

[REDACTED]

---

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Sunday, April 28, 2019 10:38 AM  
**To:** COB\_mail  
**Subject:** New message - bikeranch.com

\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Debbie Stanton

**Email:**  
[REDACTED]

**Message:**

Dear Pima County, Bike Ranch is a natural outgrowth of Tucson's investment in biking infrastructure. I support this progressive, eco-friendly, and economically beneficial project that will further promote Tucson as a cycling destination. Please vote for the Bike Ranch. My address is: 934 E Bridgeport Pkwy, Gilvert, AZ 85295

FOR SUPPORT OF THIS MESSAGE, VISIT THE WEBSITE: <http://bikeranch.com> OR CALL 1-800-855-8555. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT US AT 1-800-855-8555. YOUR SUPPORT IS APPRECIATED.

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

2493550327

[REDACTED]

---

**From:** Cindy Soffrin <[REDACTED]>  
**Sent:** Sunday, April 28, 2019 3:50 PM  
**To:** COB\_mail  
**Subject:** The Bike Motel

\*\*\*\*\*

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 all supervisors, county administrator, planning services

APR 29 15:08:21 PCKC:ED

ML

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Sunday, April 28, 2019 4:25 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Daphne Hope

**Email:**  
[REDACTED]

**Message:**

My husband and I moved to Tucson five years ago to experience the amazing outdoor activities that this region offers. We are both keen cyclists and are very impressed with the quality of the facilities found here in Pima County. We meet people from all over North America as well as from Europe who are drawn to the Tucson area because of its reputation as a cycling destination. The proposed Bike Ranch would be an excellent addition to the amenities offered to people who enjoy cycling. We have been following the approval process and note that the proponents appear to have met all the existing criteria for approval. We have heard the arguments of those opposed to the development pertaining to its impact on Saguaro National Park and would like to say that as regular users of the park, we do not feel the presence of guests at the Bike Ranch will have a negative impact on the park. Please approve this development.

---

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

2493709027

Case # P19CU00005

To Pima County Board of Supervisors:

From :

Holli Strand

10053 S Peregrine Ridge Ct.

Vail, Az 85641

APR 30 19M1007 PCD KFB  
ALW

To Who it May Concern:

Please consider my request to keep the Saguaro East area the way it is. We love the simplistic rural beauty of this area. It is now very busy on Spanish Trail with bike riders and because it is not built up is what makes it fun.

I am most concern about the wildlife and biodiversity of the area.

Please do not allow the Bike Ranch.

Thank you,

Holli Strand

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR

DATE 4/30/19 ALW  
cc: Development Services

April 25, 2019

Dear Mr. Miller, Mr. Valadez, Ms. Bronson, Mr. Christy, and Mr. Elias:

I am writing today to express my opposition to the new Bike Ranch proposal at 3700 S. Old Spanish Trail. I am deeply concerned about the impact this "minor resort" will have on building density, traffic congestion, and, most importantly, the impact on the eco-system.

We purchased property at Wildhorse Ranch Estates with the understanding that the minimum acreage would serve as a buffer zone to protect against population density, as well as providing a buffer zone for Saguaro National Park. This new project will certainly contribute to traffic congestion, already a problem with the numbers of bikes on Old Spanish Trail and increased housing projects in the area. We certainly don't understand why a "Bike Ranch" wouldn't be located on a bike route.

Most important, however, is the impact this will have on our natural resources, our most precious commodity. Once gone, it won't be restored.

How can one more project benefit the park and this area? Please honor the original decision for zoning and deny the conditional use permit.

Sincerely,

Cherie Beckman

11661 E Exmoor Place

Tucson, AZ 85748

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR

DATE 5-2-19 MW  
cc: Development Services

MAY 02 12M0345P000 KCF PD  
MW

[REDACTED]

---

**From:** cj <[REDACTED]>  
**Sent:** Thursday, May 2, 2019 5:03 PM  
**To:** COB\_mail  
**Subject:** P19CU00005  
**Attachments:** 18.07.030.F [3.b.4).a].pdf; assessor parcel combination request.pdf

\*\*\*\*\*

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.

\*\*\*\*\*

May 1, 2019

Pima County Board of Supervisors  
130 W. Congress St., 11th Floor  
Tucson AZ 85701

Re: P19CU00005

Dear Supervisors,

Precedence – a case which may be taken as a rule in similar cases.

Please uphold the intent of the Buffer Overlay Zone and Minor Resort Ordinances. Deny this conditional use permit for an inappropriate high-density, commercial enterprise within feet of the entrance to Saguaro National Park Rincon. Do not set a precedent for further minor resorts.

The development requirement for a minor resort is ten acres. Attached is the half-page form that must be filled out to combine two or more parcels in Pima County. That's it, one-half page, no notary, no survey, nothing but a signature. That is all it takes to end up with ten or more acres in Pima County. And the Assessor's office will, without prompting, provide you with a letter attesting to that "combination" so you can walk right over to Development and file your application for a minor resort.

Mr. Portner's decision letters says, "Stating that approval of the present case is an automatic path to future convenience stores, gas stations and national chains is a specious claim." That is a nice way of calling the opposition liars. But it is Mr. Portner who is either prevaricating or did not pay attention to the opposition.

For five years, the opposition to this conditional use permit have talked about the precedent for a minor resort. That is because we know how easy it to create a ten-acre parcel and apply for this conditional use. And once a minor resort is approved, there will zero argument for denying the next. Evidently Mr. Portner is unaware of those facts and our basic argument. Our argument about precedent is unrelated to anything Mr. Portner mentioned.

If you do approve this minor resort, you will open the door to any developer who buys up ten acres and meets SR and BOZO conditions. This includes El Cortijo LLC who owns another 25.97 acres next to this proposed development. But you, our Supervisors, have the right to adhere to and uphold the purpose and intent of both the Minor Resort and the Buffer Overlay Zone Ordinances and deny this permit. You have the right to determine that this is the wrong place for high density, commercial development.

We are currently dealing with an under-funded couple with a "dream" who has taken this application to the County four times, pulling their application in 2014 because they knew it would be denied. They then back-doored this use through the Board of Adjustments three times and lost at all three Hearings and sued all three times (finally winning a non-conforming use that allows them the grand sum of 7,000 additional square feet of buildings on their 45.23 acres.)

When the market finds out that the only National Park next to a major metropolitan area is allowing commercial development at its borders, the market will respond. And the next developer will most likely not be a local, under-funded, dreamer couple.

May 03 19:08:10 PST CCKCFD  
CCKCFD

If you approve this permit, you will give away the right to deny a minor resort on subjective grounds.

You have a choice. You can choose one developer. Or you can choose the people - the people whom you supposedly represent, the people who elected you, and the hundreds of thousands of people who visit the only National Park that is being threatened by the high-density, commercial development of a major metropolitan area. You can choose one developer. Or you can choose to uphold the intent of BOZO.

Constance J. Franz  
11631 E. Calle Javelina 85748 (one mile north of proposed minor resort)  
[REDACTED]

Attachments:  
18.07.030.F (minor resort code)

Consolidation Request (parcel combination form)

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Thursday, May 2, 2019 5:08 PM  
**To:** COB\_mail  
**Subject:** Case P19CU00005

\*\*\*\*\*

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.

\*\*\*\*\*

From: Dennis and Susan Nordeen  
11180 E. Outback Rd.  
Tucson, AZ 85730  
(Within the Buffer Zone)

We chose to live here 46 years ago because of our love for the desert and proximity to the Saguaro National Monument (now designated Park). The zoning seemed correct - with a buffer zone of one mile to protect the beautiful saguaros and surrounding desert. It is hard to believe that such a development with its high density - many buildings with accommodations for so many people - would be even considered anywhere in this area, much less just across from the door to the Saguaro National Park! And once there is a breach in the zoning, anyone can continue to ask for higher density. Please take a look at this area for yourself and then decide.

And please consider another aspect: Why is it called a "BIKE" resort instead of just what it is... a Resort? The bike term is just a catch word for the bike friendly reputation that the city wants. Would it have your support if it was called a "Motorcycle" resort??

Respectfully yours, Dennis and Susan Nordeen

WY07J9H0B10PC0KCFM  
mm



**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Thursday, May 2, 2019 6:52 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Eric lindenberg

**Email:**  
[REDACTED]

**Message:**

RE: P19CU00005 Dear Pima County Supervisors, Bike Ranch is not needed or wanted in Tucson. Please vote AGAINST the Bike Ranch. My address is: 8250 E. Golf Links Rd 85730

**This message was submitted from your website contact form:**  
<http://bikeranch.com>

2506771765

**CLERK'S NOTE:**  
**COPY TO SUPERVISORS**  
**COUNTY ADMINISTRATOR**

DATE 5/3/19 MLW  
cc: Development Services

[REDACTED]

---

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Friday, May 3, 2019 9:40 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Lynda Edoff

**Email:**  
[REDACTED]

**Message:**  
I support bikeranch!

---

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

2511967655

MAY 03 19:09:46 PCD KCF HD  
AM

[REDACTED]

---

**From:** cal <[REDACTED]>  
**Sent:** Friday, May 3, 2019 10:06 AM  
**To:** COB\_mail  
**Subject:** case no: P19CU0005

\*\*\*\*\*

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.

\*\*\*\*\*

Ally Miller, District 1 (520) 724-2738  
Ramón Valadez, District 2 (520) 724-8126  
Sharon Bronson, District 3 (520) 724-8051  
Steve Christy, District 4 (520) 724-8094  
Richard Elías, District 5 (520) 724-8126  
Sent from Mail for Windows 10

MY name is Clarence C. Broeker  
5225, South Perlita Rd Tucson 85747  
[REDACTED] /Ward district 4

Please note : my opinion on continuing development for Bike Friendly Venues, should include registration and plating requirements for all wheeled vehicles, (Bikes), with an annual fee schedule, similar to vehicle registration. We all use the Tucson roads, and the fee for bikes could go toward the maintenance /striping /repair/ upgrading / of our travel infrastructure. Maybe this would also enhance responsibility, and mutual respect, of vehicle drivers, and Bike users, toward each other. As far as the bike ranch, there has to be land outside the perimeters of our national Park suitable for this enterprise. My vote is a no go for the location of this proposal.

Thank you,

Cal Broeker

RECEIVED  
MAY 03 10:06 AM  
[Signature]

[REDACTED]

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Friday, May 3, 2019 1:59 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Ann Weiner

**Email:**  
[REDACTED]

**Message:**  
Great concept!

*This message was submitted from your website contact form:*  
<http://bikeranch.com>

2512313383

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR

DATE 5/3/19 *alw*  
CCI Development Services

**From:** Save Saguaro National Park <SaveSaguaroNationalPark@gmail.com>  
**Sent:** Friday, May 3, 2019 5:31 PM  
**To:** COB\_mail  
**Subject:** [BULK] Pima County Board of Supervisors Mtg. 5/21 @ 9:00 AM

\*\*\*\*\*

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.

\*\*\*\*\*

[View this email in your browser](#)



Greetings neighbor:

The official date for the Board of Supervisors meeting where they will decide on the Bike Motel is **May 21st at 9:00 AM** and will be held in the Board of Supervisors Hearing Room located at 130 W. Congress on the 1st floor. They have not yet listed the agenda for the meeting, but the Bike Motel will be part of it. Once they list the agenda on their website **<http://pima.gov/DSDBCC/>**, we will send out an email blast to everyone. Wear Yellow to the meeting!

**Now is the time to write letters and/or talk to all of the county supervisors.** At the conditional use meeting we had a 3 to 1 ratio of letters against the Bike Motel. We need to impress the supervisors that the neighbors do not want this type of commercial development

CLERK'S NOTE:  
COPY TO SUPERVISORS

COUNTY ADMINISTRATOR

DATE 5/6/19 Y/W  
CC Development Services

across from Saguaro National Park.

## PIMA COUNTY BOARD OF SUPERVISORS

EMAIL - cob\_mail@pima.gov (this one email address will go to all supervisors, county administrator, planning services and others)

ADDRESS - 130 W. Congress Street, 11th Floor, Tucson, AZ 85701

Ally Miller, District 1 (520) 724-2738

Ramón Valadez, District 2 (520) 724-8126

Sharon Bronson, District 3 (520) 724-8051

Steve Christy, District 4 (520) 724-8094

Richard Elías, District 5 (520) 724-8126

## TIPS FOR LETTERS: Reference "Case P19CU00005"

- Send one letter and it will go all five Supervisors (email address referenced above will automatically send to all of them).
- Include your full address.
- If live in Buffer Zone or near development, **state so**.
- Stick to issues (not people) and the future (not the past).
- Keep is simple; stick to one or two points and get it onto one or two pages.
- Send more than one letter if you have more than one or two points to make.
  - Pollution: dark skies, noise, viewsapes, air, runoff from pavement, etc.
  - Increased bicycles, pedestrians, vehicles.
  - Increased crime.
  - Violation of buffer zone purpose.
  - Effect if project fails.
  - Precedent: all it takes for the next one is ten acres, that's it, ten acres.
  - Wildlife, biodiversity.
  - Urban encroachment.
  - Diminished solitude, quiet and naturalness.
- Try to find corroboration/documented support for your point(s).
- Use attachments, as many as needed, to bolster your point(s).

- If you need help with a letter (research, resources, etc.), please email us.
- If you need a ride to the hearing, email us and we will see if we can help.

Look for updates at our website: [savesaguaronationalpark.com](http://savesaguaronationalpark.com)

**Contact us:** [savesaguaronationalpark@gmail.com](mailto:savesaguaronationalpark@gmail.com)



*Copyright © 2019 Save Saguaro National Park, All rights reserved.*

You gave us your email address so you may be kept informed of our activities regarding protecting  
Saguaro National Park

**Our mailing address is:**  
Save Saguaro National Park  
3505 S Hunters Run  
Tucson, Az 85712

Add us to your address book

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Friday, May 3, 2019 6:12 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Angela Soyering

**Email:**  
[REDACTED]

**Message:**

Southern Arizona has the perfect opportunity to bring outdoor recreation and the economy that something like this brings. We've left this city for months every year now to find the communities that value outdoor recreation. What a beautiful place Tucson is yet it continues to appear this cities vision is to cater to those who have tried to stop growth for the last 30 years. Accept the fact that outdoor activities will draw in more people with the economics to help this city thrive financially. We are sad that we do not see the outdoor activity pride the small community of Ft Collins Colorado. You all could learn a lot from this small outdoor friendly community.

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

2513009003



[REDACTED]

---

**From:** Joyce Kurz <[REDACTED]>  
**Sent:** Saturday, May 4, 2019 5:26 AM  
**To:** COB\_mail  
**Subject:** Bike Motel

\*\*\*\*\*

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.

\*\*\*\*\*

PLEASE, PLEASE, PLEASE vote against the Bike Motel. Let's keep our desert as close to possible a desert. Don't let Tucson become like Phoenix and become more like the East. Our beautiful desert should stay as much as the desert that it can.

Thank you,

Joyce Kurz

MAY 06 19H09M16P C D K OF BR  
MW

[REDACTED]

---

**From:** Mark McLoughlin <[REDACTED]>  
**Sent:** Saturday, May 4, 2019 8:05 AM  
**To:** COB\_mail  
**Subject:** Bike Ranch - oppose or reduce scale

\*\*\*\*\*

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 supervisors,

The bike ranch is a great idea, but in the wrong place. If it was a couple of miles away from the park, terrific.

Unfortunately, the project scale as planned is far too large for the location.

Please oppose this project, or require a significant reduction in scale -- Fewer units nothing taller than one level.

If the project is approved there should be strong "night sky" compliance requirements.

Respectfully,  
Mark McLoughlin  
14927 E. Diamond Q Ranch Place  
Vail, AZ 85641

Sent from my iPhone

CM  
MAY 06 19 09:16 PCD/KCF/EP

[REDACTED]

---

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Saturday, May 4, 2019 11:34 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Douglas Horn

**Email:**  
[REDACTED]

**Message:**

I am writing in support of the Bike Ranch development proposal. My wife and I live on the northeast side of Tucson and frequently cycle in the area around Saguaro National Park. We moved to Tucson specifically because of the wonderful cycling opportunities it offers. Since our arrival here, we have observed that the Tucson region has become a popular cycling destination, attracting visitors from across North America. We believe that the proposed development will provide important amenities for these visitors while also enhancing the local cycling experience with the bike café. We also believe that the proponents are sincere about working with local authorities to ensure the safety of road users in the vicinity of their property and that they have addressed all the requirements of the planning authority. Sincerely, Doug Horn

---

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

2514307330

\_\_\_\_\_

\* \* \* \* \*

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.

\* \* \* \* \*

[Click here to reply](#)

**Name:**  
Geoff Gould

**Email:**

**Message:**

Dear Pima County supervisors, I am writing this note in support of the Bike Ranch here in Tucson. I am a native of Tucson and a 30+ veteran of the cycling industry. I opened and was partnered in two bicycles retail operations over the years, Arizona Cyclist and Miles Ahead Cyclery. Tucson as a cycling destination in on of the premier locations in the world. In my three decades of the cycling industry I have had the pleasure of meeting and doing business with many hundreds of people. These cyclists come from all over the country and from all parts of the world. Many of us in the industry have longed for a facility like the Bike Ranch but would have never dreamed it possible. With the vision and resources being brought to by by Peter Lasher and Kelley Mathews we would have a facility with a global reach. The bell sounding for cyclists and cycling tourism would be ringing loud and with pride for all Tucsonans and the positive financial impact for our local economy will be fantastic. As a group cyclists are a healthy and active segment of the population, spending large amounts of disposable cash on all things related to cycling. Products, food, lodging, support services in wellness and performance testing and even transportation. The list of revenue generators is very long. I've spent the last several years working and running cycling camps and holidays here in Tucson, were the Bike Ranch open for business all of our cycling tourists would have so much more available to them. And when word gets out about the Bike Ranch faculty here in Tucson we will be on the top shelf of all cycling cities world class destinations. I ask you for vote a resounding YES in approval of the Bike Ranch. Sincerely, Geoff Gould PuntoTours Cycling Holidays

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 06-15-2006 BY 60322 UCBAW

[REDACTED]

---

**From:** Filomena Blankenship <[REDACTED]>  
**Sent:** Sunday, May 5, 2019 11:49 AM  
**To:** COB\_mail  
**Subject:** Bike Motel

\*\*\*\*\*

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.

\*\*\*\*\*

May 5th, 2019

My name is Filomena Blankenship. I reside at 1405 S. Sumatra Place Tucson 85748

I am vehemently opposed to the proposed Bike Motel/Ranch.

I was born and raised in Tucson and frequent the Saguaro Park East on a regular basis and have for decades. I have seen it get more and more crowded to the point that now at times there are lines almost to the entrance to the park.

Allowing up to 100 more bikers on a daily basis would severely alter the balance of visitors and make it much harder to navigate riding in a car or walking on the road.

I would think the county would also take into account the liability it may incur in the event of a casualty which will most certainly occur. It is not a matter of If, but a matter of when it happens. Old Spanish Trail Rd. is just not made for throngs of bikers. It is windy and fast and

beyond dangerous for bikers. If you allow this change to happen, don't think that a law suit won't also happen when the worst takes place.

The bikers are not going to go around and around a 8 mile loop in the park all day. Instead they will find their way to the loop around Tucson which is quite a distance from the Bike Motel which will put them in danger on the precarious roads. With Rocking K putting in several

thousand new homes, Old Spanish Trail is going to be busy way beyond being safe for bikers.

Allowing this will also set a precedent for other commercial projects to take place.

We have this incredible gem in the Saguaro Park, which needs to be preserved at all costs. Once it is overcrowded there is no turning back. It can't even turn into a Sabino Canyon situation as there are no huge parking lots to take a shuttle to if, it comes to that.

I think it would behoove you to take into account the overwhelming support for NOT having the bike ranch, from the former Saguaro Park superintendent, rather than the current one. All of the employees I have spoken with for years are not in favor of it.

MAY 06 19:09:17 PCD KCFED  
Call

I implore you to also consider the impact on the neighbors that this project would have. They bought and built their dreams homes in an area they were assured would not become what it proposed. The unfairness of this should be paramount in your decision making.

All the animals and their corridors that would be affected is also a huge consideration. The night skies for the predatory birds would be affected as the sky would be much lighter. The noise travels for a very long distance and the peace and quiet would also be affected.

A bike ranch in Tucson is a good idea but at this particular location, it just couldn't be any worse.

I hope you will take all of this in to account when making your decision. At some point, nature and the people's enjoyment of living in it and protecting it, should take precedence over the monetary gains of a few individuals.

Thank you,

Filomena Blankenship

[REDACTED]

---

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Sunday, May 5, 2019 7:52 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
catana Brown

**Email:**  
[REDACTED]

**Message:**

I support Bike Ranch. As the president of Bike Prescott, I would love to organize a trip for our club to Bike Ranch. We have a large group that attends El Tour every year. This would be an epic destination for folks like us. Catana Brown

\*\*\*\*\*  
***This message was submitted from your website contact form:***  
<http://bikeranch.com>

2515602027

[REDACTED]

---

**From:** Patti Frisch <[REDACTED]>  
**Sent:** Sunday, May 5, 2019 11:16 PM  
**To:** COB\_mail  
**Subject:** "Case P19CU00005"

\*\*\*\*\*

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 on behalf of my husband and myself in opposition to the proposed Bike Motel on Old Spanish Trail.

Our home is on the corner of East Broadway and Freeman Road, so we would be affected by the proposed resort, including more bike traffic on Freeman Road and Broadway, neither of which has a significant bike path. We have 2 main concerns: (1) the imposition on Sahuaro East Park itself and the adjacent neighborhood and (2) the traffic on Spanish Trail.

(1) IMPOSITION ON THE PARK AND NEIGHBORHOOD: I am a retired attorney, and based on my reading of "Conditional Use Permits," the proposed motel falls significantly outside of the "exemption to the zoning laws" demanded for granting that variance. First of all, based on the level of opposition to the proposed motel, it is obvious that the motel will not "benefit the neighborhood." The only "commercial benefit" is to the landowner and developer and will have negative consequences for the neighborhood itself by driving down the value of property adjacent to the motel. Further, because of the size of the proposed motel (and, most probably a second development to follow on the adjacent land) it does not fall within the zoning exception of "a small or home-based business."

(2) TRAFFIC ON OLD SPANISH TRAIL: As you are aware, there has been and continues to be, an explosion of residential development along Spanish Trail toward Vail. As a result, in the 12 years We have been using that road we have experienced a significant increase in traffic including school buses, trucks and horse trailers, as well as cars. I myself drive a horse trailer and have been a passenger in a truck pulling a trailer where we have had close calls with groups of cyclists who ride at least 2 abreast, and where oncoming traffic prevents a driver from moving into that lane. Although there is a small shoulder on Spanish Trll, it is by no means a safe bike trail.

We respectfully request that you consider all objections and take into consideration the negative consequences to the precious area surrounding Sahuaro Park and do the right thing to protect this unique area when making your decision. We are asking you to vote AGAINST GRANTING A CONDITIONAL USE PERMIT to this commercial venture that is simply in the wrong place.

Respectful Submitted,  
Patti and Mel Frisch  
11770 E Andalusian Place  
85748



Patti Frisch



Sent from my iPad

[REDACTED]

---

**From:** Virginia <[REDACTED]>  
**Sent:** Monday, May 6, 2019 2:09 AM  
**To:** COB\_mail  
**Subject:** Case P19CU00005

\*\*\*\*\*

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.

\*\*\*\*\*

My address is 3620 S Saguaro Shadows Drive and my home is in the buffer zone. I chose this area because of the buffer zone protection and the open space I enjoy because of it. I paid for this in the cost of the land, the building of the house and the property taxes I pay every year.

To think that the protection afforded the desert vegetation, wildlife, and residents by the suburban ranch zoning could be lost because of this rezoning request is revolting. If you are going to rezone for the bike ranch, which by any other name is a HOTEL, where does it stop? National Park officials are instructed by the park service to be NEUTRAL on political issues. The continuing reference to approval by the current superintendent is totally against park policy and as far as I can tell an outright lie to influence opinion.

The bike ranch name implies this lovely place where only non-polluting, quiet bikes are being ridden. Then why is there a 75 car parking lot needed? And what added impact will all the extra vehicles parked at the bike HOTEL have on the environment? And 49 casitas?? Hotel, HOTEL, HOTEL. Why not a Double Tree or Days Inn? And can anyone come and stay at the bike ranch like a Days Inn or DO YOU HAVE TO HAVE A BIKE? No bike, no stay? I

05-19-2019 02:09 PM  
COB\_mail

think not. Again a title chosen to deceive us into thinking a bike ranch has such little impact on the environment. Not true.

Tell the property owners to go back to the drawing board and create 3.3 acre lots in line with the current zoning. If this passes, I and many others I have spoken to who are against this project, will campaign to be sure YOU are not re-elected.

Virginia Stanek



[REDACTED]

---

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Monday, May 6, 2019 2:47 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Gregory Lauderback

**Email:**  
[REDACTED]

**Message:**

Tucson is a great place for such an incredible concept. The weather is perfect the location is perfect, the idea is perfect. They would be fools not to approve this venture.

---

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

2516252808

PRY 06-19-2019 18:47:00 KTF RD  
JMW

[REDACTED]

---

**From:** Tom Kenyon <[REDACTED]>  
**Sent:** Monday, May 6, 2019 9:52 AM  
**To:** COB\_mail  
**Cc:** Thomas Kenyon  
**Subject:** Strong Objection to Bike Hotel Development

\*\*\*\*\*

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.

\*\*\*\*\*

Reference: P19CU00005

Dr Thomas Kenyon  
1910 Placita el Zacate  
Tucson, AZ 85749

Date: May 6, 2019

Dear Pima County Board of Supervisors,

I am writing to voice my strong objection to the proposed development of the Bike Hotel across from the Saguaro National Park on the east side of Tucson.

This will no doubt create significant public safety risk to Pima County and its residents if this development is allowed to proceed. These roads are already very narrow, curvy and treacherous to those who currently bike, drive or walk this route. The addition of the Bike Hotel will add tremendous congestion from a rapid influx of cars, bikes and pedestrians across an already busy narrow intersection at the park entrance. The Board of Supervisors is being forewarned of the potential danger it could create, and could be held personally liable for injuries it contributes to through issuing a permit for such a high risk development. Anyone injured as a result of this development is going to be encouraged by their attorney to take legal action. As a Pima County taxpayer I object to creating this potentially costly risk, in addition to being concerned by the needless harm it will create to individuals.

Secondly, the Bike Hotel will ruin the pristine natural beauty of the unspoiled desert in this unique area of Tucson, including the night time skies for those of us who enjoy the wonderful star gazing that Tucson offers. I strongly object to the increased light and noise pollution that would no doubt emanate from the Bike Hotel premises adjacent to a national park.

I look forward to the rejection of this proposed development by the Pima County Board of Supervisors. It is the right thing to do for the people of Pima County and the preservation of the fragile Sonoran Desert.

Sincerely,

Tom Kenyon

Sent from my iPhone

MAY 06 19 09 57 P19CU00005

*mm*

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Monday, May 6, 2019 11:52 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Bill Willmon

**Email:**  
[REDACTED]

**Message:**

Please do not allow Bicycle Ranch a permit to build in the zone along Saguaro Park and Old Spanish Trail.

*This message was submitted from your website contact form:*  
<http://bikeranch.com>

2517441272

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR

DATE 5/6/19 AW  
CC: Development Services

[REDACTED]

---

**From:** cj <[REDACTED]>  
**Sent:** Monday, May 6, 2019 12:00 PM  
**To:** COB\_mail  
**Subject:** time sensitive request, please

\*\*\*\*\*

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.

\*\*\*\*\*

P19CU00005

This is a time sensitive request. Please respond as soon as possible.

I would like confirmation that our interpretation of the new ordinance (18.90.10) that implements ARS 11-825 is correct.

If 20 percent of the parcel owners within 1000 feet of the proposed development write letters opposing that development - and those letters are received by you by 5:00 PM Thursday May 18th (for the Tuesday, May 21, 2019 hearing) - then the permit will be denied if two supervisors vote to deny.

Thank you,

Constance J. Franz  
[REDACTED]

MAY 06 19 12:01 PM CCK/CFD  
[Signature]

[REDACTED]

---

**From:** cj [REDACTED]  
**Sent:** Monday, May 6, 2019 12:03 PM  
**To:** COB\_mail  
**Subject:** CORRECTION: time sensitive request, please

\*\*\*\*\*

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.

\*\*\*\*\*

Should read: Thursday May 18th...

Thank you,

cj franz

Begin forwarded message:

**From:** cj [REDACTED]  
**Subject:** time sensitive request, please  
**Date:** May 6, 2019 at 11:59:30 AM MST  
**To:** [cob\\_mail@pima.gov](mailto:cob_mail@pima.gov)

P19CU00005

This is a time sensitive request. Please respond as soon as possible.

I would like confirmation that our interpretation of the new ordinance (18.90.10) that implements ARS 11-825 is correct.

If 20 percent of the parcel owners within 1000 feet of the proposed development write letters opposing that development - and those letters are received by you by 5:00 PM Thursday May 18th (for the Tuesday, May 21, 2019 hearing) - then the permit will be denied if two supervisors vote to deny.

Thank you,

Constance J. Franz  
[REDACTED]

MAY 06 15PM 1204 PCD CLKF HP

Handwritten signature/initials.



[REDACTED]

---

**From:** rob lowe <[REDACTED]>  
**Sent:** Monday, May 6, 2019 1:09 PM  
**To:** COB\_mail  
**Subject:** Case P19CU00005 - Please protect Saguaro National Park and preserve the Buffer Zone

\*\*\*\*\*

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 Board of Supervisors,

I'm writing to ask you to oppose the development of 20 acres just north of Escalante off of Old Spanish Trail - within feet of the entrance to the Park.

In reviewing earlier letters for the last hearing, it appeared that for the most part, the letters supporting the development of the bike resort were written by folks or businesses that do not reside in the Buffer Zone. At the same time, letters opposing the development were written by folks that live here in the buffer zone and would live with the impact of this development if allowed to go forward. It's easy to support something that has no impact on oneself.

The Buffer Zone was implemented for a reason - Protection of Saguaro National Park. Please protect the Park and block this new development. This bike resort could be built anywhere, there is no need to have it across from our beautiful National Park. There is simply no need to have it anywhere in the Buffer Zone.

I've lived in the Buffer Zone for Saguaro National Park East for nearly 20 years. I know this proposed high-density development would be a disaster. Already growth in Vail and along the Old Spanish Trail corridor has created challenges for the Buffer Zone I live in and that is there to protect the Park and surrounding area. Please don't help it get even worse!

Although, I live on a street off Old Spanish Trail with direct access to a foot entrance to the Park, I don't walk across the street to enter there because of the danger of traffic. Folks with horses in this area can no longer safely cross to enter with horses. One of my neighbors car was hit by a vehicle while she attempted to get her mail from the mailboxes at the end of our road on Old Spanish Trail. Imagine how much more severe the impact if you allow this development to go forward! We need to minimize traffic near our national treasure, not increase traffic and congestion and associated negative impacts such as light pollution destroying the beautiful dark skies, etc., etc.

Please tell me that you will oppose this development that does not fit with the goals of the Buffer Zone.

Sincerely,

Robbie Lowe

[REDACTED]  
11510 E Camino del Desierto  
Tucson 85747

REC'D MAY 06 10:50 AM 2019  
[Signature]

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Monday, May 6, 2019 3:13 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
James Lorentzen

**Email:**  
[james@pedegotucson.com](mailto:james@pedegotucson.com)

**Message:**

Dear County Board of Supervisor's, As a licensed dealer of a leading international brand of electric bike, we have seen visitor's first-hand come into our store to find solutions in helping them get biking on our roadways and shared-use paths. They all say something positive, or more like 'extraordinary' when describing our biking infrastructure. People would sure welcome a unique hotel venue that allowed them to stay and bike with an even greater experience. People staying more often, and longer, is good for many businesses here in Tucson. For those reasons and beyond, please vote YES to allow the Bike Ranch project to go forward! Thank you, James Lorentzen, Co-Owner/Mgr Pedego Electric Bikes Tucson & Mt Lemmon

---

***This message was submitted from your website contact form:***  
<http://bikeranch.com>

2519366020

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR

DATE 5/6/19 4/10  
CC: Development Services

**From:** Jeanette Nadeau  
**To:** COB\_mall  
**Subject:** Bike Ranch Development, Case P19CU00005  
**Date:** Monday, May 6, 2019 5:59:40 PM

---

\*\*\*\*\*

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 Pima County Supervisors;

I write to voice my strong opposition to approval of the so-called "Bike Ranch" resort development across from the entrance to Saguaro National Park East. I live within the BOZO and SR-zoning one block south of Escalante Rd, so this development would directly impact my property as well as the National Park.

First, this is a terrible location for a resort. It will certainly have an adverse impact on the Park, despite the rosy picture painted by the current Park Supervisor. Other Park Supervisors have held entirely opposite opinions, as do the vast majority of wildlife biologists and ecologists. Have you ever walked in total darkness and silence from the Visitor center or nearby trailheads to listen to the owls, the bats, the other night sounds? Or enjoyed the daytime tranquility and awesome views from the Cactus Forest Trail? If so, you know that a 200+ person, two-story resort with **restaurant and outdoor bar** will forever despoil this experience for other visitors, not to mention wreak havoc on the special animals and plants in the local vicinity in a way that single-family dwellings do not. The continuous ruckus inevitably produced by the presence of MANY humans, including multiple air conditioners, lights, food and linen delivery trucks, arriving and departing cars and vans, and the 24/7 party that will be ongoing as new visitors arrive at this hotel every day with the idea of having a good time...what a terrible idea.

Second, I object to the dishonest tactic that has been used by the developer to claim the minor resort status allowable in SR zoning. They have split the property into two parcels so as to claim the maximum 49 rooms for the property under current consideration, IN ADDITION to their adjoining property, which will have many additional rental units. They are "gaming the system" to build what is in actual fact a **major resort** where such a development would never be allowable by zoning code.

Finally, I haven't met a single person that lives in this area who is in favor of this development regardless of political affiliation. Not even the avid cyclists like it or feel this is the right location. We all appreciate the lure of a new tax ratable in Pima County, but some lines should not be crossed. This resort will harm our property values and the way of life we sought out when we bought our homes, and will benefit only the developers. And to suggest that this development would not violate the spirit and intent of the BOZO and the SR-zoning around the National Park just because it would cater primarily to bicyclists and "be green" is patently ridiculous.

This resort would negatively change the Park and local neighborhood forever, and has no guarantee of economic viability or downstream accountability. I ask you to please protect

MAY 07 15:08:22 PCKEFD

OK

SNP East and local residents by voting AGAINST this conditional use permit. We are your constituency, and we vote.

Sincerely,  
Dr. Jeanette Nadeau  
11620 E Spanish Ridge Pl  
Tucson, AZ 85730

**From:** [Bike Ranch](#)  
**To:** [COB\\_mail](#)  
**Subject:** [BULK] New message - bikeranch.com  
**Date:** Monday, May 6, 2019 6:11:13 PM

---

\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Laura Fordahl

**Email:**  
[REDACTED]

**Message:**

Forget it, lookalike it's been done. They dont ride on huckleberry loop, dumb ass name, by the way, they choose to ride through saguaro national park and gates pass, no bike lanes.

*This message was submitted from your website contact form:*  
<http://bikeranch.com>

2519434563

BR  
MAY 07 19 08 22 PC CLK F HD

**From:** cl  
**To:** COB\_mail; DSD Planning  
**Subject:** P19CU00005  
**Date:** Monday, May 6, 2019 6:35:43 PM  
**Attachments:** [bike-Alternate Rout-Supplemental Application Materials.pdf](#)  
[satellite, overlaid plot plan.png](#)

---

\*\*\*\*\*

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.

\*\*\*\*\*

May 6, 2019

Board of Supervisors  
130 West Congress 11th Floor  
Tucson, AZ 85748

Re: P19CU00005

Dear Board,

We oppose this minor resort conditional use and ask that you deny the permit.

The Board has the right to deny this permit regardless of whether or not it meets conditions. You have the right to deny this permit because it is inappropriate development for the border of one of only 62 National Parks – the only National Park being encroached upon by a major metropolitan area.

This proposed minor resort does not support any of the seven stated purposes of the Buffer Overlay Zone Ordinance (listed at the end). That is why a minor resort is a Type 2 conditional use – it involves the Board which allows the Board to consider subjective values such as the “purpose” and “intent” of the relevant zoning and to support their constituents over a developer.

This 19.27 acre, 33-building (18 of which are two-story), high density, commercial development (with an additional 25.97 acres waiting in the wings):

1. would eliminate 19.27 acres of open space;
2. would erect a barrier in middle of the the existing ten square miles of low-density protection for the Park’s western border and diminish the Park by placing high-density, two-story, commercial property within feet of its entrance, next to the 67,000 square miles of the Park, and within a third of a mile of the 60,000 acres of Federally designated Wilderness.
3. would eliminate the existing low-density transition between the Park and the city of Tucson right at the entrance to the Park;
4. would eliminate 19.27 acres of wildlife habitat and, along with the 1100 foot wall, pavement, buildings, covered and uncovered walkways , impede the movement of wild life;
5. would eliminate the open space and low density aesthetic of the Buffer Overlay Zone, right at the entrance to the Park;
6. cannot conceivably be considered protection for the predominantly wilderness lands within Saguaro National Park Rincon – the *largest and most diverse sky-island in North America(1)* – and it would not only damage residents’ enjoyment of the area but would ruin the lives and property values of the 50-some parcel owners within 1000 feet and demonstrate for Park visitors

05/07/19 08:22 PM C:\K\EFB

BR

that Pima County supports high-density, commercial property within feet of the entrance to a National Park.

7. would rupture the existing, continuous, one structure per 3.3 acres, performance standards for the ten square miles along the Park's western boundary where ninety-five percent are single family homes with the occasional, interspersed, single-building B and B, assisted living facility, church, etc. The two exceptions at Irvington and Old Spanish Trailer are not high density in buildings or people, nor is their use twenty-four-seven-365. 1) A horse facility in the middle of 18 acres with one house and a triplex for staff. 2) A church in the middle of 20 acres with three homes, quonset hut and one other structure.



This development is just wrong. It would run 24/7/365 and, regardless of conditions met, will have a negative impact on every aspect of the Buffer Zone, in particular the existing dark skies, dead quietness, and solitude – all of which are cherished by locals and Park visitors.

Please support the hundreds of people who oppose this minor resort, the people you supposedly represent, the people who elected you. Please choose to preserve the open space standard that hundreds of thousands of Park visitors currently expect and enjoy. Please choose to uphold the low-density intent of the Buffer Overlay Zone Ordinance.

#### Chapter 18.67 BUFFER OVERLAY ZONE

##### 18.67.010 Purpose.

A. The purpose of this chapter is to:

1. **Preserve and protect the open space** characteristics of those lands in the vicinity of the public preserves while at the same time permitting the economically reasonable use of lands;
2. **Protect and enhance existing public preserves** in Pima County as a limited and valuable resource;

3. Establish **mechanisms that will protect the public preserves** and result in an **ecologically sound transition** between the preserves and more urbanized development;
4. **Assure the continued existence of adequate wildlife habitat and foster the unimpeded movement of wildlife** in the vicinity of Pima County's public preserves;
5. Provide for an **aesthetic visual appearance from and to Pima County's public preserves**;
6. Promote a continued economic benefit to the region by **protecting the public preserves for the enjoyment of residents and visitors alike**; and
7. Neither promote nor discourage changes in underlying zoning, but rather **provide continuing performance standards for the unique lands** within the buffer overlay zone.

(1) Engebretson, Jesse. (November 2012). Wild Space in an Urban Setting: National Park Service, Saguaro National Park.

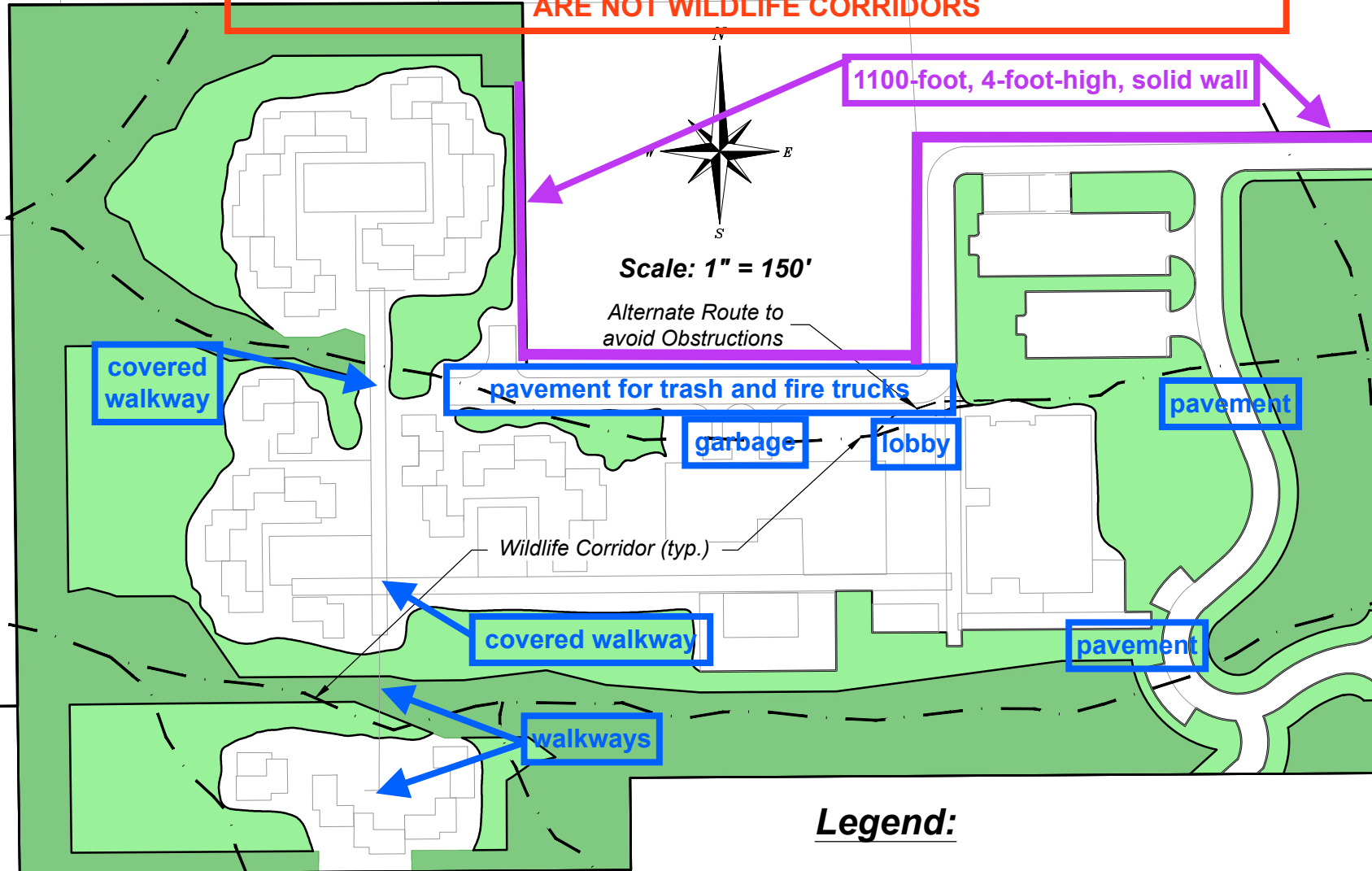
Constance J. Franz

11631 E Calle Javelina 85748 (one mile north of proposed development)

[REDACTED]



**Dotted lines that cross pavement, skirt the lobby building, pass through the garbage collection area and cross lighted/covered and uncovered walkways ARE NOT WILDLIFE CORRIDORS**



### **Legend:**

- BOZO Natural Open Space (5.85 Acres)
- Additional Open Space (5.05 Acres) \*

\* The Additional Open Space will consist of (mostly) Natural and (some) Functional Open Space, the split of which to be determined during the Grading Plan process.

Law Offices  
**ABOUD & ABOUD, P.C.**

Michael J. Aboud  
John Eli Aboud  
Shelley Lynn Aboud (1954 - 2007)  
John Aboud, Sr. (1916 - 2000)  
Edward Aboud (1904 - 1980)

1661 North Swan Road, Suite 234  
Tucson, Arizona 85712-4053

Telephone  
(520) 623-5721  
Telefax  
(520) 623-5727  
E-Mail  
johneli@aboudlaw.com

May 6, 2019

Board of Supervisors  
PIMA COUNTY  
130 W. Congress Street, 11<sup>th</sup> Floor  
Tucson, AZ 85701

VIA EMAIL ONLY

Re: P-19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort

Dear Supervisors:

I am a native Tucsonan, having been born here in the mid-1940's and have lived and practiced law here all my life. I have lived at 3650 S. Hunters Run (formerly 11241 E. Escalante) since 1977. I specifically bought my home because it was in the buffer zone around then Saguaro National Monument. I felt assured that the protection of the Buffer Overlay Zone and the Suburban Ranch (SR) zoning would not change and these regulations would provide assurance that the rural, open, uncommercialized nature of the area would be preserved unconditionally.

Regretfully, pro-development supervisors and administrators have weakened the zoning regulations with conditional use provisions that now make commercial development possible in areas that clearly should not be developed commercially. Such is the case with the proposed bike ranch on Old Spanish Trail and Escalante.

I've watched the growth and development in the area and have experienced the increased traffic on both Old Spanish Trail and Escalante. I used to jog along Escalante; I don't any more because of the traffic. I used to ride my bike along Escalante and Old Spanish Trail to the Monument and around the Monument and back home; I don't any more because of the traffic. Instead, I now jog/walk along Hunters Run and the dirt roads around the area and my racing bike sits idle.

That development and those increases have also affected the way I live also. For at least the first 20 years that I lived there I never locked the doors of my house and never feared being burglarized. Since 2005 my home has been burglarized twice.

I've seen how that traffic affects other neighbors, and the formerly abundant and now nearly extinct wildlife in the area. I used to regularly see mule deer, javelina, bobcats, mountain lions, coyotes, racoons, skunks, Gila Monsters, different species of snakes, etc; sightings are rare now.

190719M082PC0KEFD  
BZ

Pima County Board of Supervisors  
May 6, 2019  
Page 2

I cannot imagine how development of the proposed bike ranch will do anything except make living conditions in the area worse, more traffic, more noise, more people, increased possibilities of crime, etc.

Needless to say, I am vehemently opposed to it and hope you have enough spine to preserve an area of Tucson that was at one time pristine, and help keep it from development.

Very truly yours,

*John Eli Aboud*

John Eli Aboud

JEA/bm

**From:** Bike Ranch  
**To:** COB\_mall  
**Subject:** [BULK] New message - bikeranch.com  
**Date:** Monday, May 6, 2019 8:40:32 PM

---

\*\*\*\*\*

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.

\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Debra Jones

**Email:**  
[REDACTED]

**Message:**

My husband and I support the Bike Ranch project. We live 3 miles from Saguaro National Park. We feel that it will be a wonderful asset to our city and to the east side of Tucson.

*This message was submitted from your website contact form:*  
<http://bikeranch.com>

2520540181

MAY 07 19 08 23 POC CLK OF PD  
BR

**From:** Dr. Chelson  
**To:** COB\_mall  
**Subject:** Case P16CU00005  
**Date:** Monday, May 6, 2019 10:15:28 PM  
**Attachments:** Bike Motel.pdf

---

\*\*\*\*\*

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.  
\*\*\*\*\*

Please read and hopefully ponder a bit on my attached letter.  
Thank you for your time

MAY 07 15:08:23 PC CLKF RD

BS

May 6<sup>th</sup> 2019

Attention to: Pima County Board of Supervisors

I am writing in reference to **"CASE P19CU00005"** or the *Horrid Bike Motel*. I Lived on Spanish Trail, within walking distance to Saguaro Park, some nine years before moving to Civano three years ago. I attended the public meetings back when this ridiculous commercial proposal was first presented, and I obviously still oppose it. After all the public outcry against this development proposal, I find it unbelievable that it's even back on the table for consideration.

The last time I checked, Saguaro Park is still designated a *National* Park, a treasure that deserves protection. I can't even fathom any type of motel right outside the entrance of Yosemite, Yellow Stone, Grand Canyon, or any National Park. All of them are surrounded by a buffer zone of undeveloped land, so why should it be any different for Saguaro National Park?

The traffic on Spanish Trail has become more congested, with the majority of motorist speeding by the Park at 45-50 miles an hour, resulting in the needless death of wildlife. There's a new housing development coming farther out on Spanish Trail, and I can only imagine the impact that will have on this road, and the property along it. There's a history of serious car, and bike accidents on this road, especially at the corner of Spanish Trail and Escalante. Increasing the influx of cyclist coming and going so close to this corner, and the Park, will increase exponentially the amount of accidents also.

I walked my dogs daily, and personally witnessed cyclists throwing their "snack" trash on the road, purposely running over Gila Monsters, Snakes (they laughed about it), being verbally abusive to pedestrians (especially if you couldn't get out of their way fast enough), as well as to motorists that try to get around them.

Those of us that love viewing or walking along Spanish trail have found it increasing difficult to share the road with cars, and cyclist, the latter pretty much taking over. My deepest concern is that if this abomination of a development is approved, a precedence will be set for even more business's on Spanish Trail and nearby open land, destroying what used to be a scenic drive.

This commercial development is PREPOSTEROUS, with no other goal than to make money, and if they fail, it is us who are left to suffer the mess they leave. Please protect our National Park, and the surrounding area for this, and future generations.

Sincerely

Debora Chelson NMD PC