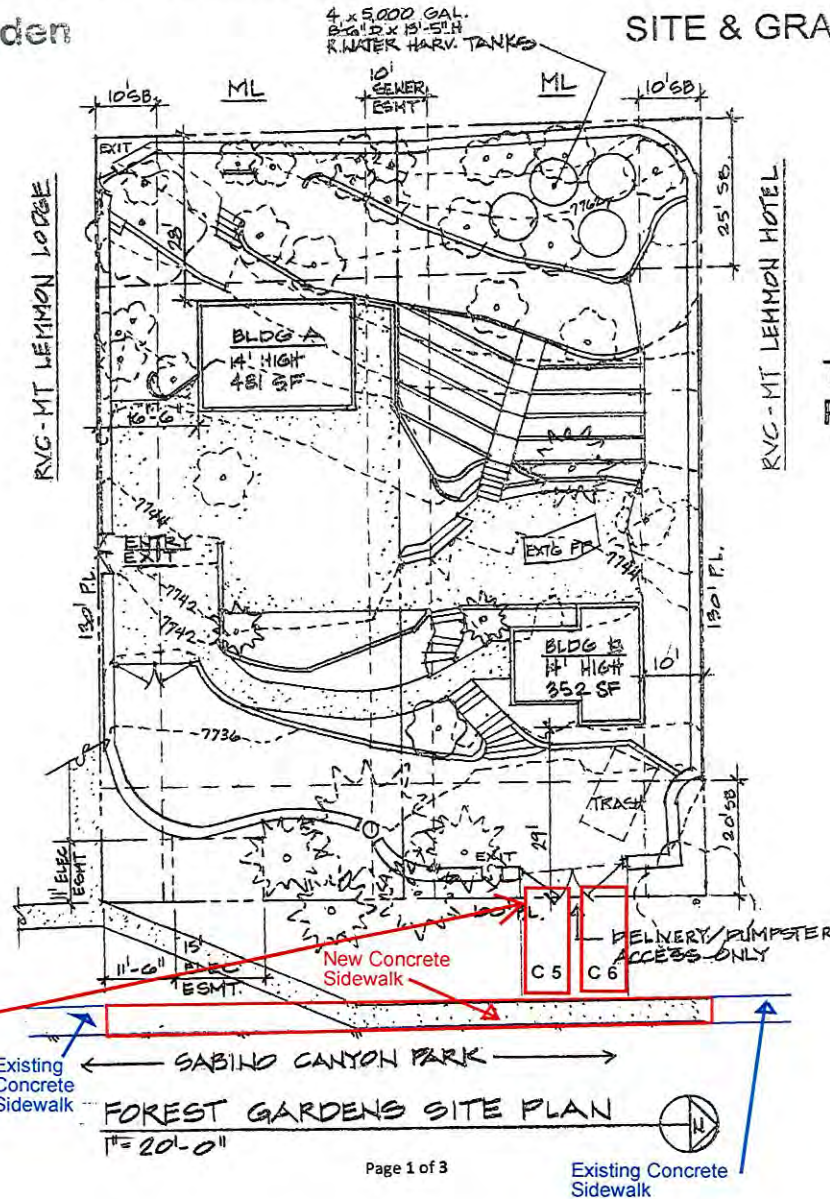
Zoning

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

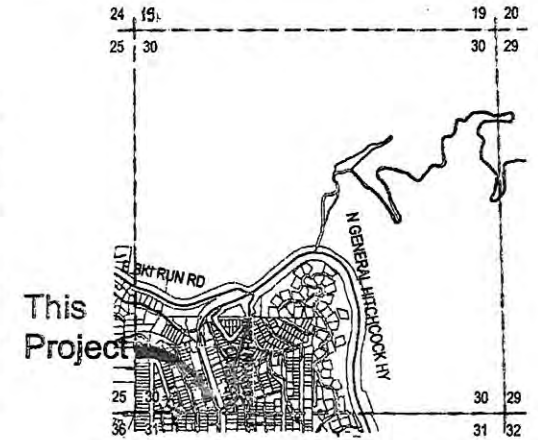
Areas

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

C - Cafe - 2 parking spaces (5/6)

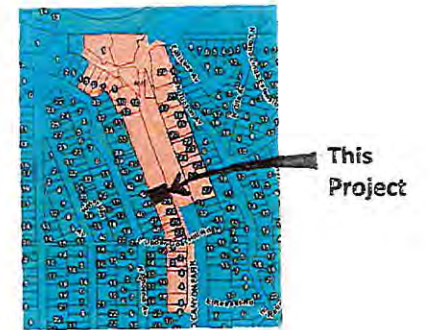


SITE & GRADING & LANDSCAPE PLAN



LOCATION PLAN 3" = 1 MILE

A portion of land located in the SW ¼ of the SW ¼ of Section 30, T11S, R16E, G. & S>R>B & M., Pima County, Arizona



Vicinity Zoning Map NTS

Building Notes

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



P23CU00015

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FOR BOARD OF SUPERVISORS MARCH 19, 2024 PUBLIC HEARING

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Jim Portner, Hearing Administrator

DATE: January 16, 2024

DOCUMENT: P23CU00015

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:

Forest Investments, LLC, et. al. (owner) requests a **Type II Conditional Use Permit for a hotel expansion and improvements to associated infrastructure** (Parcel Codes 205-14-142A, 205-14-1410, 205-14-1400 & 205-14-4210) in accordance with Section 18.41.040.A.36 of the Pima County Zoning Code in the RVC (Rural Village Center) and ML (Mount Lemmon) zones, located on the east and west sides of N. Sabino Canyon Park, approximately 120 feet north of the intersection of N. Sabino Canyon Park and E. Upper Goat Hill Road, addressed as 12833 N. Sabino Canyon Park. (District 4)

CASE BACKGROUND AND PARTICULARS

This is a request to expand the existing hotel/lodge by permanently converting two employee lodging rooms to rental hotel rooms, as well as create employee and public parking on the east side of N. Sabino Canyon Park to serve the lodge and its existing café. The original conditional use permit for the Lodge was approved by the Board of Supervisors in February, 2020 (Case No. P19CU00014); a subsequent conditional use permit was approved for an adjacent outdoor garden in April 2022 (Case No. P22CU00001). The original Lodge proposal and garden expansion enjoyed overwhelming support from the Mt. Lemmon community; this current application also has significant support, but has also raised some concerns with some adjacent property owners related to parking and access.

SUMMARY OF THE HEARING ADMINISTRATOR MEETING

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on January 10, 2024. The hearing was held virtually via Microsoft Teams. The applicant (Diana Osborne) presented the case to the hearing administrator and answered all of his questions. She expressed her acceptance of the special conditions recommended by staff.

Several members of the public attended the hearing to speak on the matter. The majority of the speakers expressed outright opposition or specifically raised concerns related to parking and the use of the parcel on the east side of Sabino Canyon Park for the proposed employee parking and public parking to serve the lodge and its café. The speakers primarily objected on the grounds of public safety, handicapped accessibility, an increase in pedestrian traffic crossing Sabino Canyon Park, and the use of a residential property for the proposed employee and public parking (which they viewed as an intensive commercial use). The Hearing Administrator heard these concerns and stated his position that the proposed parking provisions were not only acceptable, but a creative, appropriate and positive response to help improve the long-standing parking and pedestrian issues that have existed along N. Sabino Canyon Park.

Numerous letters of both support and opposition (most of the latter being from those who spoke at the public hearing) were received by staff prior to the hearing; these letters are part of the case record and have been included in the Board of Supervisors packet on this item.

After hearing all of the above, the Hearing Administrator thanked the attendees for their participation and testimony, and then outlined his intention to recommend approval of the application to the Board of Supervisors. He reiterated his position that the proposed employee and public parking provisions, which were the primary focus of those objecting, were acceptable and appropriate. He also stressed that the applicant is obligated to hold good-faith discussions with the objecting neighbors to further explore their concerns. In this regard, he did not expect resolution of all matters, but did expect that same would be dutifully explored toward addressing them to the extent reasonably possible. He then closed the public hearing.

HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property and considering the facts of this case, together with the design materials submitted by the applicant, and in due consideration of the public comments heard, the Hearing Administrator recommends a **APPROVAL** of this request for a Type II conditional use permit for an expansion of the Mount Lemmon Lodge and the provision of associated parking infrastructure. The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this CUP request.

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

Standard Conditions & Requirements per the Pima County Zoning Code

1. A hotel/lodge (and the proposed expansion and provision or parking infrastructure) is allowed in the RVC and ML Zones as a conditional use per Section 18.41.040.A.36.

Special Conditions – Hearing Administrator

1. The lodge is limited to sixteen (16) rooms.
2. The parking provided shall be at a minimum that which is proposed by the applicant, this being thirty-two (32) total motor vehicle parking spaces plus eleven (11) bicycle spaces as follows: a) sixteen (16) spaces for lodge guests, b) six (6) spaces for café guests, c) ten (10) spaces for employees, and d) eleven (11) bicycle spaces.
3. The parking spaces shall be provided in the locations show in the application materials and shall be for the guest/employee usage as described and illustrated in the same materials.
4. Parking signage shall be installed within six (6) months of conditional use permit approval.
5. A revised Development Plan (DP) or Site Construction Permit (SCP) package shall be submitted to the Development Services Department for the review and approval of parking, off-site improvements, and signage on Sabino Canyon Park for the proposed new sidewalk and the new parking on the east side of Sabino Canyon Park.

Hearing Administrator’s Advisory Comment

As verbalized at public hearing, the Hearing Administrator fully expects the applicant to engage separate discussions with the objecting neighbors to further discuss their concerns and explore potential remedies to allay same. It is not the Hearing Administrator’s expectation that all issues will be resolved to the satisfaction of all parties, but that a good faith effort towards same shall be extended by all concerned and that reasonable consideration will be given to these matters. A report on the results of these discussions should be given to the Board of Supervisors by the applicant at the time of the Board’s future public hearing on this conditional use permit request.

REQUIRED STANDARDS AND FINDINGS

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

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

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

It is the Hearing Administrator’s position that the approved hotel/lodge, together with this parking expansion, is wholly consistent with the purpose of the *Neighborhood Activity Center (NAC)* and that, further, the proposed parking and access provision represent a material contribution to improving the long-standing parking and pedestrian challenges that have characterized the Summerhaven community.

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

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

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

The properties have direct access to N. Sabino Canyon Park, which is a paved, public street and the “main street” of Summerhaven. Access is found to be adequate, notwithstanding the neighboring property owner’s concerns (on the east side of Sabino Canyon Park) about the shared use of the driveway for the proposed employee and lodge/café parking spaces.

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

The separate parking associated with this application has been reviewed and found acceptable, in concept, by the Department of Transportation (DOT), subject to DOT’s future and more detailed review during the Development Plan/Site Construction Permit process.

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

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

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

The proposed hours of operation correlate with the existing lodge and café and the use of the new employee and public parking spaces to serve same are found to not be an issue.

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

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

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan

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

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

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

Staff Commentary on Biological Impacts

Staff has reviewed this application and finds that, as long as the site is developed in conformance with the submitted conceptual site plan, then: 1) its approval will not affect any resources essential to Pima County's biological conservation priorities; and 2) it would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update. The new parking property is already disturbed by past development.

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

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

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

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

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

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

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

The Department of Transportation (DOT) and the Regional Flood Control District (RFCD) have reviewed this application and provided specific comments. RFCD has no objection to the request. DOT's comments have been incorporated into the recommended *Special Conditions* (see Item #5) as put forth by the Hearing Administrator.

attachments

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



Conditional Use Permit Application

Property Owner: Forest Investments, LLC & Casa Tres Bell Phone: (520) 907-2634

Owner's Mailing Address, City, State & Zip: PO Box 31017, Tucson, AZ 85751

Applicant (if different from owner): Diana Osborne, Manager Phone: (520) 907-2634

Applicant's Mailing Address, City, State & Zip: PO Box 31017, Tucson, AZ 85751

Applicant's or Owner's Email Address: diana@mtlemmonlodge.com

Property Address or Tax Code: 205-14-1420/205-14-1430 and 205-14-4210

Type of Use Proposed for the Property: This application is to expand & improve conditions at the existing Mount Lemmon Lodge by replacing 2 employee apartments with 2 guest

rooms and provide more parking across the street & adjacent to the lodge.

Discuss the proposed use and it's compatibility with the surrounding area: The lodge is bordered north by its own gardens and south by a 3-story rental. Across the street is the General Store and the Lodge Mgr residence.

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

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

This application is for a (Select one):

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

Terms and Conditions

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

Date: 11/06/2023

Forest Investments, LLC

November 7, 2023

Pima County Conditional Use Zoning & Planning Administrators
Tom Drzazgowski
Pima County - Chief Zoning Inspector
201 N Stone Ave, 1st Floor
Tucson, Arizona 85701

Re: **P19CU00014** Mount Lemmon Lodge CUP Revision Request
12833/41 N. Sabino Canyon Park
Parcels 205-14-1430/1420
Owner: Forest Investments, LLC
Rural Village Center Development, Mount Lemmon, Az

Dear Tom,

This letter is to request approval for a revision to the conditional use permit of the Mount Lemmon Lodge in Summerhaven. The existing permit authorizes a 14-guest room lodge plus on-site employee housing for up to 5 full-time residents living in 2 rooms in the Lodge. This application proposes a 16-guest room lodge with no on-site employee housing, and substantially increases parking for the Lodge, the Café, and its employees.

The change to guest room use does not affect the Lodge occupancy load of 40 occupants. The change reduces the parking demands from demands required for 5 full-time residents to the demands required for two additional guest rooms in lieu of the on-site employee housing previously authorized.

Forest Investments, LLC, and a related entity, Casa Tres Bellotas, LLC ("CTB"), purchased additional lots since approval of the initial Conditional Use Permit to improve conditions related to Lodge operations. The two acquired properties now enable the Lodge to provide more parking. The property across the road from the Lodge is the "Lodge Manager residence," and the property to the north of the Lodge is the "Forest Gardens."

Guest Room Parking: Existing on-site parking provides reserved space for 13 rooms as previously approved. The Mount Lemmon Lodge now provides an additional 3 parking spaces for guests across the road at the Lodge Manager residence, increasing our overnight guest parking to 16 spaces. This results in no need to use nearby off-pavement space and nearby County parking for overnight guests as previously approved.

P.O. Box 31017, Tucson, AZ 85751-1017 | P: (520) 907-2634
diana@mtlemmonlodge.com

Café Parking: In addition, the Mount Lemmon Lodge created an additional 6 parking spaces for Café use, four located at the Lodge Manager residence, and also two located immediately adjacent to the Lodge in front of the Forest Gardens. This results in less Café demand for nearby off-pavement space or nearby County parking (as previously approved).

Bicycle Parking: The Lodge provides existing authorized on-site bicycle parking for 2 bicycles. The Lodge has now installed an additional 9 bicycle parking spaces across the road at the Lodge Manager residence.

Employee Parking: The Lodge prohibits all employees from parking in any public parking spaces. The Lodge also added ten employee parking spaces at the Lodge Manager residence to ensure employees park only on private property and not in public parking. Instead, employees who park during work hours will park along the side and behind the Lodge Manager residence.

The employee parking plan for the Lodge Manager residence follows a “first car in, first car out” program, is currently in use, and works well. Since the Lodge Manager residence is circled by a one-way paved driveway, the Lodge coordinates employee schedules so no employee’s parked car blocks any other employee’s parked car. The process is: 4:00 am pastry chef arrives and parks at the exit point, 6:00 am team parks behind pastry, then the 7:00 am team behind the earlier team, etc. The 4:00 am pastry chef is the first to depart at noon, then the 6:00 am team departs at 1:00 pm, etc.

The heaviest staff schedule is 10 employees on Saturdays. The Lodge employee parking plan enables private employee parking for each employee shift. But it is important also to know that several employees carpool because they do not own cars or walk because they live within walking distance.

Additional benefits: Forest Investments, LLC will build the sidewalk improvement in front of the Forest Gardens property and install directional signage to help with traffic flow.

If approved, the conditional use permit revision represents significant benefits as follows:

Existing Amenities: 14 guest room lodge
2 in-lodge accommodations for employee housing
13 parking spaces for 14 guest rooms
2 bicycle parking spaces
Total parking provided: 13 parking spaces

Requested Amenities: 16 guest room lodge
16 parking spaces for 16 guest rooms
6 parking spaces for Café guests
10 parking spaces for employees
11 bicycle parking spaces
Total parking provided: 32 parking spaces

We request you approve this revision to our conditional use permit for the Mt. Lemmon Lodge property. Thank you for your consideration.

Sincerely,

Diana Osborne

Diana K. Osborne
Manager
Forest Investments, LLC

Enclosures:

Forest Investments, LLC Articles of Incorporation
Casa Tres Bellotas, LLC Articles of Incorporation
Exhibit A – Lodge Guest Level Plans
Exhibit B – Overall Parking & Proposed Signage Aerial Plan
Exhibit B1 – Existing Lodge Parking Plan & Proposed Signage
Exhibit B2 – Lodge Manager Residence Parking Aerial Plan
Exhibit B3 – Forest Garden Parking and Sidewalk Improvement
Exhibit C – Signs
Exhibit D – Photos
Biological Impact Report

AZ CORP COMMISSION

FILED
L-1115786-4
FEB 5 2004

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

APPR. Tish Davidson
TERM _____
DATE 2-5-04

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

1. The name of the limited liability company is: Forest Investments, L.L.C.
2. The address of the registered office in Arizona is 5711 East Fort Lowell, Tucson, Arizona 85712.
3. The statutory agent's name and address is Lawrence S. Rollin, Esq., Chandler & Udall, LLP, 39 North Stone Avenue, Suite 2100, Tucson, Arizona 85701.
4. The latest date on which the limited liability company is to dissolve is December 31, 2035.
5. Management of the limited liability company is vested in a manager or managers. The names and addresses of the managers at the time of the formation of the limited liability company are:

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

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

Talon Investments, L.L.P.
301 East Virginia Avenue, Suite 3300
Phoenix, Arizona 85004

Dated this 5TH day of February, 2004.

Chandler & Udall, an Arizona limited liability partnership

By: 
Lawrence S. Rollin, partner

AZ. CORP. COMMISSION
FILED

JAN 24 2002

TERM
DATE

Ruperta Oster
Jan 24 02
L-10165335

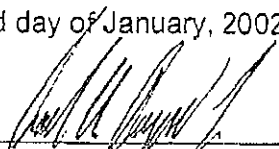
ARTICLES OF ORGANIZATION

OF

CASA TRES BELLOTAS, L.L.C.

1. The name of this limited liability company ("Company") is: CASA TRES BELLOTAS, L.L.C.
2. A. The address of the Company's registered office is: 301 East Virginia Avenue, Suite 3300, Phoenix, Arizona 85004.
B. The name and business address of the Company's agent for service of process is: Alfred J. Olsen, P.C., 3300 Virginia Financial Plaza, 301 East Virginia Avenue, Phoenix, Arizona 85004.
3. There are or will be one or more Members at the time the Company is formed.
4. The latest date on which the Company can dissolve is December 31, 2050.
5. Management of the Company is vested in its Managers, either one of which have the authority to act for and to bind the Company. Any person dealing with the Company may rely upon the latest filed Articles of Organization, as amended, as designating the current Manager or Managers.
6. A. The Managers' names and mailing addresses are: JOHN E. OSBORNE, 301 East Virginia Avenue, Suite 3300, Phoenix, Arizona 85004, and DIANA K. OSBORNE, 301 East Virginia Avenue, Suite 3300, Phoenix, Arizona 85004.
B. The following are the only Members who own a twenty percent (20%) or greater interest in the capital or profits of the Company: JOHN E. OSBORNE, as his sole and separate property, 301 East Virginia Avenue, Suite 3300, Phoenix, Arizona 85004 and DIANA K. OSBORNE, as her sole and separate property, 301 East Virginia Avenue, Suite 3300, Phoenix, Arizona 85004.
7. The Company is organized to transact any and all lawful business for which a limited liability company may be organized under Arizona law.

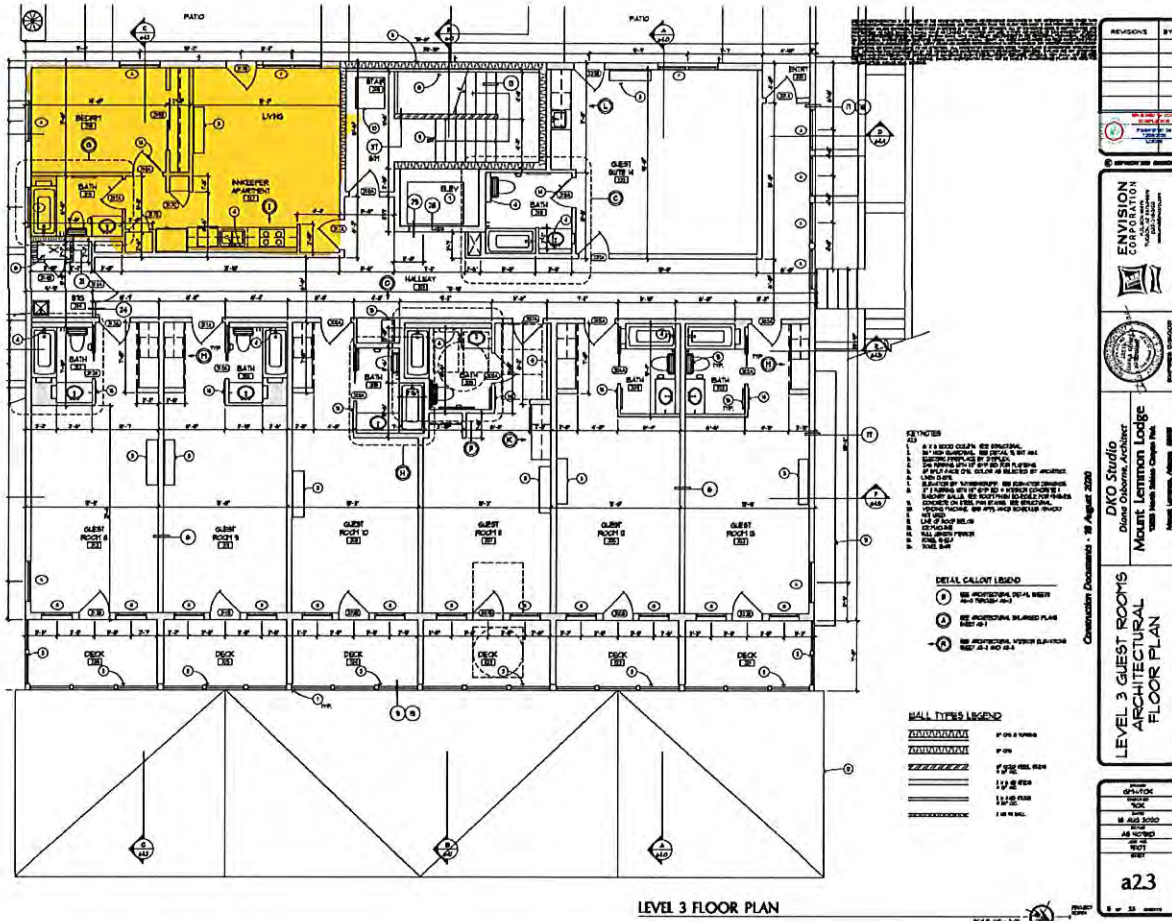
EXECUTED this 23rd day of January, 2002.



David A. Davenport, Jr., Organizer

EXHIBIT A (Continued)

Guest Level 3 – 1-bedroom apartment.



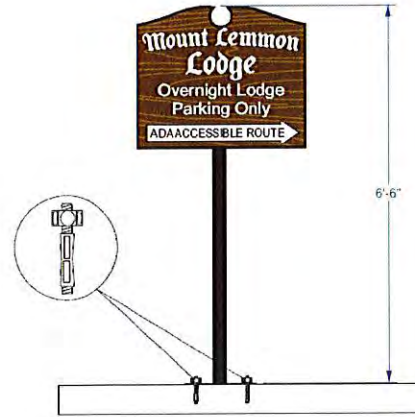
As-built 1-bedroom apartment – request to reduce use from 2-person full-time employees’ occupancy to single guest room.

Exhibit C - Signs

Sign A



Double face aluminum directional with vinyl graphics



Sign B

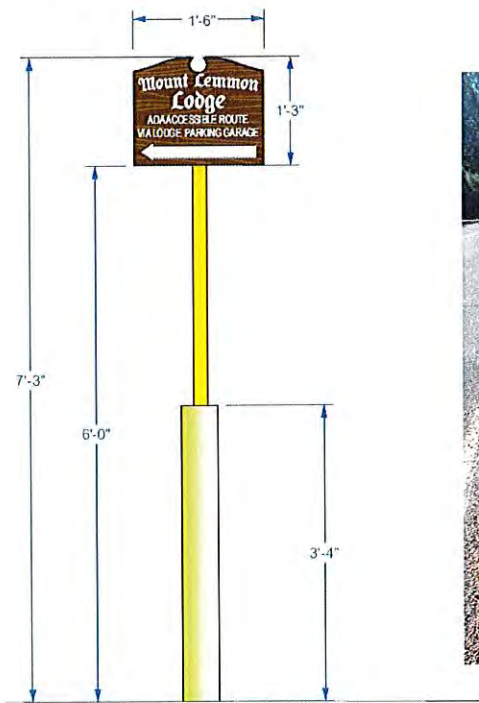
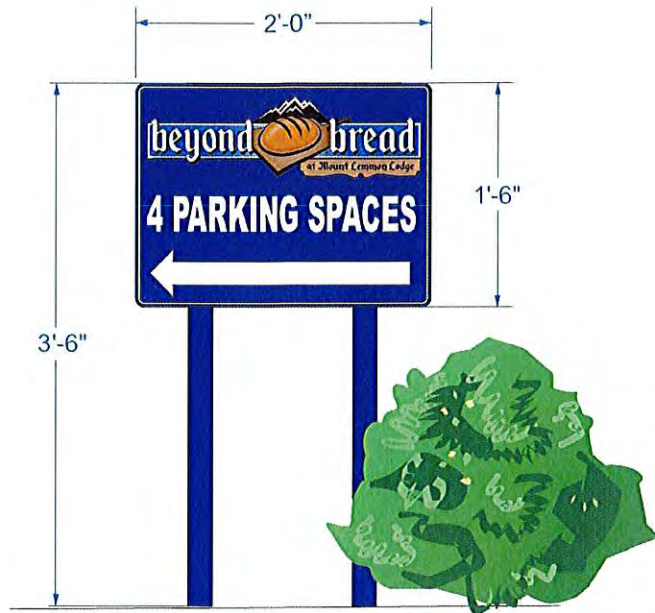


Exhibit C – Signs Continued

Sign C



Double face parking sign

Parking Space Signs

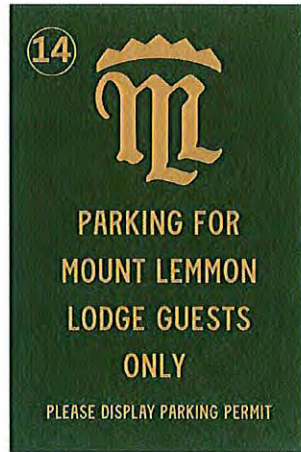
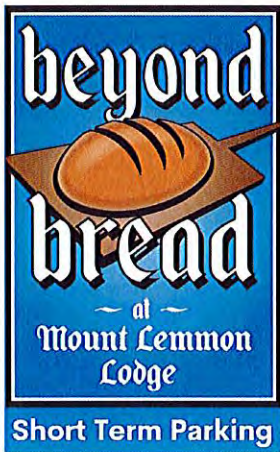
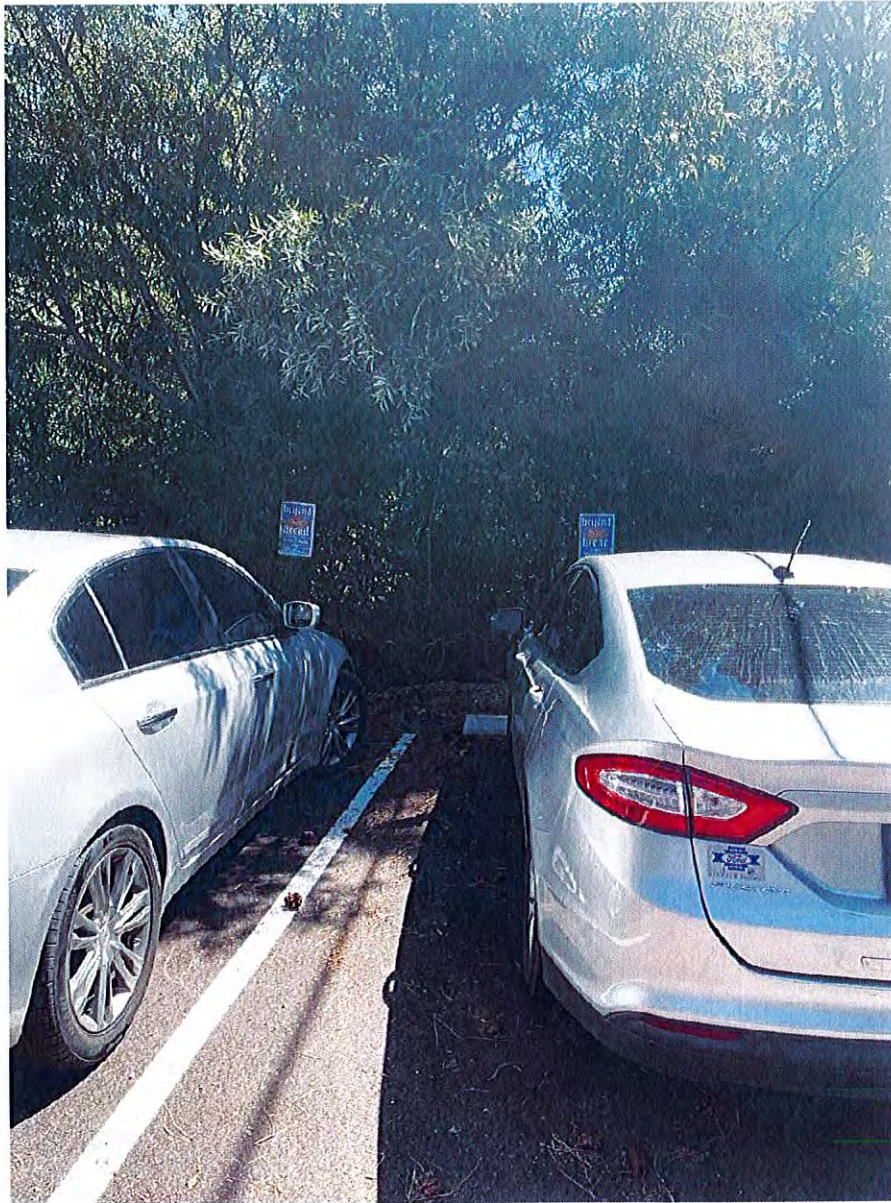


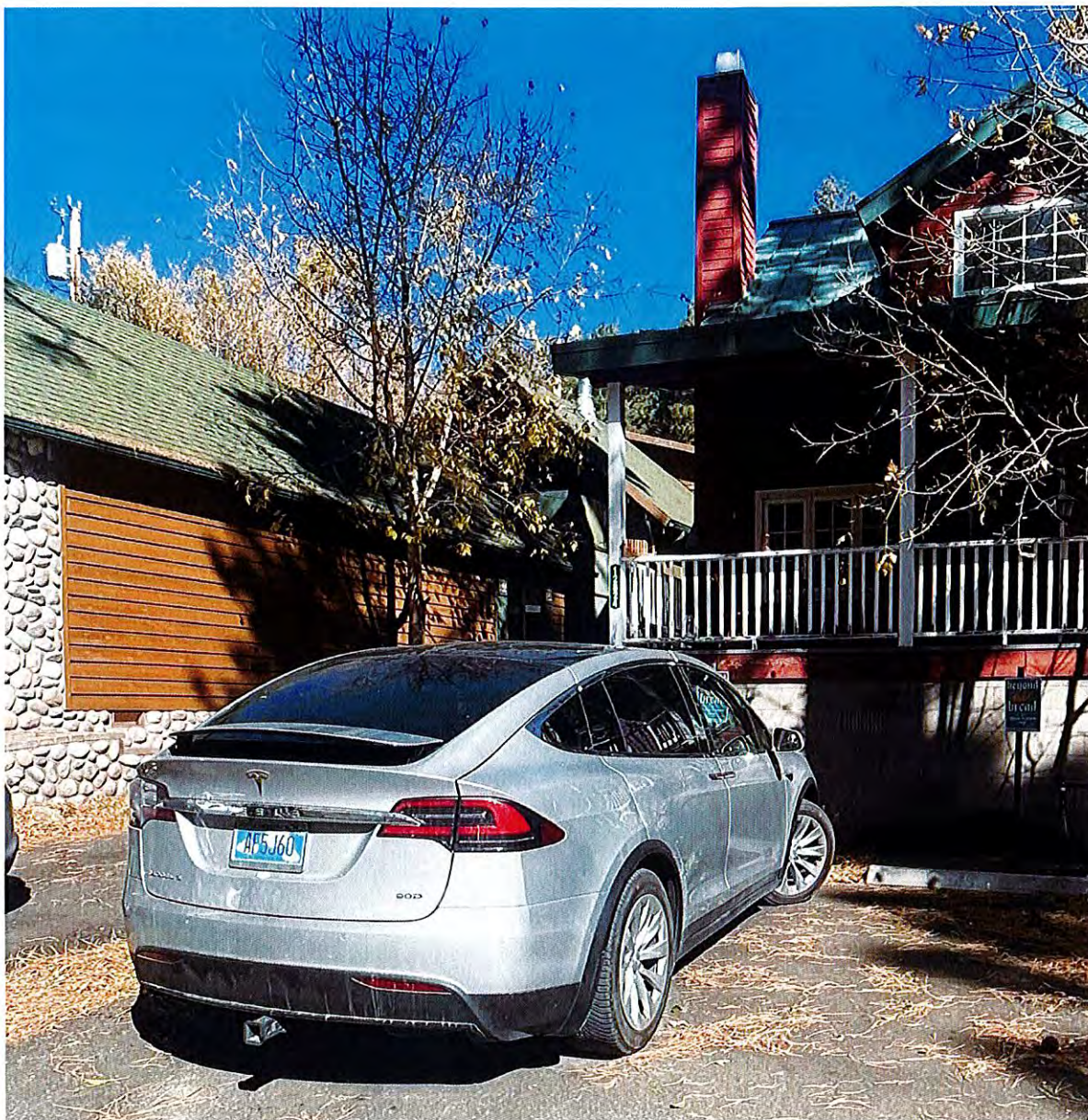
EXHIBIT D

Parking Photos



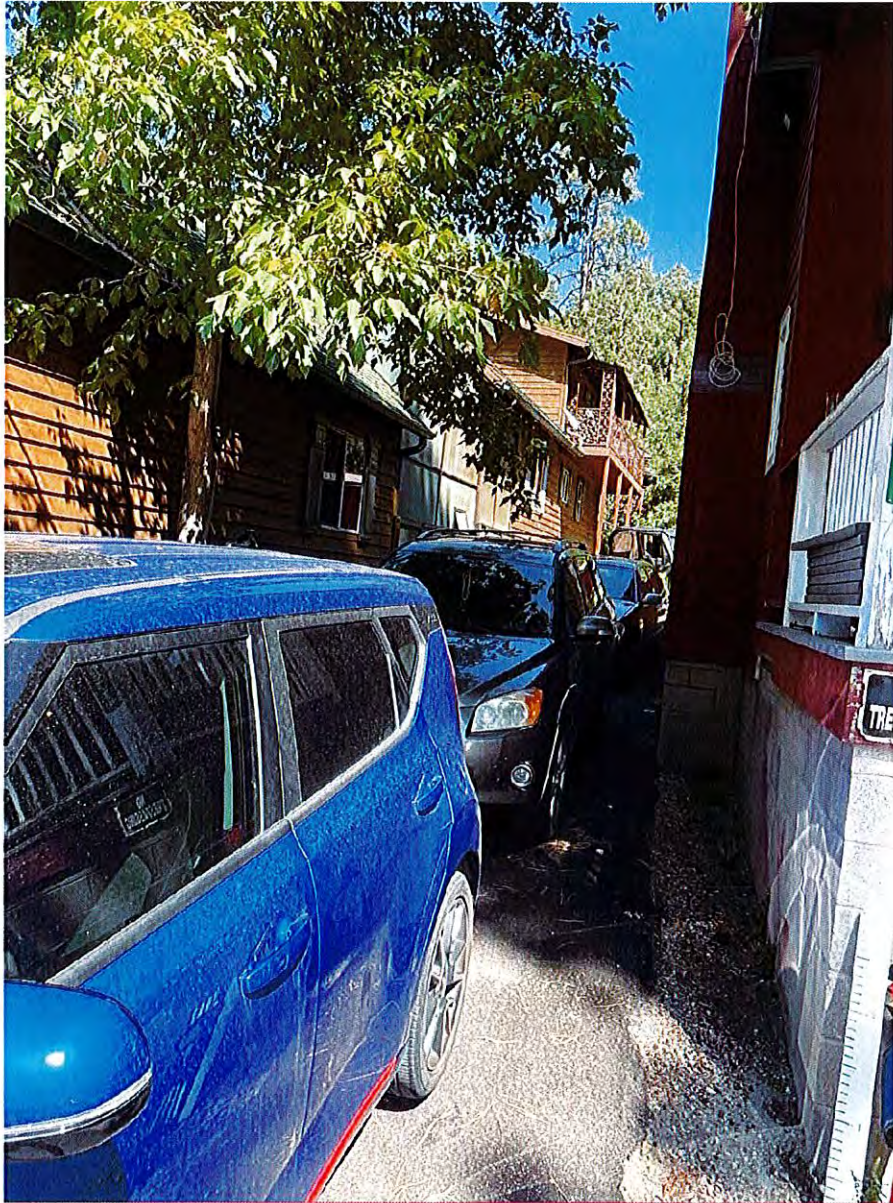
Café parking at Lodge Manager Residence

EXHIBIT D Continued Parking Photos



Café parking at Lodge Manager Residence

EXHIBIT D Continued Parking Photos



Employee parking at Lodge Manager Residence

EXHIBIT D Continued Parking Photos



9 bicycle parking at Lodge Manager Residence

EXHIBIT D Continued Parking Photos



Café parking at Forest Gardens



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

BIOLOGICAL IMPACT REPORT

(Not applicable for rezonings that require a site analysis)

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

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

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

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

12833 N Sabino Canyon Parkway & 12824 N Sabino Canyon Parkway, Mount Lemmon, AZ 85619

Part I. Information Provided by Pima County Staff

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

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

Part II. Information Provided by the Applicant

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

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

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

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

MOUNT LEMMON LODGE REPORT TO THE
PIMA COUNTY BOARD OF SUPERVISORS

Forest Investments, LLC, et. al. (owner) requests a Type II Conditional Use Permit for a hotel expansion and improvements to associated infrastructure (Parcel Codes 205-14-142A, 205-14-1410, 205-14-1400 & 205-14-4210)

P23CU00015

Introduction.

This is to report the efforts of the Mount Lemmon Lodge (“MLL”) to meet with and address concerns raised by neighbors in relation to the Lodge’s Conditional Use Permit Application. Specifically, Mr. Portner requested the MLL to “engage [in] separate discussions with the objecting neighbors to further discuss their concerns and explore potential remedies to allay same,” and to “report on the results of these discussions ... to the Board of Supervisors ... at the time of the Board’s future public hearing on this conditional use permit request.”

The MLL sent letters and emails to all the objecting neighbors requesting a meeting to address the objecting neighbors’ concerns. All neighbors save for Mark and Cheryl Haugo responded. Two meetings occurred at which John and Diana Osborne met with all remaining members of the responsive group. The first meeting occurred with Monsignor Kevin McAuliffe and Eugene and Katherine Kinghorn (for the Mary Undoer of Knots Shrine) on Wednesday, January 23, 2024, and the second meeting occurred with Jenny Zimmerman, Peter Norton, Grey and Teri Carpenter, Justin Hafner, and Deborah Fagan on Saturday, January 26, 2024.

Mary Undoer of Knots Meeting.

The meeting occurred on-site at 12824 N. Sabino Canyon Park, Mt. Lemmon, AZ 85619. The participants identified the Pima County Right of Way, which encompasses the Sabino Canyon Park frontage of both adjacent properties (the shrine’s parsonage and the MLL manager’s residence) and includes Sabino Creek, the access bridge to both properties, and an additional approximately thirty feet of County land between the creek and the two properties’ west property line. Much of the parking at issue added by the MLL sits on the east side of Sabino Creek.

The MLL has no intent to rezone the manager’s residence to commercial use. The property will remain a manager’s residence for personal use. This clarified the issue for Mary Undoer of Knots.

The Kinghorns and Monsignor McAuliffe raised the option of improving the County right of way south of the south property line of the manager’s resident with parking and vehicular access to the manager’s residence from the south between Goat Hill and the MLL parking lot. Diana Osborne will study this concept.

Remaining Objecting Neighbors Meeting.

The meeting occurred at the Sawmill Run Restaurant. The meeting addressed the possibility of adding more signage, a discussion of converting the MLL’s bike parking to

MOUNT LEMMON LODGE REPORT TO THE
PIMA COUNTY BOARD OF SUPERVISORS
P23CU00015

Page 2

automobile parking, the County FLAP Grant for parking, the possibility of trading Forest Service land to convert it into private land for addition of a parking structure, the possibility of converting the MLL's garden property adjacent to the Lodge to a parking lot, the possibility of the Mount Lemmon Hotel issuing permits to guests to identify guests who should be parking at the Hotel and distinguish them from others parking in the Hotel's parking, and involvement of the County and the City of Tucson to fund further improvements to the public right of way to install both a trail system along Sabino Creek, and additional parking. As participants commented, "Parking issues are bigger than any one business," and "If the City [through its marketing] wants to say that Mount Lemmon is Tucson's [public] playground, then they need to treat Mount Lemmon like a [public] playground." In other words, government funding support for improvements is necessary as well as private investment and effort.

Proposed Ideas:

Public Improvements to Right of Way.

Proposal to Improve the Pima County Right of Way South of the Manager's Residence to Goat Hill Road.

The Mount Lemmon Lodge may explore a conceptual plan for the County to develop a small portion of the Pima County right of way south of the manager's residence and north of Goat Hill Road to improve this section of the Pima County right of way as a park with a pedestrian trail, additional parking, and access to the manager's residence from Goat Hill.

Additional Signage.

MLL agreed to install temporary signage immediately to provide parking guidance for customers and guests at the Manager's residence pending placement of permanent signage.

Use of MLL's Garden Property North of the Lodge for Parking.

MLL feels that the demolition of its terraced gardens to build a parking lot or structure would adversely change the character of Summerhaven, and conflict with the present authorized use of the Garden Property. The present driveway behind the gates at the entrance to the Garden does not provide sufficient space for any additional vehicular parking.

Trading for Forest Service Land to Create Land for a Parking Structure.

Accomplishing a land trade with the Forest Service to create a parcel of private or public (County owned) land to build a large parking structure near Summerhaven. In the late 1980's, for example, the Loma Sabino Homeowner's Association came into existence, and the related properties

MOUNT LEMMON LODGE REPORT TO THE
PIMA COUNTY BOARD OF SUPERVISORS
P23CU00015

Page 3

converted to fee simple ownership, by means of such a trade with the Forest Service. See https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/fsbdev3_034082.pdf.

Convert the MLL's bicycle parking to vehicular parking.

MLL does not view this as a viable option. Bicycle parking is located outside of automobile parking.

Mount Lemmon Hotel To Provide Parking Permits to Its Guests to Control Parking by Non-Guests.

The Mount Lemmon Hotel has not instituted a system to identify its guests' vehicles to permit the Hotel to enforce its parking rules. In contrast, the MLL currently issues hang tags for guest vehicles with dates of stay. This permits the MLL to identify and enforce guest-only parking in the Lodge's parking areas.

Conclusion.

The meetings provided productive ideas to address the parking issues in Summerhaven. All concerned businesses appeared willing to work together to develop ways to increase Summerhaven parking.

Letter of Protest

Lemmon Mountain Holdings LLC – P23CU00015
PO Box 704
Mt Lemmon, AZ
85619-0704

To Whom it may concern -

The main purpose of this protest is to make you aware of parking difficulties and problems that are now occurring here at the Mt Lemmon General Store. This is about the “Lodge” and its effect on our property, not the rest of the town or its effect on the community. Since the opening of the Mount Lemmon Lodge, and more specifically the Beyond Bread restaurant inside of the Lodge, we have had to make some radical changes and incur significant expense due to the overall shortage of available parking for Lodge restaurant and gift shop customers.

If you are not familiar with our location, we are located directly across from the new Lodge on Sabino Canyon Park. We have a 13-space parking lot for our store, and it normally becomes congested on the weekends due to the excessive traffic that occurs here. This has been compounded since the opening of the Lodge as people wish to park here to visit the Lodge’s gift shop and eat at their restaurant, Beyond Bread.

To counteract this, we have installed numerous parking violation signs as a deterrent, threatened the use of wheel-boots and tow trucks, and have hired parking attendants to control traffic flow as well as inform people that parking here is only for OUR store. This is all at our expense and is due to the convenience of our location and the continuing shortage of parking for Beyond Bread. The Mount Lemmon Lodge has gated/controlled access parking available for their lodging guests and 6 new parking spots recently created for the Beyond Bread restaurant. The number of parking spots required for a 2000 sq ft café/restaurant in Pima County is 20 spots per table 18.75-1 of Pima County code 18.75.030. However, this code has an exemption for the Mt Lemmon RVC zone. It’s still worth pointing out that the Lodge’s Beyond Bread restaurant has only 6 parking spots and no ADA parking spot. Pima County and the Lodge ownership could have done better, and still can, to create more parking for the betterment of the community and its visitors.

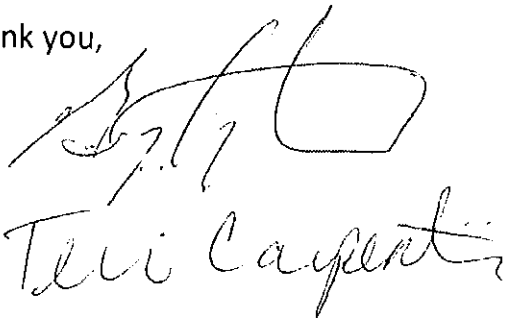
Regarding the issue of ADA access for the public. To our knowledge, there is currently only one spot available behind a controlled gate with NO public vehicle access. We have on several occasions allowed people with disabilities to park in our lot for the purpose of visiting the lodge. We often observe people with disabilities struggling while walking down the street in search of an accessible entrance. They are usually confused about the ramp sidewalk that is in front of the lodge that ends up at a staircase.

Also, we are concerned about the proposal of an ADA drop-off zone in the lodge driveway as it is not a complete solution. This does not address the needs of ADA patrons that drive themselves.

There is also an issue of public safety. There is no continuation of the sidewalk on the west side of Sabino Canyon Park directly in front of the lodge. People now regularly walk in the street there, often in front of traffic, because they have no other option on that side. A better solution should be considered by Pima County immediately or we fear this will lead to serious problems/injury, especially when it snows or there is inclement weather. A crosswalk has been discussed and we appreciate the idea. But knowing human behavior, people will ignore the inconvenience of this and simply keep walking up or down the street. We also fear the crosswalk may increase traffic congestion in front of our driveways.

During the approval process and at the hearings for the Lodge we supported development of the Lodge in good faith assuming that solutions would be provided for their parking issues (either by the lodge ownership or mandated by Pima county). Unfortunately, those issues have not been fully addressed and we fear that after this process is completed, nothing will ever be done to alleviate these problems. We object to the approval of this Conditional Use Permit without first addressing the issues covered in this letter. Please discuss these issues seriously and implement meaningful solutions.

Thank you,

A handwritten signature in black ink, appearing to read "Teri Carpenter". The signature is written in a cursive style with a large, stylized initial "T" and "C".

Grey Carpenter
Teri Carpenter
Managing Partners, Lemmon Mountain Holdings, LLC
DBA – The Mt. Lemmon General Store & Gift Shop

Enclosure – Lemmon Mountain Holdings, LLC Articles of Incorporation

**ARTICLES OF ORGANIZATION OF
LEMMON MOUNTAIN HOLDINGS, L.L.C.**

The undersigned hereby form a limited liability company under the laws of Arizona and adopt the following Articles of Organization:

Article 1. The name of the company is Lemmon Mountain Holdings, L.L.C.

Article 2. The known place of business of the company in Arizona is 12856 N. Sabino Canyon Parkway, Box #704, Mount Lemmon, Arizona 85619.

Article 3. The name and address of the agent for service of process is Grey W Carpenter, 12856 N. Sabino Canyon Parkway, Box #704, Mount Lemmon, Arizona 85619

Article 4. The Company is perpetual

Article 5. Management of the company is vested in a manager or managers. The name and address of the managers of the Company are:

Grey W. Carpenter, 12856 N. Sabino Canyon Parkway, Box #704, Mount Lemmon, Arizona 85619

Teri S. Carpenter 12856 N. Sabino Canyon Parkway, Box #704, Mount Lemmon, Arizona 85619

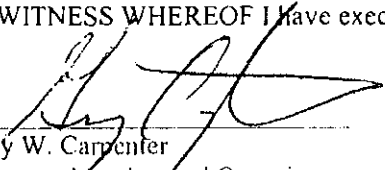
Article 6. The names of the members who own a twenty percent or greater interest in the capital or profits of the company are:

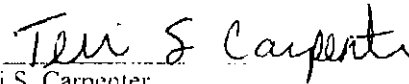
Grey W. Carpenter and Teri S. Carpenter, husband and wife, as community property with rights of survivorship, 12856 N. Sabino Canyon Parkway, Box #704, Mount Lemmon, Arizona 85619

Article 7. The Company shall indemnify any person who incurs expenses by reason of the fact he or she is or was a member, employee or agent of the Company. This indemnification shall be mandatory in all circumstances in which indemnification is permitted by law.

Article 8. To the fullest extent allowed by law, a member, employee, agent of or advisor to the Company shall be exempt from any liabilities of the Company or any liabilities arising from services performed on behalf of the Company.

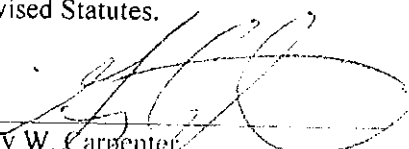
IN WITNESS WHEREOF I have executed these Articles on July 14, 2018

By 
Grey W. Carpenter
Manager, Member and Organizer

By 
Teri S. Carpenter
Manager, Member and Organizer

ACCEPTANCE BY STATUTORY AGENT

Grey W. Carpenter, having been designated to act as Statutory Agent, hereby consents to act in that capacity until removal or resignation is submitted in accordance with the Arizona Revised Statutes.



Grey W. Carpenter
Statutory Agent

ARTICLES OF ORGANIZATION OF LIMITED LIABILITY COMPANY

ENTITY INFORMATION

ENTITY NAME: Lemmon Mountain Holdings LLC
ENTITY ID: 1878972
ENTITY TYPE: Domestic LLC
EFFECTIVE DATE: 07/16/2018
CHARACTER OF BUSINESS: Any legal purpose
MANAGEMENT STRUCTURE: Manager-Managed
PERIOD OF DURATION: Perpetual
PROFESSIONAL SERVICES:

STATUTORY AGENT INFORMATION

STATUTORY AGENT NAME: Grey W Carpenter
PHYSICAL ADDRESS: 12856 N. Sabino Canyon Parkway, Box 704, MOUNT LEMMON, AZ 85619
MAILING ADDRESS:

KNOWN PLACE OF BUSINESS

12856 N. Sabino Canyon Parkway, Box 704, MOUNT LEMMON, AZ 85619

PRINCIPALS

Manager: Grey W Carpenter - 12856 N. Sabino Canyon Parkway, Box 704, MOUNT LEMMON, AZ 85619 - - Date of Taking Office:

Manager: Teri S Carpenter - 12856 N. Sabino Canyon Parkway, Box 704, MOUNT LEMMON, AZ 85619 - - Date of Taking Office:

Member: Grey W Carpenter and Teri S Carpenter, Husband and Wife, As Community Property With Rights of Survivorship - 12856 N. Sabino Canyon Parkway, Box 704, MOUNT LEMMON, AZ 85619 - - Date of Taking Office:

ORGANIZERS

Grey W Carpenter; 12856 N. Sabino Canyon Parkway, Box 704, MOUNT LEMMON, AZ 85619;
Teri S Carpenter; 12856 N. Sabino Canyon Parkway, Box 704, MOUNT LEMMON, AZ 85619;

SIGNATURES

Organizer: Grey W Carpenter - 07/16/2018
Organizer: Teri S Carpenter - 07/16/2018



MARY UNDOER OF KNOTS SHRINE

January 5, 2024

To: Pima County Development Services:

From: Dr. Eugene and Mrs. Catherine Kinghorn, Mary Undoer of Knots Shrine
Directors

RE: P23CU00015 FOREST INVESTMENTS, LLC, ET AL – N. SABINO CANYON PARK
Type II Conditional Use Permit Scheduled for public hearing on January 10, 2024

TO WHOM IT MAY CONCERN:

We oversee the operations at the Mary Undoer of Knots Shrine (12849 N. Tucson Ave.) and its parsonage (12832 N. Sabino Canyon Parkway) where our clergy live and work. As such, we wish this conditional use permit NOT be approved on the following grounds:

- 1) We object to the change from a residential to a commercial enterprise (manager's office) and its parking lot being established on a residential property without due process.
- 2) The commercial parking lot runs along our shared property line with Lodge and Restaurant staff activities extending before and beyond the normal business hours on the mountain of 9 a.m. to 6:00 p.m.
- 3) We object to a commercial parking lot using our shared single car driveway.
- 4) The 12832 N. Sabino Canyon Parkway residence was donated and accepted as a non-profit tax exempt property by the County Board of Supervisors as a Parsonage for the Eparchy of Phoenix. This determination occurred before the parking lot was established. The eparchy granted great leeway for using the shared driveway and Trico easement during the construction of the Mount Lemmon Lodge. However, we never received notification that zoning had approved the change of use for the property at 12833 N. Sabino Cabin Parkway. This change in use creates an unsightly and unwelcome addition to our residential cabin, undue complications for access and egress from our property, and the insertion of a commercial enterprise within 10 feet of our living room, kitchen and bedrooms.

MARY UNDOER OF KNOTS BYZANTINE CATHOLIC SHRINE

POST OFFICE Box 789 MOUNT LEMMON, AZ 520.576.9653

www.maryundoerofknotsshine.org

Protest Letter

January 7, 2024

Deborah Fagan Revoc Living Tr -- P23CU00015
PO Box 753
Mount Lemmon, AZ 85619-0753

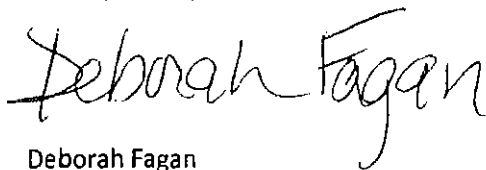
To whom it may concern –

I am the owner of The Living Rainbow Gift Shop located at 12789 N. Sabino Canyon Park, Mt. Lemmon, AZ 85619. My shop opened in 1979 and is located within a half block of the Lodge on the same side of the street. I am protesting Forest Investments LLC, Mount Lemmon Lodge Type II Conditional Use Permit for a hotel expansion and improvements.

While the lodge is a welcome addition to our community, public parking for the lodge, their Beyond Bread Restaurant & gift shop is severely lacking. I do appreciate the limited public parking that the lodge has provided, but it doesn't seem to be enough to accommodate the many customers that Beyond Bread attracts.

Throughout the last two years, I have endured construction vehicles regularly parked in the limited spaces near my shop all day, 5 days a week. My business depends on the availability of parking in close proximity to my shop and my customers spend a very limited amount of time shopping in my store. Now that the lodge is open parking availability is even more difficult. I have witnessed vehicles parked for extended periods. This has caused a direct impact on my business and I fear it will continue. Therefore, I can not support the approval of this Conditional Use Permit.

Thank you for your consideration.

A handwritten signature in black ink that reads "Deborah Fagan". The signature is written in a cursive, flowing style.

Deborah Fagan
The Living Rainbow, Inc.
12789 Sabino Canyon Park
Mt. Lemmon, AZ 85619

Enclosure

2024 ANNUAL REPORT

ENTITY INFORMATION

ENTITY NAME: THE LIVING RAINBOW, INC.
ENTITY ID: 07459269
ENTITY TYPE: Domestic For-Profit (Business) Corporation
CHARACTER OF BUSINESS: Other - Other - RETAIL SALES
AUTHORIZED SHARES: Share Class: common Share Series: Share Total: one million
ISSUED SHARES: Share Class: Common Share Series: Share Total: 2000.00
Share Class: Common Share Series: Share Total: 2000.00
Share Class: Common Share Series: Share Total: 2000.00
Share Class: Common Share Series: Share Total: 2000.00

STATUTORY AGENT INFORMATION

STATUTORY AGENT NAME: DEBORAH FAGAN
PHYSICAL ADDRESS: 12789 Sabino Canyon Pkwy., MOUNT LEMMON, AZ 85619
MAILING ADDRESS: P.O. BOX 753 , MOUNT LEMMON, AZ 85619

KNOWN PLACE OF BUSINESS

12789 SABINO CANYON PKWY , MOUNT LEMMON, AZ 85619

PRINCIPAL OFFICE ADDRESS

PRINCIPAL INFORMATION

Director: DEBORAH FAGAN - P.O. BOX 753, MT. LEMMON, AZ, 85619, USA - - Date of Taking Office: 03/31/1995
President: DEBORAH FAGAN - P O BOX 753 12789 SABINO CANYON PKWY., MOUNT LEMMON, AZ, 85619, USA - - Date of Taking Office: 03/31/1995
President: Deborah Fagan - PO Box 753, 12789 Sabino Canyon Pkwy., MT LEMMON, AZ, 85619, USA - rainbowz@mindspring.com - Date of Taking Office:
President: Deborah Ann Fagan - 12789 SABINO CANYON PKWY, MOUNT LEMMON, AZ, 85619, USA - - Date of Taking Office: 03/31/1995
Secretary: LÉLAND VOUGHT - 9066 E 8TH ST, TUCSON, AZ, 85710, USA - - Date of Taking Office: 06/01/2000
Shareholder: DEBORAH FAGAN - NOT REQUIRED, NOT REQUIRED, XXXXX, - - Date of Taking Office: 12/31/9999

SIGNATURE

President: Deborah Fagan - 01/06/2024

Letter of Protest in Reference to Mt. Lemmon Lodge Parking Concerns

Secured Investments LLC DBA Mt. Lemmon Hotel
Andrea and Justin Hafner
12925 N. Sabino Canyon Parkway
Mt. Lemmon, Arizona 85619

To Whom It May Concern,

Since the opening of the Lodge, we've been negatively impacted by visitors and guests of the Beyond Bread Restaurant parking in our designated parking spots because adequate parking was not put in place and guests are unable to distinguish between our establishments. The entrance to the Mt. Lemmon Lodge is gated and once visitors see that, they immediately go to our lot to find parking.

Our biggest concern is that the onsite parking standards that the Mt. Lemmon Hotel abided by on our plans were not enforced for the Mt. Lemmon Lodge by Pima County.

These parking standards required us to put in 3 onsite parking spots for every 200 square feet of commercial business space, an onsite handicap space and 1 onsite parking space for every unit we had available to rent. In order to abide by these standards for a commercial business and hotel, at our expense (we had to drain our retirement plans to finish the project that went significantly over our loan amount to comply with Pima County standards). Additionally, we had to make significant changes to our site plan and reduce the number of cabins that we built. In order to abide by Pima County parking standards for the Mt. Lemmon Business District whereby we had to reduce the number of cabins from 18 to 15 and only built 200 square feet of commercial space as evidenced by a couple of tiny commercial shops (totaling less than 200 square feet). Lastly, in order to comply with these standards we spent an extra \$500,000 to dig further into the mountain so that we could make more land to put in enough parking spots. This has caused untold losses of future revenue for our young business/family that will never be realized.

Why were these two very similar projects (both with mixed rental/commercial space) held to different parking standards? If the Lodge's Beyond Bread Café and Gift Shop were held to the vehicle parking standards that we were how many onsite parking spots would they have been required to put in?

Respectfully,

Andrea Hafner *Andrea Hafner*

Justin Hafner *Justin Hafner*

Secured Investments LLC DBA Mt. Lemmon Hotel

Enclosures: Secured Investments LLC Articles of Incorporation

Protest Letter

January 8, 2024

Re: P23CU00015 Forest Investments LLC

To whom it may concern –

I am the Broker for Mount Lemmon Realty, Inc. and I am opposing the Type II Conditional Use Permit for a hotel expansion.

The initial plans for the lodge included two staff quarters rooms. To my knowledge these rooms were converted to guest suites without any notification to Pima County. The county was made aware of this situation and that is the reason for this hearing.

The original intent for the cafe space, as I understood it, was for lodge guests only, to serve pastries, coffee, etc. Now it is a full service Beyond Bread Restaurant with very little parking or signage. Customers enjoy the beautiful lodge common spaces, gift shop and restaurant for long periods of time and do not have enough designated parking to accommodate their vehicles. The customers are forced to walk long distances in search of available public parking.

Also, as a realtor, my clients question the Stage 3 water restrictions imposed on our community since October, 2023. Our village depends on rain and snow melt fed springs. We have several water holding tanks, but because of our lack of moisture, they cannot keep up with the demands of regular water usage.

For these reasons, I do not support the approval of this Conditional Use Permit.

Thank you for your time and consideration in this matter.

Jenni Zimmerman
Mount Lemmon Realty, Inc.
11230 E. Turkey Run Road, Box 1
Mt. Lemmon, AZ 85619

Enclosure

The Mark J and Cheryl M. Haugo Trust
Lemmon Drop Prop LLC
2940 W. Columbia Avenue
Yuma, Arizona 85364
928-580-9332

1/7/2024

Dear Pima County Development Services,

As part time residents on Phoenix Avenue and Managing Partners of the Lemmon Drop Prop LLC and the Haugo Trust, we respectfully protest and object to the issuing of the Conditional Use Permit for Forest Investments LLC regarding Hotel expansion and improvements on the corner of Upper Goat Hill Road and Sabino Canyon Park. Our properties are immediately behind the Hotel property and in close proximity to the proposed building site.

Initially we did not object to the Lodge largely because the notice regarding the proposed building was somewhat hidden within the notice regarding some other buildings being proposed simultaneously and it was unclear that this large Lodge would wind up quite literally in our back yard. Had we known this, we surely would have objected at the time. Having watched and had to listen to the construction of this building, and noticing the flagrant disregard of the property next door to our house, we feel this company is not maintaining a mindfulness needed to do what is right for their neighbors and are interested only in their own mission. We saw heavy equipment, small and large trucks and other vehicles drive up and down the lot next to us all day every day for months until that lot looks more like a roadway than a beautiful mountain lot for a home. I have some video and photos of this. At times, our back patio was in danger of damage from the building process and our own back yard beneath the patio was trampled and trash was left for us to manage. This in spite of the owner of the lot next door repeatedly demanding they cease and desist AND the lot owner placing a chain and signs that the property is private. I have video of someone using the electricity from our home by plugging in a long extension cord. After complaining to the investment owners, we were told this was not one of their workers, yet the entire time the Lodge was being built, our electricity bill was considerably more than years previous or since.

Once built, our view from the patio is ruined by the Lodge, the resale value of our land and home are diminished and there is a constant hum of noise from some machine that is on their property but just a few feet from our back yard. We can hear it constantly. Our dogs are annoyed by people they see and hear at the Lodge both workers and guests, and I still capture trucks occasionally driving down the property next door in spite of the chain and signs. There is significantly more congestion and traffic on Sabino Canyon Park, and we expect that would only worsen should the Lodge be allowed to expand. There is already difficulty obtaining parking at the General Store (Mr Haugo is profoundly disabled and cannot walk from our property to the store). We feel that this company will not follow the rules regarding the proposed building site, and fear more destruction and loss of value to our own little slice of former paradise.

We will be unable to attend the meeting "in person" but wish to place our official objections to you authorizing the conditional use permit to further expand this hotel.

Sincerely,

Cheryl M Haugo and Mark John Haugo

Haugo Trust 12824 N. Phoenix Ave in Summerhaven

Lemmon Drop Prop LLC 12816 N Phoenix Ave in Summerhaven

Agenda Item #6

Pima County Developmental Services,

We have questions in regards to the inequality when it comes to present day business development and parking standards within Summerhaven, Arizona.

We see that the Mt Lemmon Lodge has 14 parking spaces for 14 of their 16 rooms and no onsite parking for their gift shop, restaurant or staff?

We also understand that they have intentions to open more guest rooms and gathering areas by providing off-site parking, despite having property directly adjacent to the lodge that can be developed for parking.

We as well spoke with Pima County to put in offsite parking for the shop we built this past year. We offered to put in double the required parking for the general public on other privately owned land, but were told that was not possible as our parking needs to be onsite. This ended up costing us tens of thousands of dollars for development/excavating fees to meet grade at the back of the lot, which shrunk the size of our building, pushed it over 30 feet back and several feet lower than originally planned. This makes a huge difference when it comes to foot traffic and visibility. So we understand not wanting to put in parking onsite but, we had to abide by the rules-or so we were told.

We are also aware of the exorbitant costs that were incurred by the Mt Lemmon Hotel to abide by the County parking, as well as the parking issues that nearby businesses are having due to no onsite parking for the Lodge's restaurant and gift shop..

Our question is, if the Lodge is to be held to a different standard by allowing offsite parking, why? And why did Pima County not require any onsite parking for a restaurant and a gift shop that is open to the public?

Thank you for your time,

--

Pete Norton

Sky Island Trading Co. LLC

12930 N Sabino Canyon Parkway

Summerhaven, AZ 85619

DSD - General Contact Form

01/09/2024 2:47 PM (MST)

Contact Development Services

Please use the form below to tell us how we can be of assistance.

****Fields marked with an asterisk (*) are required and must be completed before submitting.****

First Name Msgr. Kevin
Last Name McAuliffe
Email msgrmcauliffe@ephx.org
Address 8105 N 16th St
City Phoenix
State AZ
ZIP Code 85020
Phone 602.861.9778 (office) / 702.960.5510 (cell)
Please type the topic or subject of your message: Request for Continuance / Matter P23CU000015 Type II CUP Application by Forest Investments

Your Message The following letter was emailed this afternoon on behalf of Mary Undoer of Knots Shrine in Mt. Lemmon AZ to Mr. Tom Drzazgowski. The original is being sent via US Mail to Pima County Development Services. Thank you for your kind attention to this matter.

Mary Undoer of Knots Shrine
Post Office Box 789
Mt. Lemmon AZ 85619-0789

9 January 2024

Ms. Carla Blackwell, Director
Mr. Chris Poirier, Deputy Director
Mr. Tom Drzazgowski, Chief Zoning Inspector
Mr. Spencer Hickman, Board Coordinator, Asst Executive Secretary
Pima County Development Services
115 North Church Avenue / 2nd Floor – Ste 231
Tucson AZ 85701

Via email and U.S. Mail
Thomas.Drzazgowski@pima.gov

Re: P23CU000015 Type II CUP

Dear Ms. Blackwell and Mssrs. Poirier, Drzazgowski, and Hickman,

This letter is written regarding agenda item # 1 for January 10, 2024 Hearing Administrator Conditional Use Meeting.

We only recently learned of this request late last week and have not been contacted by the applicant, even though our mailing address is on record with the Pima County Assessor's office. We request a continuance of this hearing so that we may meet with the applicant and discuss our concerns.

The applicant is requesting that the driveway be expanded in use from serving 2 residences to serving for a much more intense commercial use. We are the representatives of the property most immediately impacted by this request. This property shares this driveway with the applicant's property.

The proposal will overburden this driveway and easement we share with the applicant's property.

Although we can understand that the Mount Lemmon Lodge is having parking problems, they cannot solve these problems by creating negative impacts for other surrounding property owners. The Mount Lemmon Lodge is zoned RVC which is intended for commercial and residential uses together. In contrast, the property owned by Casa Tres Bellotas (the applicant and our neighbor) was built as a residential property, and is zoned ML, which is exclusively for residential use. Mount Lemmon Lodge should not be permitted to use residentially zoned property for commercial traffic.

While we can appreciate that they own the property next door to mine, their request fails to take into account the impacts that their proposed use will have on our shared driveway. Instead the focus is on how the parking will serve and support their existing use across the street. This is not the purpose of a

Ms. Carla Blackwell, Director
Mr. Chris Poirier, Deputy Director
Mr. Tom Drzazgowski, Chief Zoning Inspector
Mr. Spencer Hickman, Board Coordinator, Asst Executive Secretary
9 January 2024
Page 2 of 2

Conditional Use Permit procedure. Rather, the CUP procedure should be utilized to address the impacts on adjacent properties owned by third parties, not only focus on the benefits of the CUP to the applicant. This is a shared driveway. There is very limited queuing space and maneuvering space for vehicles, even for 2 residential uses. The proposal will magnify these problems, proposing to add 13 more vehicles to be parked on a daily basis on the adjacent property after driving through our driveway.

The driveway shared by our properties travels over a culvert in order to go across Sabino Creek. First, we do not even know if the roadway and culvert will withstand the extra usage and traffic proposed by the applicant. The driveway is not wide enough for 2-way traffic, which will cause a dangerous and inconvenient condition for everyone. This area has always been for residential use, and the practical effect of the applicant's proposal is to turn their property (and our driveway) into a commercial use. This should not be allowed. Furthermore, the zoning code requires that parking plans be approved by the county engineer. It does not appear that the county engineer has even reviewed this proposal. We would like an opportunity to discuss the proposal with the county engineer and with the applicant.

For these reasons, we request that the Conditional Use Permit Application for Forest Investments, LLC and Casa Tres Bellotas, LLC be continued for a period of 3 months.

Sincerely,

Msgr. Kevin McAuliffe, J.C.L.
Corporate Secretary of Mary Undoer of Knots Corporate Shrine and
Chancellor of Holy Protection of Mary Byzantine Catholic Eparchy of Phoenix

C: Most Reverend Kurt Burnette
Very Reverend Diodoro Mendoza
Very Reverend Robert Rankin
Dr. Eugene Kinghorn
Ms. Catherine Kinghorn

Would you like a response? Yes

Spencer Hickman

From: Thomas Drzazgowski
Sent: Tuesday, January 2, 2024 8:25 AM
To: Spencer Hickman
Subject: FW: Maze letter: RE: Mount Lemmon Lodge application, in reference to P23CU00015 Forest Investments LLC Type II CUP

Follow Up Flag: Follow up
Flag Status: Flagged

Tom Drzazgowski
Pima County - Chief Zoning Inspector
201 N Stone Av – 1st Floor
520.724.6675

From: Angie Maze <atmaze1@gmail.com>
Sent: Sunday, December 31, 2023 2:30 PM
To: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>
Cc: Angie Maze <atmaze1@gmail.com>
Subject: Maze letter: RE: Mount Lemmon Lodge application, in reference to P23CU00015 Forest Investments LLC Type II CUP

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

To whom it may concern, I'm writing in support of the adjustment to the Mount Lemmon Lodge application, in reference to P23CU00015 Forest Investments LLC Type II CUP.

The Osborne's have greatly improved the experience at Mount Lemmon offering a restaurant, family and friend gathering place with regular activities to bring the community together along with beautiful lodging. My family has participated in so many events, and it has brought us much joy.

It was brought to my attention, that there was a need to revise an application to seek adding two guest rooms (instead of what was formerly employee rooms from the original application).

This is a wonderful win win. With the adjustment in finding alternative employee housing it now allows for two more families to experience our mountain town. This likely brings revenue to adjoining businesses, such as the Cookie Cabin, General Store/Fudge shop and coffee shop as well. The Lodge team members also partake in the local offerings in these establishments. From my observations, I also see many of the Lodge employees walking or cycling to work eliminating additional congestion and demand of parking.

Mount Lemmon is a great destination to find relief from the Tucson heat. Traffic is heavy during the Summer months as a result. This is not new. The Lodge is a family friendly destination that has added additional parking to assist with demand.

The Lodge revised their parking plan to provide three additional parking spaces across the street for guest rooms to bring the total to sixteen, added six parking spaces for café customer cars, ten additional spaces for employee cars, and nine additional parking spaces for bicycles. That's a total of 19 parking spaces to the original 13 spaces for a new total of 32 parking spaces.

The Osborne's are community advocates at the finest. Not only are they concerned with safety but also have been leading the way in water awareness for locals and tourists alike. In talking with them they recommended, extending the public sidewalk to address safety concerns. The additional sidewalk will pick up from the existing south end of the Mount Lemmon Hotel sidewalk southbound to the entrance to the private sidewalk at the Lodge. Additionally they recommend installing a crosswalk where the new sidewalk meets the existing sidewalk so pedestrians can walk from the west to the east side of Sabino Canyon Parkway in safety.

As the new application is reviewed, I highly encourage the acceptance of these improvement ideas to allow more families to enjoy the beautiful mountain town.

Please feel free to call me to discuss.

Proud Mountain Lemmon property owner and supporter of Mount Lemmon Lodge.

Sincerely,

Angie Maze

Tami Arthur LMT,CLT
12688 N. Casa Grande Ave.
Box 695
Mt. Lemmon, AZ 85619

To Whom It May Concern:

I am writing this letter in support of John and Diana Osborne and the improvements to the Mt. Lemmon Lodge and addressing the safety concern of the community.

The Mt. Lemmon Lodge is a great asset to the community. It will bring business to our mountain and to the surrounding community of Tucson. John and Diana Osbone have lovingly put their time and efforts into making the Lodge a success for the whole community. In addition they are doing their best to make the lodge safe and accommodating for their visitors and employees.

Thank you for your time and efforts,
Tami

Tami Arthur LMT, CLT
520-449-3339

Spencer Hickman

From: ROBIN KIRK <krobbird1@comcast.net>
Sent: Sunday, December 31, 2023 12:38 PM
To: Thomas Drzazgowski; DSD Planning
Cc: diana@mtlemmonlodge.com; ROBIN KIRK
Subject: Support of Mt. Lemmon Lodge Expansion and Improvements

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

To Whom It May Concern:

I am writing in support of the Mt. Lemmon Lodge Expansion and Improvements, referencing P23CU00015 Forest Investments LLC Type II CUP.

The improvements that are being proposed--2 additional Guest Rooms, Improved Parking Areas from 16 to 32 spaces, additional sidewalk for safety, crosswalk and handicap drop off zone are all needed for the upgrade for Summerhaven guests and visitors. All of the proposed upgrades are logical and well thought out. I highly recommend and advocate for these changes and upgrades in the ongoing effort to make improvements that benefit the entire community.

I am a Native Tucsonan who has loved the Mountain Community for over 7 decades. I am an owner of a cabin and land on the mountain for over 20 years.

The Mt. Lemmon Lodge is an asset to not only the Mountain Community but the Tucson Community which loves and uses the resources there. It is in the best interest of all to approve these upgrades.

Sincerely,
Robin Kirk
12485 Ray Ave.
Mt. Lemmon, Arizona 85619
"Robin's Nest"

7345 E. Shoreward Loop
Tucson, Arizona 85715

2712 N. Magnolia Ave.
Tucson, Arizona 85712

Spencer Hickman

From: Linda Mulay <ljmulay@gmail.com>
Sent: Sunday, December 31, 2023 11:39 AM
To: Thomas Drzazgowski
Cc: DSD Planning
Subject: Referencing P23CU00015 Forest Investments LLC Type II Cup

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

As a Homeowner on Mount Lemmon since the mid 70's we see the Mount Lemmon Lodge as an improvement to the Summerhaven Community.

We support the Revised Conditional use permit that the Mount Lemmon Lodge is applying for.

Parking in Summerhaven has always been an issue. We are pleased that they can provide additional parking.
The addition of the proposed sidewalk and Crosswalk will be safer for everyone.

Linda and John Mulay
12709 N. Casa Grande Ave.
Mount Lemmon, 85716
Phone (520) 576-1417

Pima County Development Services

Re: P23CU00015 Forest Investments LLC Type II CUP

December 29, 2023

To Whom It May Concern:

I'm writing in support of the revised Conditional Use Permit, P23CU00015 Forest Investments LLC Type IICUP. The Osbornes have done everything they can to conform to codes and provide a first class amenity in Summerhaven, which the Mount Lemmon Lodge certainly has been. In addition to providing lodging for visitors, it's also been a place for recreation and excellent food for local residents. As a full time Summerhaven resident, I did at least half of my Christmas shopping in their gift store. They have done their best to provide adequate parking and are seeking to add additional spaces. I think it will be very helpful if they add a crosswalk, signage to direct patrons to parking, and more clear access for those with limited mobility.

Summerhaven becomes incredibly congested with visitors after it snows, during the hot summer months, and almost every weekend during the year. They come to enjoy the mountain environment and the businesses in Summerhaven are something they enjoy, but they're not necessarily the destination. No matter how much additional parking the Lodge is able to provide, the streets are going to be filled with cars looking for places to park and pedestrians walking along and in the streets. I live on a side road and I end up with so much of the overflow traffic coming to the village that it's sometimes difficult to get out of my driveway. Parking isn't just a "Lodge issue", it's a matter of too many people visiting the mountain on certain days for the size of the locale.

In summary, the Osbornes have gone above and beyond to provide an exceptional Mount Lemmon Lodge and I feel they should have their revised CUP approved so that they can continue to make improvements.

Sincerely,

Karen Burrows

Spencer Hickman

From: Thomas Drzazgowski
Sent: Friday, December 29, 2023 9:08 AM
To: Spencer Hickman
Subject: FW: P23CU00015 Forest Investments LLC Type II CUP

Follow Up Flag: Follow up
Flag Status: Flagged

Tom Drzazgowski
Pima County - Chief Zoning Inspector
201 N Stone Av – 1st Floor
520.724.6675

-----Original Message-----

From: Pamela Winsten <pwinsten@me.com>
Sent: Friday, December 29, 2023 9:05 AM
To: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>
Subject: P23CU00015 Forest Investments LLC Type II CUP

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

I am writing in support of P23CU00015 Forest Investments LLC Type II CUP.

We have owned a cabin in Summerhaven (11090 East Turkey Run Road) for over 22 years. During that time lodging and restaurant facilities on the mountain have been sorely limited. We have been impressed with the care and detailed attention the Osborne's have put into the development, construction and management of their Lodge. This includes underground parking and limiting water and utility use. They are leading by example and actively sharing their conservation methods with the entire community.

We support their expansion of hotel rooms and addition of measures to improve pedestrian access, and safety.

Long before we owned a cabin we hiked, camped, shopped and dined on Mount Lemmon. This mountain oasis has long been enjoyed by Tucson residents. As traffic counts have increased over the past few years we see the need for more services and parking. The Osbornes are addressing this appropriately.

Thank you for your consideration,
Pamela Winsten

Sent from my iPhone
Pam Winsten
Tucson, Arizona

Spencer Hickman

From: Thomas Drzazgowski
Sent: Friday, December 29, 2023 11:06 AM
To: Spencer Hickman
Subject: FW: Mount Lemmon Lodge

Follow Up Flag: Follow up
Flag Status: Flagged

Tom Drzazgowski
Pima County - Chief Zoning Inspector
201 N Stone Av – 1st Floor
520.724.6675

-----Original Message-----

From: Sally Crawford <crawford.sally@gmail.com>
Sent: Friday, December 29, 2023 11:05 AM
To: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>; DSD Planning <DSDPlanning@pima.gov>
Subject: Mount Lemmon Lodge

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Dear Thomas,
This letter is in regards to P23CU00015 Forest Investments LLC Type 11 CUP.

Diana and John Osborne spent a lot of their youth on Mt. Lemmon. They both have a love and respect of the mountain. Diana is very concerned with ecology and using resources carefully. She designed The Lodge with all those factors in consideration.
She has sent in a revised application for a Conditional Use Permit (CUP).

You could not ask for a better person to take the best care possible of Mt. Lemmon and the visitors that come to the mountain. The Lodge is a perfect addition to our community.
I know she will do everything right. I encourage you to grant her the permit. We are very lucky to have Diana and John on the mountain.

Sally and Bob Crawford
Mt. Lemmon homeowners
12796 Upper Loma Linda

Spencer Hickman

From: Thomas Drzazgowski
Sent: Friday, December 29, 2023 11:54 AM
To: Spencer Hickman
Subject: FW: REFERENCE: P23CU00015 Forest Investments LLC Type II CUP.

Follow Up Flag: Follow up
Flag Status: Flagged

Tom Drzazgowski
Pima County - Chief Zoning Inspector
201 N Stone Av – 1st Floor
520.724.6675

From: Dennis Winsten <dwinsten@msn.com>
Sent: Friday, December 29, 2023 11:49 AM
To: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>; DSD Planning <DSDPlanning@pima.gov>
Subject: REFERENCE: P23CU00015 Forest Investments LLC Type II CUP.

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

This is to indicate my very strong support and endorsement of P23CU00015 Forest Investments LLC Type II CUP.

The Mt. Lemmon Lodge is a significant benefit to Pima County, Summerhaven residents and all visitors to Mt. Lemmon. It provides high quality lodging, food services and entertainment for all visitors.

Anything that will enhance the access, convenience and services of this community treasure is highly desirable.

I, respectfully, request your approval of P23CU00015 Forest Investments LLC Type II CUP.

Thank you,

Dennis Winsten
4940 N. Shulemkeh Place
Tucson, AZ
(520) 331-4656

Spencer Hickman

From: Thomas Drzazgowski
Sent: Tuesday, January 2, 2024 8:27 AM
To: Spencer Hickman
Subject: FW: P23CU00015 FOREST INVESTMENTS LLC TYPE 11 CUP

Tom Drzazgowski
Pima County - Chief Zoning Inspector
201 N Stone Av – 1st Floor
520.724.6675

From: Pattie Bell <savedbypattie@hotmail.com>
Sent: Saturday, December 30, 2023 1:18 PM
To: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>
Subject: P23CU00015 FOREST INVESTMENTS LLC TYPE 11 CUP

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

To Whom It May Concern,

I am writing in support of the revised application put forth by the proprietors of the Mount Lemmon Lodge. The revision changes the number of guest rooms (replacing what formerly were employee rooms) resulting in an expansion of public lodging from 14 to a total of 16. There is no expansion of the building square footage. This change improves the parking situation by reducing the parking required for the Lodge. A guest room is scheduled by Code for 1.5 cars, whereas the five employees in the rooms could bring up to five cars to the site for parking.

Second, it revises the parking plan to provide three additional parking spaces across the street for guest rooms to bring the total to 16 spaces. They have also added six parking spaces for café customer cars, ten additional spaces for employee cars (as well as nine additional spots for bicycles) making for a new total of 32 vehicle parking spaces. To further improve parking matters, they propose adding directional signage as well as a handicap drop off zone.

To address pedestrian safety concerns, the revised CUP application proposes first to extend the public sidewalk. The additional sidewalk will pick up from the existing south end of the Mount Lemmon Hotel sidewalk southbound to the entrance to the private sidewalk at the Lodge. Additionally they propose to install a crosswalk where the new sidewalk meets existing sidewalk so pedestrians can walk from the west to the east side of Sabino Canyon Parkway in safety.

I believe these efforts reflect the Osborne's ongoing and earnest efforts to work with the county and the Summerhaven community, and demonstrates their good will and intentions as they continue to adapt, improve and invest in this much appreciated addition to the dining, lodging and tourism experience on Mount Lemmon.

Sincerely,

Patricia Bell

Hospitality Industry Consultant

50 year resident of Pima County

Sent from my iPhone

Spencer Hickman

From: Thomas Drzazgowski
Sent: Tuesday, January 2, 2024 8:28 AM
To: Spencer Hickman
Subject: FW: P23CU00015 Forest Investments LLC Type II CUP - Letter of Support
Attachments: Letter of Support Mt Lemmon Lodge.pdf

Tom Drzazgowski
Pima County - Chief Zoning Inspector
201 N Stone Av – 1st Floor
520.724.6675

From: Cristie Street <cristie@officenote.com>
Sent: Friday, December 29, 2023 5:47 PM
To: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>
Subject: P23CU00015 Forest Investments LLC Type II CUP - Letter of Support

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Dear Tom and Planning Administrators,

Please find attached a letter outlining our enthusiastic support for Mount Lemmon Lodge and the improvements to be incorporated into the revised CUP. I would appreciate it if you would ensure this endorsement is presented at the hearing scheduled for January 10, 2024 including, where appropriate, its incorporation into public records.

Should you have any questions, please do not hesitate to contact me.

Thank you and Happy New Year!
Cristie Street
520-440-8057

Spencer Hickman

From: DSD Planning
Sent: Tuesday, January 2, 2024 12:58 PM
To: Spencer Hickman
Subject: FW: P23CU00015 Forest Investments LLC Type 11 CUP

From: lcurrin81@gmail.com <lcurrin81@gmail.com>
Sent: Tuesday, January 2, 2024 12:23 PM
To: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>; DSD Planning <DSDPlanning@pima.gov>
Cc: lcurrin81@gmail.com
Subject: P23CU00015 Forest Investments LLC Type 11 CUP

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

January 2, 2024

Attn: Thomas.Drzazgowski@pima.gov
DSDPlanning@pima.gov

Re: P23CU00015 Forest Investments LLC Type 11 CUP

To Whom It May Concern:

These comments are in support of the Mt. Lemmon Lodge and owners Diana and John Osborne and their efforts to expand the hotel and associated improvements, to be accomplished by revising the Conditional Use Permit Application for said Lodge.

I have owned my cabin on Mt. Lemmon since 1970 and been active in many community organizations: survived the 2003 Aspen Fire, an officer of the MLHOA, the Loma Sabino HOA, member of the MLWC, actively involved in the Firewise program, and numerous other civic responsibilities. I have a vested interest in the enhancement of our community and strongly endorse the revision of the above-referenced CUP and improvements of the parking, improved handicap accommodations, and pedestrian parking and traffic safety.

The various businesses, old and new, are welcomed and wholeheartedly supported by the local community and visitors to Mt. Lemmon from Tucson and around the world. There have **always** been parking, safety, traffic, and pedestrian concerns, especially during summer months and snow play times. The FLAP grant, additionally, will hopefully alleviate many concerns, but that won't happen until this fall at the earliest. The Lodge wishes to update its CUP now to work cooperatively to address the neighboring businesses' complaints as presented. I support and encourage the revised CUP plan and appreciate your prompt attention to this request.

Thanking you in advance.

Linda S Currin
Lcurrin81@gmail.com
12517 N Middle Sabino Road
Mt. Lemmon AZ 85619

520-247-2582

Spencer Hickman

From: Thomas Drzazgowski
Sent: Wednesday, January 3, 2024 8:03 AM
To: Spencer Hickman
Subject: FW: Mount Lemmon Lodge. Revision of CUP P23CU00015 Forest Investments LLC Type II CUP

Follow Up Flag: Follow up
Flag Status: Flagged

Tom Drzazgowski
Pima County - Chief Zoning Inspector
201 N Stone Av – 1st Floor
520.724.6675

-----Original Message-----

From: Leigh Anne Thrasher <lathrasher123@gmail.com>
Sent: Tuesday, January 2, 2024 7:51 PM
To: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>; DSDPIPlanning@pima.gov
Cc: Leigh Anne Thrasher <lathrasher123@gmail.com>
Subject: Mount Lemmon Lodge. Revision of CUP P23CU00015 Forest Investments LLC Type II CUP

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Subject: Letter of Support for the Approval of Mount Lemmon Lodge Revised Conditional Use Permit

Dear Mr. Drzazgowski,

I am writing to express my strong support for the proposed revision to the Continuing Use Permit for the Mount Lemmon Lodge. Every aspect of the proposal improves the safety for visitors and the community. The additional rooms, additional parking spaces, directional signage, a drop-off zone for handicap individuals, extending the sidewalk and installing a crosswalk all address the important need for safety and the joy of visiting our beautiful mountain community.

The addition of 2 rooms will bring the total to 16 well appointed guest rooms. This will likely attract additional tourists, providing a boost to other Mt. Lemmon business and generating economic opportunities for the community. Furthermore, the improvements in parking and pedestrian safety align with our shared community commitment to creating a safer and more accessible environment for everyone along Sabino Canyon Parkway.

I commend the responsible approach Diana and John Osborne have taken in considering these changes. They have taken into account both the economic and safety aspects of our community. We are a small community and Diana and John are leaders in our community. They listen to all and then bring creative solutions to problems. Their request to revise the original CUP demonstrates their leadership and commitment to the community. I trust that the Pima County Planning

Commission will carefully evaluate and approve this revision, ensuring the continued growth and well-being of our community.

Thank you for your time and dedication to the betterment of Pima County and the Mt. Lemmon Community.

Sincerely,

Dr. and Mrs. Dennis Thrasher
13061 N. Upper Loma Linda Road
PO Box 574
Mt. Lemmon, AZ 85619
Email: lathrasher123@gmail.com
Cell: 520-850-5059

Edwin M. Gaines Jr & Joy Gaines

PO Box 660

Sonoita, Arizona 85637

Thomas.Drzazgowski@pima.gov

DSDPlanig@pima.gov

Re: P23C000015 Forest Investments LLC type 2CUP

To whom it may concern,

This letter is written in support of the revised conditional use permit (CUP) application for the Mount Lemmon Lodge. For nearly 70-years I have enjoyed camping, rock climbing, hunting, and fishing on Mount Lemmon. What has always saddened me until recently is there just has not been a nice hotel with a restaurant there. I've always wondered why. I am old enough to remember when the original Lodge burned down in the late 1970's.

Since Mount Lemmon Lodge opened in July, my wife and I have spent 5 days there on two different occasions. We love it. We have access to so many great hiking trails and soon to be skiing. The Mount Lemmon Lodge is reasonably priced but such a special place. It is beautiful and touches our hearts.

I understand there were some issues regarding the original conditional use permit and that a request for a revised CUP has been filed by the Mount Lemmon Lodge to address these issues. First let me say, as having seen most of the guest rooms, and stayed in two of them, this is an awesome lodge which is reasonably priced. The communal areas are great, as is the restaurant. The outside areas for sitting and hanging out are also so full of beauty. It is a great asset for Mount Lemmon and the adjacent businesses. I am not sure what the difference would be between 14 guest rooms and 2 rooms for employees versus 16 guest rooms. It doesn't seem as a big material difference on the impact of the community or the forest.

As I understand it, making all the rooms guest rooms as opposed to having 2 of them for employees would reduce the number of cars that can be parked on site.

It's my understanding that the Lodge has worked hard to find accommodations for their employees off-site and spent a significant amount of capital in doing so.

I really question what the concerns regarding pedestrian safety are. Having spent many days on Mount Lemmon over the last 63 years, nobody goes blasting through Winterhaven. It is slow and easy.

The addition of parking spaces, I believe, by 19, makes sense. It's still a very small number and will be good for the economy on the mountain. I also understand that in the revised CUP, the Lodge is suggesting an additional sidewalk to pick up from the existing south end of the Mount Lemmon Lodge Hotel southbound to the entrance to their private sidewalk at the Lodge. I believe they are also

proposing to install a crosswalk where the new sidewalk meets their existing sidewalk so pedestrians can walk from the west to the east side of Sabino Canyon Parkway in safety.

My wife and I were so excited to hear that there was a new Lodge. We had to check it out.

I would hope that you would work with the Lodge to modify the CUP. I think it will be good for the community as well as business in the community. The revised CUP will only enhance Mount Lemmon, its economy, and promote adjacent businesses as it will bring more people up to Mount Lemmon and enhance safety.

It is my understanding that the principals of Mount Lemmon Lodge are long term residents of the Mountain, going back to their families having cabins when they were children. I believe they now reside there on a permanent basis. They have put their money where their mouth is in an attempt to enhance access to Mount Lemmon and improve the economy on Mount Lemmon. I would hope this is readily apparent and that the revised CUP would be approved.

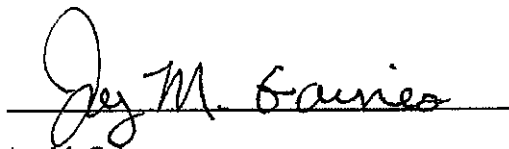
I am happy to discuss this in person or via Zoom or telephonically.

Very Truly Yours,



Edwin M. Gaines Jr.

Dated: January 3, 2024



Joy M. Gaines

Dated: January 3, 2024

Spencer Hickman

From: Stuart Shacter <stubshac@gmail.com>
Sent: Thursday, January 4, 2024 5:03 PM
To: Thomas Drzazgowski; DSD Planning
Subject: P23CU00015 Forest Investments LLC Type II CUP

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

We are offering this letter in support of the revised Conditional Use Permit requested by the Mt Lemmon Lodge. We have owned a cabin in Summerhaven since before the Aspen Fire and definitely feel that the Lodge has been a wonderful addition to the Mt Lemmon community. The changes proposed for the revised CUP will serve to make it even better.

Parking in Summerhaven is always difficult due to the relatively low number of parking spaces. The proposed additional parking spaces will provide guests and employees of the Lodge places to park with additional spaces available to all mountain visitors. The extended sidewalk and the crosswalk will make the road in front of the Lodge safer for everyone and makes it easier for the whole community to come and enjoy all the amenities the Lodge has to offer.

We have stayed at many National Park lodges over the years including South rim, North rim, Zion, Bryce Canyon, Yosemite, and Sequoia. The Mt Lemmon Lodge is equal to these other lodges in every way and we urge you to approve the revised CUP and help make Mt Lemmon a similar type of destination as these other properties.

Stu & Jennifer Shacter
12959 N Tempe Ave
Mt Lemmon, AZ 85619

Spencer Hickman

From: Thomas Drzazgowski
Sent: Monday, January 8, 2024 12:51 PM
To: Spencer Hickman
Subject: FW: CUP Application P23CU00015 Forest Investments LLC Type II CUP

From: Henry Johnson <henry.johnson@mtlemmonazimages.com>
Sent: Sunday, January 7, 2024 12:27 PM
To: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>; DSD Planning <DSDPlanning@pima.gov>
Cc: Diana Osborne <Diana@mtlemmonlodge.com>; Dorothy Johnson <dj.dorothyjohnson@gmail.com>
Subject: Re: CUP Application P23CU00015 Forest Investments LLC Type II CUP

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This is a letter of support for the revised Conditional Use Permit (CUP) Application for the Mount Lemmon Lodge, to be heard Wednesday January 10th at 2 pm.
P23CU00015 Forest Investments LLC Type II CUP.

We support the hotel expansion and associated improvements.
We have reviewed the proposed improvements and believe that they will improve access to the lodge, including providing for more parking and appropriate signage, as well as improve the pedestrian safety on Sabino Canyon Parkway in Summerhaven.

The Lodge is a valuable addition to the community on Mt. Lemmon, and we support their continued development that will benefit the community at large.

Thank you for your time and attention,

Henry Johnson
Dorothy Johnson
12717 N. Tucson Avenue
Mt Lemmon, AZ 85619

henry.johnson@mtlemmonazimages.com
www.mtlemmonazimages.com

(no affiliation with the Mount Lemmon Lodge)

Spencer Hickman

From: Thomas Drzazgowski
Sent: Monday, January 8, 2024 12:52 PM
To: Spencer Hickman
Subject: FW: P23CU00015 Forest Investments LLC Type II CUP

From: Susan Anderson <sca3407@gmail.com>
Sent: Saturday, January 6, 2024 10:34 AM
To: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>; DSD Planning <DSDPlanning@pima.gov>
Subject: P23CU00015 Forest Investments LLC Type II CUP

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Re: P23CU00015 Forest Investments, LLC Type II CUP

Dear Mr Drzazgowski And DSDPlanning,

As one who has owned a cabin on Mount Lemmon for nearly 30 years, I wish to express my strongest support for approval of the revised Mount Lemmon Lodge conditional use permit.

It is reasonable to expect that when a multi-story structure as significant as this lodge with its gift shop, underground parking, restaurant, lounge area outside decks, etc. is newly built it cannot help but have an impact on the surrounding businesses.

The creative and expensive measures that the Lodge owners have taken and are proposing should address the concerns of their fellow business owners. These will significantly enhance the safety and viability of the surrounding area.

Three Mount Lemmon hotels have burned to the ground in the last 50 years. They were the LaMariposa AKA Ponderosa, the Mount Lemmon Inn, and the Alpine Lodge. A lodge on our mountain has been long overdue.

This new Lodge is nothing short of a phenomenal asset for Mount Lemmon and southern Arizona.

Mount Lemmon makes Tucson special, and the Lodge now provides a luxurious place to stay for both visitors from around the world as well as prospective corporate leaders who are evaluating Tucson as a place to move their businesses.

I hope you will consider approving this revised conditional use permit for the Mount Lemmon Lodge.

Sincerely,

Michael G. Anderson
12708 N. Tucson Avenue
Mt. Lemmon, Az. 85619
Mike3407@aol.com
520-977-1110

sca3407@gmail.com

Spencer Hickman

From: DSD Planning
Sent: Monday, January 8, 2024 1:06 PM
To: Spencer Hickman
Subject: FW: CUP Application P23CU00015 Forest Investments LLC Type II CUP

From: Henry Johnson <henry.johnson@mtlemmonazimages.com>
Sent: Sunday, January 7, 2024 12:27 PM
To: Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>; DSD Planning <DSDPlanning@pima.gov>
Cc: Diana Osborne <Diana@mtlemmonlodge.com>; Dorothy Johnson <dj.dorothyjohnson@gmail.com>
Subject: Re: CUP Application P23CU00015 Forest Investments LLC Type II CUP

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P23CU00015 Forest Investments LLC Type II CUP.

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We have reviewed the proposed improvements and believe that they will improve access to the lodge, including providing for more parking and appropriate signage, as well as improve the pedestrian safety on Sabino Canyon Parkway in Summerhaven.

The Lodge is a valuable addition to the community on Mt. Lemmon, and we support their continued development that will benefit the community at large.

Thank you for your time and attention,

Henry Johnson
Dorothy Johnson
12717 N. Tucson Avenue
Mt Lemmon, AZ 85619

henry.johnson@mtlemmonazimages.com
www.mtlemmonazimages.com

(no affiliation with the Mount Lemmon Lodge)

Spencer Hickman

From: DSD Planning
Sent: Tuesday, January 9, 2024 7:52 AM
To: Spencer Hickman
Subject: FW: Mt. Lemmon Lodge P23CU00015 Forest Investments LLC Type II CUP

Follow Up Flag: Follow up
Flag Status: Flagged

From: rmhinsch@aol.com <rmhinsch@aol.com>
Sent: Monday, January 8, 2024 9:04 PM
To: DSD Planning <DSDPlanning@pima.gov>
Subject: Fw: Mt. Lemmon Lodge P23CU00015 Forest Investments LLC Type II CUP

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----- Forwarded Message -----

From: rmhinsch@aol.com <rmhinsch@aol.com>
To: Drzazgowski@pima.gov <Drzazgowski@pima.gov>; DSDplanning@pima.gov <dsdplanning@pima.gov>
Cc: diana@mtlemmonlodge.com <diana@mtlemmonlodge.com>
Sent: Monday, January 8, 2024 at 07:27:25 PM MST
Subject: Mt. Lemmon Lodge P23CU00015 Forest Investments LLC Type II CUP

Mr. Drzazgowski,

We are long-standing (45 year) residents of the Mt. Lemmon community and we fully support the efforts of Diana and John Osborne to continue with the expansion and associated improvements to The Mt. Lemmon Lodge. From the onset, the Osbornes created this magnificent retreat keeping what is best for the mountain/community in the forefront of their decisions. They have a long-standing family history on Mt. Lemmon and their goal is to share their vision of the Mt. Lemmon they know and love, with the rest of the world and do it responsibly...which they are. We support them in their endeavors and hope the county will find a way to help the businesses on the mountain fix the ever-present parking issue. It has been a problem for forever.

Respectfully,

Dr. and Mrs. Brett G. Hinsch