

From: Bike Ranch <donotreply@godaddy.com>
Sent: Monday, April 1, 2019 7:39 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:
Leonard fieber

Email:
[REDACTED]

Message:

Please approve the bike ranch. It would add a tasteful very high calibre addition to our community. It not only fosters recreation and athleticism but will bring many outside guests to enjoy our natural beauty of the desert

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

2407554453

APR 01 19 09:53 PCO KCFB
ASG

From: Bike Ranch <donotreply@godaddy.com>
Sent: Monday, April 1, 2019 8:07 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Bret Summers

Email:
[REDACTED]

Message:

Dear Pima County, Bike Ranch is a natural outgrowth of Tucson's investment in biking infrastructure. While I do not support progressive policies and so-called eco-friendly projects at taxpayer expense, I do support a private landowner using their personal property for this project. Please vote for the Bike Ranch.

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

2407708159

APR 01 15 09 53 POC CLK CFB
Arg

[REDACTED]

From: Bike Ranch <donotreply@godaddy.com>
Sent: Monday, April 1, 2019 9:50 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Elaine Jackson

Email:
[REDACTED]

Message:

RE: P19CU00005 Dear Pima County, I am a Tucson native and an avid cyclist. 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. Thank you, Elaine

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

2407894511

APR 01 15:09:53 POC/KCF/BD

AKS

From: Bike Ranch <donotreply@godaddy.com>
Sent: Monday, April 1, 2019 10:26 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Ashley Diane Wright

Email:
[REDACTED]

Message:

I support the proposed Bike Ranch. Biking is an important part of life in Pima County, as evidenced by the significant number of cyclists using the loop path and other well-known biking areas around the county (both road and mountain cycling). This project will increase tourism to the county for the purpose of cycling, which is economically beneficial. My address is 3102 E Wiley Lane, Vail, AZ 85641

APR 01 19 PM 11:55 PCK/KDF/PA
[Signature]

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

2407931290

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 4/1/19 *[Signature]*
cc: Development Services

From: Bike Ranch <donotreply@godaddy.com>
Sent: Monday, April 1, 2019 11:04 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Mary Swiergol

Email:
[REDACTED]

Message:

Hello, I have know and worked with Kelley Matthews over many years and I find her to be one of the most intelligent people I know as well as an honest woman of great integrity. She is a true environmentalist and has a great sense of design as well as a strong desire to be a good and respectful neighbor. I am unable to attend the meeting on Thursday as my business has a deadline that will require my attention all week and my husband is committed on that day to his volunteer work on a Foster Care Review Board. We are both hopeful that the Bike Ranch will be able to move forward with the revised plans. Thank you for your consideration. Most Sincerely,
Mary and Jack Swiergol

APR 01 15M 151 PCD KCF MD

[Handwritten signature]

PLEASE DO NOT REPLY TO THIS MESSAGE. IF YOU HAVE A QUESTION, PLEASE CONTACT THE BIKERANCH WEBSITE AT <http://bikeranch.com> OR BY PHONE AT 520-298-1111. IF YOU HAVE A COMMENT, PLEASE CONTACT THE BIKERANCH WEBSITE AT <http://bikeranch.com> OR BY PHONE AT 520-298-1111. IF YOU HAVE A SUGGESTION, PLEASE CONTACT THE BIKERANCH WEBSITE AT <http://bikeranch.com> OR BY PHONE AT 520-298-1111. IF YOU HAVE A COMPLAINT, PLEASE CONTACT THE BIKERANCH WEBSITE AT <http://bikeranch.com> OR BY PHONE AT 520-298-1111. IF YOU HAVE A REQUEST, PLEASE CONTACT THE BIKERANCH WEBSITE AT <http://bikeranch.com> OR BY PHONE AT 520-298-1111. IF YOU HAVE A QUESTION, PLEASE CONTACT THE BIKERANCH WEBSITE AT <http://bikeranch.com> OR BY PHONE AT 520-298-1111. IF YOU HAVE A COMMENT, PLEASE CONTACT THE BIKERANCH WEBSITE AT <http://bikeranch.com> OR BY PHONE AT 520-298-1111. IF YOU HAVE A SUGGESTION, PLEASE CONTACT THE BIKERANCH WEBSITE AT <http://bikeranch.com> OR BY PHONE AT 520-298-1111. IF YOU HAVE A COMPLAINT, PLEASE CONTACT THE BIKERANCH WEBSITE AT <http://bikeranch.com> OR BY PHONE AT 520-298-1111. IF YOU HAVE A REQUEST, PLEASE CONTACT THE BIKERANCH WEBSITE AT <http://bikeranch.com> OR BY PHONE AT 520-298-1111.

This message was submitted from your website contact form:

<http://bikeranch.com>

2408008572

From: Bike Ranch <donotreply@godaddy.com>
Sent: Monday, April 1, 2019 11:51 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
R Mark Russell, MD

Email:
[REDACTED]

Message:

RE: P19CU00005 Dear Sirs, The 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. As a resident that lives very near the planned project, I am very supportive, and believe it will be a fantastic use of the property. I ask that Pima County please join the community and Saguaro National Park is supporting the Bike Ranch, by voting to approve. My contact information is: R Mark Russell, MD 11210 E Calle Linda Vista Tucson, AZ 85748

APR 01 19 12:00 PM CCKE PD



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

2408055872

From: Bike Ranch <donotreply@godaddy.com>
Sent: Monday, April 1, 2019 12:37 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Tim Shank

Email:
[REDACTED]

Message:

Although I am not a resident of Tucson I have been fortunate to be able to visit annually for the last several years primarily to enjoy the biking in the area and to visit friends. Two places I always attempt to visit are Mt Lemmon and the Saguaro National Park. Recently I have become aware of the proposed Bike Ranch and I think it would be a welcomed addition to the area. Cycling the loop around the SNP is one of the highlights of my visit; being able to see the sights and sounds from a bicycle is a feeling that is difficult to describe. Plus, any way to discourage vehicle use and encourage travel via a bicycle would seem like a win for everyone involved. Hopefully all parties involved will recognize and appreciate all the advantages a project like this could bring to the Tucson area.

RR019M0104PC0KCR



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

2408120762

From: Bike Ranch <donotreply@godaddy.com>
Sent: Monday, April 1, 2019 2:04 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Alan Stephens

Email:
[REDACTED]

Message:

This message was submitted from your website contact form:

<http://bikeranch.com>

APR 01 19 02:07 PM CDT
[Signature]

2408246962

From: Bike Ranch <donotreply@godaddy.com>
Sent: Monday, April 1, 2019 2:06 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Sandy Smith

Email:
[REDACTED]

Message:

BIKE RANCH TUCSON A proposed eco-friendly resort that supports National Park Service initiatives promoting alternative transportation. ENVIRONMENT Bike Ranch is committed to sustainability in all aspects of its design and function. Our goal is to be a model for resource conservation in the desert, and we are striving to be one of only a handful of Platinum LEED designated hotels in the United States. Cycling represents a new ethos in fitness that also embraces a greater awareness of the natural world. As the most energy efficient means of transportation, cycling is not only good for our health, it's good for the health of our environment. Every mile traveled by bicycle instead of an automobile saves the atmosphere a pound of carbon dioxide, and thanks to more than 900 miles of bike lanes, including the 131-mile urban Loop, Bike Ranch guests will be able to experience Tucson from their bikes instead of cars. Our desert campus across from Saguaro National Park will preserve a significant amount of natural open space with biological connectivity for wildlife. Like the historic lodges that co-exist with many of the great parks, the Bike Ranch will be a supportive and a beneficial neighbor to Saguaro Park. A 21st Century Tucson Guest Ranch CONCEPT image141 The combination of fine lodging and amenities with a world class training facility is an exciting and original concept. Bike Ranch will bring sport and eco-tourists from all over the world to enjoy Tucson. INSPIRATION image142 Bike Ranch is inspired by the iconic Tucson guest ranches of the 1940s. Our design combines natural building materials with 21st century innovations in alternative energy sources and water conservation. VISION image143 A rare combination of perfect weather and topography, along with visionary leadership that invests in infrastructure, has made Tucson one of the pre-eminent cycling cities. Bike Ranch is a natural extension of Tucson's commitment to safe cycling. Upcoming Public Hearing For a Conditional Use April 4, 2019 Pima County Board of Supervisors Hearing Room 1:00 PM To be approved, we need your support! Send a Letter to Pima County Sandy Smith Name [REDACTED] Email* Dear Pima County, SEND MESSAGE Personalized letters are best, but you can also use the message below. RE: P19CU00005 Dear Pima County, Bike Ranch is a natural outgrowth of Tucson's investment in biking infrastructure. I

APR 01 19 02:06 PM C01K0F-BD

support this progressive, eco-friendly, and economically beneficial project that will further promote Tucson as a cycling destination. Please vote for the Bike Ranch. Thank you, Sandy Smith 124 Dudley Brook Rd Weare, NH 03281

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

2408249433

From: Bike Ranch <donotreply@godaddy.com>
Sent: Monday, April 1, 2019 2:31 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Janet Devlin

Email:
[REDACTED]

Message:

We support this bike revised plan! Biking is eco friendly and is improving the health of 1000's every day. Please vote the Bike Ranch in! My address is: 1617 Malabar Way Big Bear Lake, Ca. 92314 Thank you. Janet Devlin

APR 01 19 02:37 PM CDT
JA

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

2408271500

[REDACTED]

From: Bike Ranch <donotreply@godaddy.com>
Sent: Monday, April 1, 2019 4:01 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Jack Swiergol

Email:
[REDACTED]

Message:

I've read some of the objections re: this project and believe that they are being raised by alarmists. One individual is claiming that his view will be impacted by the barn. I challenge this person to physically demonstrate this allegation. Another claims that it will be used as a day motel. With the availability of lodging in Tucson and the fact that tourism is drastically reduced during our summer months leads me to believe that this allegation is not fact based. I've known other projects that the developer has completed in Pima County and can state with confidence that every one that I am familiar with have been completed with integrity and good taste.

APR 01 19 04:49 PCD/KCF/BD


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


2408363924

[REDACTED]

From: Michelle Pedersen <[REDACTED]>
Sent: Tuesday, April 2, 2019 6:40 AM
To: Nicholas Coussoulis; distric4@pima.gov; COB_mail
Subject: Save Saquaro National Park

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.


Board of Pima County Supervisors
Steve Christy
Pima County Development Services
Nicholas Coussoulis
Mark Holden

APR 02 19 08:17 POC/KCF/BJ


Dear Sirs:

I live at 4346 S. Escalante Ridge Pl and my residence is within a half mile of the proposed Bike Ranch by El Cortijo, LLC. I am opposed to the Bike Ranch for the following reasons:

1. The bike ranch is nothing more than a motel in disguise that these developers are trying to put directly across the street from Saquaro National Park on Old Spanish Trail.
2. The magnitude of the development of 49 houses and two-story buildings, a 34 foot high bike barn, restaurant, pool, 80 space parking lot a quarter mile long fence, lighted outdoor gathering place, and liquor license on 19 acres is not consistent with the SR zoning of one single family house per 3.3 acres.
3. The bike ranch will threaten and endanger the wildlife. The proposed bike ranch will compromise the current wildlife corridors and potentially force the wildlife on to Old Spanish Trail because of the compromised wildlife corridors
4. The traffic on Old Spanish Trail and Escalante has increased since 2014, and adding bicyclists will only increase the road congestion further and lead to increased fatalities among bicyclists, equestrians and motorists.
5. The bike ranch has only one entrance located on Old Spanish Trail in close proximity to the entrance to Saquaro National Park. The previous Development Services report on May 20, 2014, specifically recommended the entrance be limited to Escalante. The developers have ignored this recommendation by the Pima County Development staff.
6. The increased light pollution will adversely impact the dark skies, night sky viewing and the movement of nocturnal animals.
7. The financial viability of the developers and their ability to complete the bike ranch
8. Increased road side litter from the bicyclist.

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR 
Development Services
DATE 4/2/19 AEB

9. Bicyclist are well known to ignore the rules of the road and create dangerous situations are all using the road way.

10. The irreparable damage to Saguaro National Park setting, wildlife habitat and movement through the territory by allowing a development the size of eight city blocks.

11. The loss of minimal density development that generations of concerned Tucson citizens have put in place to protect the beauty, peace and tranquility of Saguaro National Park.

For these reasons and many more I am opposed to the bike ranch development directly across Old Spanish Trail from Saguaro National Park.

Sincerely,
Michelle Pedersen

From: Michelle Pedersen <[REDACTED]>
Sent: Tuesday, April 2, 2019 6:46 AM
To: District4; Nicholas Coussoulis; COB_mail
Subject: Save Saquaro National Park

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.

1. The bike ranch can be located somewhere else that does not threaten Saquaro National Park. The Saquaro National Park cannot be relocated.
2. The bike ranch's proposed 49 houses and two-story buildings, a 34 foot high bike barn, a restaurant, swimming pool, 80 lighted spaced parking lot, a liquor license, a quarter-of-a-mile 4 foot fence and lighted out door gathering place on nineteen acres is not in keeping with the surrounding development density SR zoning of one single family house per 3.3 acre lot. Neither is blading 19 acres of native vegetation.
3. The current proposed development will impede the wildlife corridors and endanger the wildlife.
4. The increased noise pollution that will be produced by the bike ranch development will drive wildlife away from the critical Escalante Wash. The Escalante Wash is an important biological link that connects the protected habitats of Saquaro National Park into the adjacent low density neighborhoods and provides the wildlife with necessary food and water during certain times of the year.
5. The increased light pollution will ruin with the dark skies, night sky viewing and the movement of nocturnal animals.
6. The increased traffic, specifically bicyclists, on Old Spanish Trail will result in increased congestion and fatalities between bicyclists, equestrians and motorists.

APR 02 19 09:15:20 AM
[Signature]

[REDACTED]

From: Bike Ranch <donotreply@godaddy.com>
Sent: Tuesday, April 2, 2019 6:56 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Jeff hollansworth

Email:
[REDACTED]

Message:

I travel to Tucson every January to ride a tandem bicycle with my wife. We would come much more if this cycling ranch works out. Please know that we will support it with our travels and our money spent in the city.

APR 02 19 08:16 PC KCFB



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

2410118274

[REDACTED]

From: Bike Ranch <donotreply@godaddy.com>
Sent: Tuesday, April 2, 2019 8:48 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:
Wayne Cullop

Email:
[REDACTED]

Message:

The Bike Ranch should be approved. 1. All the leg work has been done to meet all the requirements of the County and SNPE. 2. The Bike Ranch did not require a zoning change. So those objecting to it are doing so without much, if any, legal standing. Their arguments are personal and do not reflect that growth and change are happening very rapidly on the east side. 3. Tucson is recognized and popular place for cycling and adding a dedicated facility will only bring more cycling and the associated dollars to the local area. Please approve the conditional use permit. Wayne Cullop

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

2410466597

[REDACTED]

From: Bike Ranch <donotreply@godaddy.com>
Sent: Tuesday, April 2, 2019 9:25 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Gary George

Email:
[REDACTED]

Message:

Dear Pima County, I am a supporter of the Bike Ranch plan. It will bring tourism and economic benefit to the area. Additionally, Saguaro National Park is a resource for everyone in our country and we should encourage an enterprise that will expose more people to it. Gary George 11240 E Irvington Rd Tucson, AZ 85747

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

2410574150

APR 02 19 09:01 PCDKDF BD

[REDACTED]

From: Bike Ranch <donotreply@godaddy.com>
Sent: Tuesday, April 2, 2019 9:39 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
William Harryman

Email:
[REDACTED]

Message:

As an avid cyclist and long-time Tucson resident, I support the creation of cycling focused tourist destinations, such as this one, in Tucson. It's good for cycling and it's good for the local economy. Furthermore, their plan is desert-friendly, unlike the golf courses blighting our desert.

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

2410597804

APR 02 19M 10:12 PC CLK OF BD
AS

[REDACTED]

From: Bike Ranch <donotreply@godaddy.com>
Sent: Tuesday, April 2, 2019 9:52 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Lance Takacs

Email:
[REDACTED]

Message:

Dear Pima County, I support the Bike Ranch project for it's efforts to boost the local economy in ecologically friendly ways. Please support the Bike Ranch. My address: 1301 W Lambert Lane Apt.3303 Tucson, AZ 85737

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

2410657237

APR 02 19AM 012PC CLKF BD

AB3

[REDACTED]

From: Bike Ranch <donotreply@godaddy.com>
Sent: Tuesday, April 2, 2019 11:19 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Al Smith

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

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

2410910322

APR 02 19M 11:19 PM CCK/ED
AKS

From: Bike Ranch <donotreply@godaddy.com>
Sent: Tuesday, April 2, 2019 1:30 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Judith C Knox

Email:
[REDACTED]

Message:

Dear Pima County, This letter is in support of the Bike Ranch. It will promote Tucson as a cycling vacation destination which will boost economic growth. It is environmentally friendly and a win for all. We live in Saddlebrooke and have friends from other states watching and hoping for the successful development of this project. Please vote in favor of the Bike Ranch. Sincerely, Judy Knox 37019 S Ribbonwood Lane Tucson, Arizona 85739

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

2411082908

APR 02 19PM 01:54 POC CLK OF RD
AFB

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
Development Services
DATE 4/2/19 AFB

[REDACTED]

From: Bike Ranch <donotreply@godaddy.com>
Sent: Tuesday, April 2, 2019 3:35 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Robert L Knox

Email:
[REDACTED]

Message:

Dear Pima County, Please support the Bike Ranch. It is good for the Tucson community economically, attracting and bringing cyclists world-wide to our Tucson businesses. It is eco-friendly and a cycling destination of which Tucson can be proud. It just makes sense that this project should be approved. Please vote in favor of the Bike Ranch. My address is 37019 S. Ribbonwood Lane, Tucson, Arizona 85739. Sincerely, Robert L. Knox

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

2411265435

APR 02 19:03:27 PCDKLE BD
AKS

From: Bike Ranch <donotreply@godaddy.com>
Sent: Tuesday, April 2, 2019 6:08 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Gini Crawford

Email:
[REDACTED]

Message:

Dear Whoever it concerns, My husband and I have heard about the Bike Ranch since 2015. We have thought it was a wonderful idea for our cycling community since then. It's really a perfect match for our biking county. We hope the county will get behind this beneficial project. It will complement Tour de Tucson in putting Tucson on the map as a must go biking destination. Thanks! 12954 N Cactus Bluff Place, 85658

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

2411864539

APR 03 19M1057 PC CLK OF BO
AFB

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
Development Services
DATE 4/3/19 AFB AF

From: Bike Ranch <donotreply@godaddy.com>
Sent: Tuesday, April 2, 2019 7:38 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
David Kohmann

Email:
[REDACTED]

Message:

I support the Bicycle Ranch project because it will be a good fit with all the Country's many bicycle improvements and generate out of state revenue to employ more tax paying local jobs. Q

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

2412001503

APR 03 19 10 57 PC CLKF RD
AS3

[REDACTED]

From: Bike Ranch <donotreply@godaddy.com>
Sent: Tuesday, April 2, 2019 7:51 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Hedy Seminario

Email:
[REDACTED]

Message:

Dear Pima County, RE: P19CU00005 I am a Tucson cyclist. The more cycling tourist dollars we can get coming here the better. I've heard of this Bike Ranch for some years now and would really like to see it happen. My address is: 5396 E Francisco Loop, Tucson. 85712 Thank you, Hedy Seminario

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

2412014722

PPR 0319M10EBPC1KCFED
AC2

[REDACTED]

From: Bike Ranch <donotreply@godaddy.com>
Sent: Tuesday, April 2, 2019 8:10 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:
Mary Adkisson

Email:
[REDACTED]

Message:

RE: P19CU00005 Dear Pima County, As an avid cyclist, I believe that the 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. Tucson is becoming a bike mecha. Let's keep our city bike friendly! My address is: 2142 E. Oregon St. Tucson, AZ 85706

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

2412033141

APR 03 19 10 58 PCK/EFB

ACB

From: Save Saguaro National Park <SaveSaguaroNationalPark@gmail.com>
Sent: Wednesday, April 3, 2019 8:08 AM
To: COB_mail
Subject: [BULK] Email Blast: County Meeting Tomorrow! Letters/Letters/Letters

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[View this email in your browser](#)



Greetings neighbor,

Well the big meeting is tomorrow where the county will consider the conditional use application to build the "bike motel" across from the entrance of Saguaro National Park East.

So, what can you do to help the cause?

Attend the county planning meeting tomorrow April 4th.

CONDITIONAL USE HEARING

April 4, 2019	(New Date)
1:00 PM	(New Time)
Board Of Supervisors chambers	(New location)
130 W. Congress Ave.	

WEAR YELLOW TO SHOW SOLIDARITY IN OUR CAUSE!!!

APR 03 19W1111PCQKQFBD
AS

There will be a number of speakers at the meeting. If you intend to speak as a property owner and/or interested party you will likely have 3 minutes to make your point. You should have a copy of your speech to turn into the county and you will need to sign up as a speaker before the meeting begins.

Letters/Letters/Letters: They make a real difference in this type of action. Given the 11th hour, an email would likely make it in time to be placed into the record.

Write an Email(s) or Letter(s)

If you have not yet sent in a letter opposing this "motel", please do so. Here are the email addresses for both Nicholas Coussoulis, Sr. County Planner and County Supervisor Steve Christy, district 4. **Letters do make a difference.**

Nicholas Coussoulis: Nicholas.Coussoulis@pima.gov

Supervisor Steve Christy: district4@pima.gov

If you wish to send a letter via U.S. Mail, the street address information is listed below for both in the sample letter.

Sample Letter

(Name)

(Address)

Tucson, AZ 857___

(Phone/Email)

(Date)

Mr. Nicholas Coussoulis, Sr. Planner
Pima County Development Services
201 North Stone Avenue, 2nd Floor
Tucson, AZ 85701

Supervisor Steve Christy
130 W. Congress 11th Floor
Tucson, AZ 85701

RE: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort

Dear Mr. Coussoulis and Supervisor Christy,

The purpose of this letter is to communicate my/our opposition for the application for Conditional Use as a Minor Resort on the property at 3700 S. Old Spanish Trail.

My/Our reasons for our opposition are as follows:

We purchased our property with the understanding that the surrounding area is zoned SR Suburban Ranch, requiring a minimum lot area of 144,000 sf (3.31 ac) per lot. A conditional variance (SR exception) for this development would significantly increase building density and population. PHASE 1 has the potential for up to 200+ guests and 60 employees on this property and in the surrounding areas. It is no longer a "minor resort". It has the essence of a mid-size travel lodge which will contribute to greater traffic congestion, noise/light pollution as well as disturb the desert eco-system. It will destroy the beauty and tranquility of this area which was a major factor in our decision to live here.

The property is zoned SR for a reason. It should remain that way!

Signed:

Look for updates at our website: **savesaguaronationalpark.com**

Contact us: **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](#)

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).



[REDACTED]

From: Bike Ranch <donotreply@godaddy.com>
Sent: Wednesday, April 3, 2019 9:34 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Cristina Galiano

Email:
[REDACTED]

Message:

Dear Pima County, Bike Ranch is a natural outgrowth of Tucson's investment in biking infrastructure. It is also an innovative way to boost the local economy by offering a year round fitness destination trip to those who enjoy sightseeing in new places while enjoying physical activity. In 2012 the Tucson mayor and city council published a report on Poverty and Urban stress. This report mentioned the US Census Bureau stats for tucson as the 6th poorest metropolitan area in the nation with a poverty rate of 20.4%. Because of this, it is important to look at ways to boost the economy while not destroying our beautiful environment. 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: 5003 E Adams St Tucson AZ, 85712

APR 03 19:11:11 PCDKCEBD
23

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

2416175024

[REDACTED]

From: Bike Ranch <donotreply@godaddy.com>
Sent: Wednesday, April 3, 2019 10:43 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:
Nancy Rogers

Email:
[REDACTED]

Message:

I am in favor of the proposed bike ranch. As a neighbor of Peter and Kelly, I know them to be caring people who will carry out their new business with integrity.

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

2416278887

APR 03 19 11:11 POC CLK EHD

AS

From: Bike Ranch <donotreply@godaddy.com>
Sent: Wednesday, April 3, 2019 3:22 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Stephanie Bruggink

Email:
[REDACTED]

Message:

As a cyclist, 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 2501 E. Towner St Tucson, AZ 85716.

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

2417218728

APR 03 19 04:16 POC/KCF/BD

AKB

CLERK'S NOTE:

COPY TO SUPERVISORS

COUNTY ADMINISTRATOR

Development Services

DATE 4/3/19 AKB

[Signature]

April 3, 2019

Catherine and Ernest Gale
11651 E. Camino Lejano
Tucson, AZ. 85748

RE P19CU0005 El Cortijo, LLC application for conditional use permit

Nicolas Coussoulis, Planner Sr.
Pima County Development Services
Tucson, AZ 85701
Nicholas.Coussoulis@pima.gov

Cc: Honorable Steve Christy, District 4
130 W. Congress St. 11th Floor
Tucson, AZ 85701
District4@pima.gov

Julie Castaneda
Clerk of the Board
130 W. Congress St, 11th Floor
Tucson, AZ 85701
cob-mail@pima.gov

Dear Mr. Coussoulis,

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

1) If the conditional use permit is allowed it will set precedence for other property owners to seek higher density commercial development in the Overlay Buffer Zone. If you allow this permit you are opening the floodgates of such development and the unavoidable, permanent destruction of Saguaro National Park. This will be the domino effect. Do you want to be remembered as the Pima County Planning Department and the Board of Supervisor who destroyed the Overlay Buffer Zone by permitting commercial development to sneak in just because it fits on a 10 acre parcel?

2) Developers are proposing a mini-resort. One room less than a major resort. With accessories including a restaurant, café, retail store, fitness gym and bike repair facility and parking spaces for motor vehicles. Developers can renovate the existing cabins and create a Bike Ranch without seeking any permit. An already established restaurant, Saguaro Corners is

APR 04 15:40:07 PCD/KCFB

AFB

adjacent to proposed resort. Surely the owner would be happy to serve breakfast, lunch and dinner to the people staying in the cabins. 12 other restaurants are within 1.5 miles of the property. A pleasant 1.5 mile bike ride. There are already established fitness centers located within 3 miles of the property. A pleasant 3 mile bike ride. There is an already established local bike repair business at Broadway and Sarnoff. A pleasant bike ride along Old Spanish Trail will take visitors there. It would be environmentally sensitive to support already established local businesses that would welcome the business, instead of creating a commercial venture across the road from Saguaro National Park.

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

3) Developer stated at their public meeting in February 2019 that this is "phase 1" and they will develop the other acreage in "phase 2". But they will not share those plans for "phase two". Is it for another resort to be squeezed into 10 acres or build more "casitas" on that property as well? This is definitely a slippery slope to destruction of the buffer overlay zone.

The Conditional Use Permit P19CU0005 should be denied. As in 2014, Developer again has not reached out to the neighbors. The lack of working with the neighbors was one of the reasons that the Pima County Planning Department recommended denial of the 2014 application. Nothing has changed they still have not really attempted to work with residents in the Buffer Overlay Zone. For example, at their February 2019 public meeting, their presenter said that the plans were not final and subject to change and they didn't to really present the details. He stated there would be a septic system set up on the western edge of the property. Nearby neighbors with water wells are concerned about the effect on the quality of their well water. How can you properly issue a conditional use permit if you do not know what conditions need to be placed on the permit?

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

Sincerely,

Catherine and Ernest Gale

From: Matt H <[REDACTED]>
Sent: Wednesday, April 3, 2019 4:35 PM
To: Nicholas Coussoulis
Cc: District4; COB_mail; GABA Board; Bike Ranch
Subject: P19CU00005, El Cortijo, LLC (Bike Ranch)
Attachments: Bike Ranch - GABA.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.

Dear Mr. Coussoulis and Supervisor Christy,

I am Matt Harmon, president of the Greater Arizona Bicycling Association.

Recently, Kelley Matthews of the Bike Ranch development project (P19CU00005) approached GABA and requested that it provide a statement regarding the proposal.

I have attached a PDF file outlining GABA's general position on the sorts of facilities of which the Board believes, based on the information provided, the proposed Bike Ranch is.

The GABA board thanks you and Pima County for your and its attention to and work on the matter.

Thank you,
Matt Harmon, President
GABA, Inc.

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ARB

CLERK'S NOTE:
COPY TO SUPERVISORS

COUNTY ADMINISTRATOR

Development Services

DATE 4/4/19 ARB



Statement regarding the proposed development of the Bike Ranch from GABA, Inc.

The Greater Arizona Bicycling Association (GABA, Inc.) is a non-profit organization whose mission is to:

- Promote and encourage bicycle riding for recreation, fitness, and transportation by offering local day rides and multi-day rides in Arizona and New Mexico.
- Partner with local organizations serving school-age children teaching bike and road safety skills and bike maintenance and repair.
- Advocate for the rights of cyclists to be able to share the Arizona roadways with motorists with safety, equity, and respect.
- Advocate for the development of an infrastructure in Tucson and Pima County that will support a Bike Friendly Culture and Community.

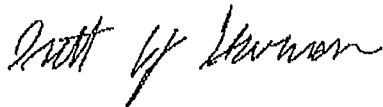
Proponents of the Bike Ranch development recently approached GABA and asked whether the organization would be able to offer its support for their proposal. Generally, GABA holds no specific political positions and typically does not comment on specific private development proposals. Our Board considered the request in the general terms of GABA's mission to "advocate for the development of an infrastructure in Tucson and Pima County that will support a bike friendly culture and community."

A majority of GABA's board agreed that the project, as outlined in the materials provided by the proponents of the Bike Ranch and made available on the bikeranch.com website, does contribute to the development of an infrastructure within Pima County that supports a bike friendly culture and community.

Tucson is known globally as world class cycling destination. Many professional cycling teams from around the world train in the area during the competitive off-season when the weather elsewhere in the world would otherwise not permit them to do so. From the standpoint of many professional and serious amateur cyclists who live in the area, one of the many great things about Tucson and Pima County is the area's high density of excellent cycling support facilities - professional cycle mechanics, top class bike shops and infrastructure such as The Loop - all of which have developed to support the the area's influx of cycling talent.

Facilities such as the proposed Bike Ranch fit well in Pima County's long history as an important cycling destination. They further distinguish our County with privately funded infrastructure that will increase the number of skilled cycling support staff employed in the area. For these reasons, facilities such as the proposed Bike Ranch would contribute to a bike friendly culture and community in Tucson and Pima County.

On behalf of GABA, Inc.'s Board of Directors,

A handwritten signature in black ink, appearing to read "Matt Harmon", written in a cursive style.

Matt Harmon, President
GABA, Inc.

[REDACTED]

From: Bike Ranch <donotreply@godaddy.com>
Sent: Wednesday, April 3, 2019 10:04 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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Name:
Donna Jones

Email:
[REDACTED]

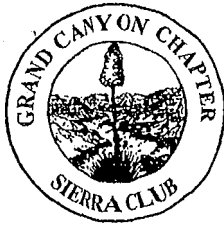
Message:

RE: P19CU00005 Dear Pima County, Please allow me to share this story with you regarding Planning: I learned about bond proposals as a child when my father served on my hometown's school board. He explained to me the proposal would support a new K-12 school building. He stated that I wouldn't ever attend that school but maybe one day my children might. Sure enough, he was right. I implore you to take the lead in planning for Tucson's success and true stewardship of natural resources. Cycling has a small eco- footprint and should be encouraged at every level. Imagine a weekly car-free day. Bike Ranch facilitates and makes a statement as to Tucson's commitment to eco-friendly transportation and recreation. I support this project and again implore you to Plan for a sustainable Tucson. Respectfully- dj Donna J. Jones Tucson AZ 85718

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

2418087769

APR 04 19:01:06 PC CLKF RD
AES



SIERRA CLUB

RINCON GROUP



738 North 5th Avenue #214
Tucson, Arizona 85705

April 1, 2019

Mr. Steve Christy
Pima County Supervisor, District Four
130 W. Congress, 11th Floor
Tucson AZ 85701

Re: P19CU00005 EL CORTIJO LLC – S. OLD SPANISH TRAIL #2
Type II Conditional Use - Minor Resort
El Cortijo LLC - Owner

Dear Supervisor Christy:

I am writing on behalf of the Sierra Club's Rincon Group, based in Tucson, in opposition to the proposal to build a minor resort/motel immediately adjacent to the entrance to Saguaro National Park. The proposal is in an area zoned Suburban Ranch, is subject to the Buffer Overlay Zoning Ordinance, and would require a Conditional Use Permit. We believe that the project is incompatible with the park and with the existing neighborhood and should be denied.

Sierra Club is a national nonprofit grassroots conservation organization. Sierra Club's mission is "to explore, enjoy, and protect the wild places of the earth; to practice and promote the responsible use of the earth's ecosystems and resources; and to educate and enlist humanity to protect and restore the quality of the natural and human environments." The Grand Canyon (Arizona) Chapter has more than 40,000 members and supporters statewide, more than 5,000 of them in southern Arizona. The chapter works to protect Arizona's wild places, wildlife, and waters, as well as the people and communities who depend on them.

Natural Resources and Wildlife Movement – The proposed development is in Suburban Ranch zoning within the Buffer Overlay Zone. It is designated Resource Sensitive in the Maeveen Marie Behan Conservation Lands System. These land use designations are intended to protect conservation values and landscape integrity through in-place preservation. Blading and pavement of most of this nearly 20-acre parcel is anathema to the goal of conservation. The site is currently undisturbed Arizona Upland Desert with a full complement of plants and most animals typical of our desert. Placing 30+ structures, parking for 79 cars, septic fields with no woody vegetation on them, and a wall 1,100-feet long would destroy much of the conservation value of the site.

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COPY TO SUPERVISORS

COUNTY ADMINISTRATOR

Development Services

DATE 4/4/19 ARB

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13

Park Visitor Experience and Tourism – Saguaro National Park is a key draw for the Tucson tourism economy. In 2017, the park contributed \$88 million to the local economy (Arizona Daily Star, 5/14/18). Visitors come to see an unspoiled desert landscape. As visitors leave the city and drive to the park, they see more and more natural landscapes and fewer and fewer buildings. This creates the setting for a protected natural area and wilderness such as Saguaro National Park. Pima County has protected the approaches and boundaries of the park for decades by limiting development on adjacent lands to very low density housing and a few pre-existing commercial uses. Approval of conditional zoning on this property could open the doors to similar developments in many areas along the park boundary in both districts. The park would no longer be the special place that it is – the only national park in the country that is this close to a major US city.

Infrastructure and Utilities – The resort would house up to 200 guests overnight and have as many as 60 employees. These numbers far exceed the number of overnight stays that would result from development as Suburban Ranch residential – six homes. The infrastructure to support such a development does not exist at this location. Of primary concern is wastewater. There is no county sewer serving the site; the neighboring homes have septic tanks. Expecting septic systems and drain fields to work for this many overnight visitors on such a small plot of land is counter-intuitive. The nearby national park has septic tanks and drain fields. They have lots of visitors, but no food service and no overnight stays. They have acres of land for their drain fields, which have, over the years, needed to be moved. A resort like this should be built where county sewer services exist and can be used for connection.

City water is available along Escalante Road, but the size of the water line is small, designed for water and fire protection for the national park and a few residents. Connecting to it would require building across Escalante Wash, which biologists have identified as a key riparian resource. Providing enough water for this development may require an upgrade to the city water line. There is no reclaimed water for landscape watering near this location. Treated potable water would need to be used, or an expensive extension of existing lines for reclaimed water.

Electric, gas, phone, and cable service are also limited in this area. The need to develop these infrastructure improvements far from other commercial uses has not been addressed in this application, but it needs to be considered before any change to the existing situation is approved.

Dark Night Skies – A resort of this size will have to have nighttime lighting. Even with the most dark-night-sky compliant lighting possible, the increase in lighting would be substantial. This would affect the star-gazing programs that are conducted at the national park, as well as the many amateur astronomers who come to the park at night to view the sky on their own. The park has worked for years to upgrade their lighting so that it doesn't interfere with star-gazing, but this project would be a move in the wrong direction.

Safety on Old Spanish Trail – Those who drive Old Spanish Trail regularly know that the area at the national park entrance can be quite congested. In fact, there are warning signs urging drivers to slow down because they are entering a congested zone, but they are not enforced. The mix of commuters using this route and visitors who are unfamiliar with the area and looking for the entrance to the park can be a dangerous mix. The terrain limits sight distance in this area, and serious crashes have occurred at the intersection of Old Spanish Trail and Escalante, the park entrance, and the turnoff to Freeman Road. Adding the entrance to a resort in this area will just exacerbate the safety concerns.

We like bicycles and strongly support the use of bicycles on county roads and in the national park. But an overnight facility (motel) at the entrance to this treasured national park would be a mistake. This property should be developed as single family homes as existing zoning allows.

Sincerely,

A handwritten signature in black ink that reads "Meg Weesner". The script is fluid and cursive, with the first name "Meg" being more prominent than the last name "Weesner".

Meg Weesner
Rincon Group Chair

Cc: Carla Blackwell, Director, Development Services Department
Chris Poirier, Deputy Director, Development Services Department
Pima County Board of Supervisors

[REDACTED]

From: Bike Ranch <donotreply@godaddy.com>
Sent: Thursday, April 4, 2019 12:17 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:
Carmen Speer

Email:
[REDACTED]

Message:

Dear Pima County, I am a Tucson resident who, though not born here, moved here at the age of 7, left home at 18 to travel the world and returned a few years ago at the age of 33. I teach part-time at Pima Community College and also work as a writer. I am passionate about the bicycle as a means of transportation. I never even wanted a driver's license, something which is not worthy of comment in other countries but which has always garnered me looks of shock and pity in my hometown. I love cycling--the wind in your hair, the sun on your skin, your unfettered view of your surroundings--and what I have always felt Tucson needed more of was biking infrastructure. Last year I saw in a news cast that we were voted best biking city and also the second most dangerous city in the country for bicycle commuters. This irony (which seemingly went unnoticed by the newscasters) stems from Tucson's world-class bicycle races, from El Tour de Tucson to 24 Hours in the Old Pueblo, as juxtaposed against our lack of shoulder in many of the busiest areas (Euclid and 6th street around the U of A come to mind), and the fact that we simply do not promote a bicycle culture here. Although we recently launched Tugo bikes, an awesome step, at the same time we built the streetcar on 4th avenue, a historic bikeway, and (according to someone I know who worked on the project) opted to invest in wider flangeways for the tram wheels to reduce cost; the result is there is now a police code for "bicyclist got wheel stuck in streetcar gap," and it's become a Tucsonan rite of passage to be flung from your bicycle on 4th avenue or in the downtown area and then photograph your bruises or broken jaw and post the pictures on Instagram. While trying to ride a bike on 4th avenue or in the downtown area you are contending with all of these issues: parked cars to your right, which you need to ride as far away from as possible to avoid getting doored while also avoiding your wheel straying across the tram tracks, because there is not enough room to angle your wheel to cross back over if you do without catching it in the gap (depending on your tire width, but for most bicycles, including commonly-used about-town cruisers); cars behind you; the streetcar median where passengers board to your left; cars trying to pass you behind you because they're upset you're slower than they are, so they're looking for any moment you stray right where there isn't a parked car to try to

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AKG

overtake you (this is why I bike defensively and stay in the middle of the lane); and pedestrians who spring out at random without heeding their surroundings. As a result, 4th avenue, a designated bikeway, has been made practically impossible to navigate by bicycle. It's my opinion that the city council should consider shutting down 4th avenue and the downtown area (and pedestrian areas around the U of A, even--everywhere the streetcar goes, where parking is a pain and pedestrians are jam-packed) to cars altogether, and investing in a combination of parking lots surrounding the pedestrian and bike-only areas, subsidized street car passes (lower prices for people who buy monthly passes) and perhaps free passes for the disabled (or allowing disabled parking in these areas still). The city would recoup its losses for the building costs and overhead of the streetcar, as many people would buy monthly passes; Tugo bikes would be used more often; bicyclists could ride safely again without all the drivers and parked cars to contend with; students could walk around campus without worrying about more than bicycle traffic; it would promote public health, and it would promote the use of alternate methods of transportation. While businesses might suffer initial losses, it's likely people who commonly go to these areas would not stop, and would simply buy the low-priced tram passes, or else bicycle, or park and walk (Madison, Wisconsin has closed their downtown to automobile traffic, and it has been very successful). This would be obviously a bigger step than simply opening a Bike Ranch. I'd like to see Tucson become a world-class bike city on par with Portland or Minneapolis (the best bike city in this country I've ever visited, and if we have the excuse of "well it's too hot half the year here to ride a bike!" they have the excuse of "well, it's too bone-chilling and snow and ice-covered half the year to ride a bike here!" and clearly they have implemented an extensive bike culture and infrastructure anyone). Tucson, in fact, often has great weather for biking, particularly in fall, winter, and spring months. As it stands, since there's not a whole lot to do around here (as compared to large urban areas), and many university students go home for the holidays, our population shrinks then and tourist-wise we mostly attract snowbirds during this season; the Bike Ranch would attract a younger, more athletic crowd, and would be another step toward putting Tucson on the map as a national and even international destination for people who love the outdoors (and who are coming from cold and/or snowy destinations where they are snowbound in winter and are itching to get outside). We should promote fall/winter/spring seasonal sports from rock climbing and hiking to mountain biking and road cycling. The more we can promote both bicycle tourism and bicycle infrastructure within Tucson, the better for both the economy and the environment. The reason people in Tucson don't often use public transport is because it's spotty here at best, and looked-down upon; this is why Tucson loses money on its bus system, for example. Why not expand bike lanes, make sure every bus has a rack that can hold three bikes on the front, give state tax cuts to people who use public transport or commute by bicycle instead of driving? Encourage employers to subsidize green methods of transportation? Actively foster a bicycle culture? First off, this is not going to damage oil and gas sales significantly, as most people are not going to do it; likewise, the state will not suffer disproportionately as people flock in droves to use alternate methods of transport; it would most likely mean some economic relief for a lot of the poorest members of society, which might translate, through both their spending and their asking for less aid, into economic gains, in fact. Also economically-speaking, this could translate into an uptick in bus use, which would mean more money for public transport and expanded bus routes/more frequent service, as many people who bicycle commute (like me) combine bike with bus. This would mean Tugo would get used more often, and that people would start to see Tucson as a biking city, which would again attract younger people who like cycling as a method of transportation, both in terms of attracting people here for jobs and also creating jobs in the area with the growth of the outdoor sports industry. Environmentally, this is a win-win, as cycling is far less damaging to the environment and even mountain bike paths can be built and maintained in such a way that they are minimally invasive (no more so than hiking paths). Considering the popularity of both road biking and mountain biking, putting money into infrastructure for these activities would go a long way toward attracting people and business here and cultivating a new brand for Tucson as an outdoor urban environment and a bike-friendly city. The long game may be keeping roads in good condition, adding in more bike lanes and making sure bus routes link up, and in other ways empowering cycle commuters, but starting simple with something like the Bike Ranch is a way to bring together cyclists within the Tucson community and also to begin to attract people here for bicycle

tourism, to spread the word about Tucson as a bike-friendly city. There's no reason that environmentally friendly modes of transportation or even economic gains for bike commuters can't also result in economic gains for others, by fostering a bike culture and attracting business. As it stands, the state of affairs in Tucson is shameful. Far too many people are killed every year bicycle commuting. Last year I was nearly killed while slowly cycling across the street at a crosswalk at a green light with a 30-second pedestrian countdown. Where I got out of work, on the corner of Broadway and Craycroft, to mitigate my risk I would have needed to cross three times just to get to the place I was going, so I simply crossed (as pedestrians do) at the southwest corner, with left-turning traffic on the opposite side of the median. Cognizant that I was biking, I pedaled very slowly (I am not sure if getting off and walking would have helped considering the situation anyway, as this particular driver seemed intent on mowing down anyone in his path). Right as I passed the median a car heading north up from 22nd street swung left in the turning lane in order to head west at 35 mph, without slowing down. It was only my quick reflexes from years of bicycling that saved me in this situation (I was three feet from the hood of his car when I realized simultaneously that he planned to hit me, that I didn't have time to clear the car going forward and that it was too late to brake, so my only option was to make a hard left turn as if to face-plant into the median). By yanking my handlebars left as hard as I could I managed to get out of his path and only draw up alongside him; he grazed me with the side of his car, knocking me off my bike, at the stoplight at which I had the right of way, with 28 seconds still left in the pedestrian countdown. Both my knees were bloodied and my backpack hit the road so hard one of the pockets burst open and my wallet bounced out, which hit the road so hard my ID and credit cards bounced out; a pedestrian behind me and a passenger in a car stopped at the light to the right of the median, in northbound traffic, helped me to pick up everything in the road and get me and my bike and my things out of the road before the light changed (the passenger leaped back inside the car right as it did). Both men asked if I needed an ambulance and pointed out that what the hit-and-run driver did was illegal, while meanwhile the driver had already taken off at an even faster speed, tires squealing (maybe so no one would catch his plate; he knew he hit me and it's only my own quick reflexes I have to thank for being alive today). I was shaken up for weeks following this event, and it took a while to get back on the road. This is not uncommon in Tucson. I have been nearly hit so many times on my bike-- cars veering into the bike lane, cars not looking while turning-- each time when I had the right of way, and was not the one breaking the rules of the road. I began using alternate bike routes through residential areas like the third street bikeway, but many of these are rutted with pot wheels that are almost more dangerous than cars; a strong front light and constant scanning are necessary to avoid bending a wheel in a pothole and being flung straight forward onto your face and only losing some teeth if you're lucky. This type of hypervigilance on the part of cyclists should not be necessary. A "ride of silence" every year for our fallen comrades should not be necessary. Tucson cannot simultaneously claim it is one of America's "best bike cities" and also be one of the most dangerous cities in the country in which to be a bicycle commuter. Cycling is not just a rich people's sport, and it is not just a sport at all, for athlete athletes or weekend warriors, but a legitimate means of transportation. One of the aspects of the Bike Ranch project I like the most is the proposed community Meeting Room, a place for cycling aficionados of various background to hang out, get to know each other, share trips about fun routes, safe paths, fitness and training; a way for the hardcore bicycle commuter to meet the hardcore cycling athlete, for these disparate types of cyclists to discover their commonalities and develop a community. This is an important first step toward making Tucson a truly bike-friendly city, one friendly to both sports enthusiasts and bicycle commuters alike. I have already outlined how economically and environmentally friendly pushing Tucson in the direction of bike friendliness would be; bike tourism would bring it much-needed dollars, an injection of vitality our aging community needs, and it's a type of tourism that as tourism goes has a low carbon footprint, as well as encouraging others in the community to improve their health and reduce their everyday carbon footprint through commuter bicycling. I for one would definitely be a regular in the restaurant and meeting room at the Bike Ranch, and would love a chance to work with the creators of this project on their future plans, or just to go for a ride with them! My address is: 1522 N. Santa Rita Unit B Tucson, Arizona 85719 P.s. Maybe if we grow Tucson as a biking community the police will FINALLY do something about all the bike theft, too. I have lived in 6

different countries and had bikes in all of them, and have ONLY had bikes stolen in the U.S., and having lived in three states I have ONLY had them stolen in Arizona (one in Flagstaff--I left it locked up on the other side of town for three days, so kind of my fault--4 in Tucson, while locked up, outside, for a period of hours, and all in Central Tucson, Speedwayish between Stone and Campbell). I was teaching a class at Downtown Campus with my touring bike locked up when a thief came with an ENTIRE TOOLKIT and disassembled everything, stealing everything but the frame: the handlebars, both wheels, the rack, hell, he even took my water-bottle cage. THERE ARE SUPPOSED TO BE CAMPUS POLICE, yet nobody noticed someone with an ENTIRE TOOLKIT disassembling a bike? (It wasn't even all that expensive a bike, either, I just like to buy vintage touring and racing bikes and fix them up, and I guess thieves have an eye for those too). I take my bike into Faculty Resources with me now, because God knows they don't pay me enough for to be losing bikes while I'm teaching. I told my sister "bicycles are the women of the vehicle world: they get no respect, are second-class citizens, and when they're stolen, it's always, 'well, was it locked up?' And if it was locked up, 'why did you lock it up THERE? Don't you know it's a bad area of town?' 'Well, was your bike a nice bike? I mean, was it flashy? WHAT WAS YOUR BIKE WEARING?'" Bike theft is not considered a serious crime and as a result most bike thefts go unreported. Just as we live in a world built for men, we also live in a world built for cars. To take this metaphor to its logical conclusion, let's examine what comes of the death of cyclists at the hands of drivers. Motorists often receive no more than a fine and a temporary suspension of their driver's licenses for hitting and killing cyclists, if that. Roads are built for cars, and the rules of the roads are made for cars as well (the reason cyclists sometimes illegally cross at red lights or stop signs when there is no one there is not just because we lose speed and have to start from square one when we stop, but because waiting for cars to catch up to us at a light or stop sign, and then starting up with them again at the same time is the most dangerous moment of riding a bike, as we are most unstable and liable to fall when starting up from a dead stop; this rule of the road, which protects drivers, is actually dangerous to bicyclists. Waiting for cars to catch up to us at a red light when there's no one in opposite lanes coming is basically waiting for a line of cars whose wheels you can fall right under while starting up all wobbly on your bike to form beside you, instead of simply crossing a road when no one is there and your visibility, if you have a fairly functional neck, is nearly 360 degrees; why would a person want to do that? And yet we must, because the rules of the road are made for cars, not bikes, which again is why we need not only more bike lanes but dedicated bike paths that bypass roads, like those along the Santa Cruz and Rillito rivers). If you don't believe me about the dangers to cyclists of starting up alongside traffic, I challenge you to sit on a bike at the red light in the right-hand lane coming out from beneath the underpass at Stone and Speedway, and then try biking north across the intersection with a car inches to the left of you. One wrong move while you are trying to catch your balance as you ride uphill at a stoplight on a street with no shoulder and not even a sidewalk, and you fall right under the wheels of the car to your left. I have done this (I mean waited at this stoplight and crossed with traffic, though thankfully not fallen; nevertheless, despite not falling this simple event of crossing a street at a light remains a memorable and memorably terrifying moment in my life as a cyclist. Never again). I am honestly sad for Tucson, the way people are sad for me when they see me biking and assume I'm homeless, because only poor people bike as a means of transportation here. It's really backward that our town still has this reputation of being hostile to bike commuters. If you don't care about the environment or the economy, support making Tucson more bike-friendly just to bring us up to speed with the rest of the world! (Seriously, even Roanoke, Virginia, where I went to grad school was more bike commuter friendly than Tucson)! C'mon, Tucson, car culture is so last-century! I can see that you see that, what with getting the Tugo program off the ground and widening Grant with generous bike lanes and whatnot. Certainly, there are some bike-friendly elected officials in Pima County, and I commend the job you're doing. Let's keep it up by opening up the Bike Ranch and opening our doors to the commingling of bicycle tourism with local bike culture! Speaking of officials, we're officially out of our teens next year, so getting the Bike Ranch would be a great way to usher in 2020 for Tucson. Just sayin'.

This message was submitted from your website contact form:

<http://bikeranch.com>

2418492465

[REDACTED]

From: Bike Ranch <donotreply@godaddy.com>
Sent: Thursday, April 4, 2019 6:18 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:
Joseph Heun

Email:
[REDACTED]

Message:

Please allow Bike Ranch conditional use permit. The increase in visitors to Tucson will benefit the whole community.

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

2419991189

APR 04 19:00:07 PC CLKCEN
A63

April 2, 2019

DJ & UW Fillman
1440 S. Monument Trail
Tucson, AZ 85748

RE P19CU0005 El Cortijo, LLC application for conditional use permit

Nicolas Coussoulis, Planner Sr.
Pima County Development Services
Tucson, AZ 85701
Nicholas.Coussoulis@pima.gov

Cc: Honorable Steve Christy, District 4
130 W. Congress St. 11th Floor
Tucson, AZ 85701
District4@pima.gov

Julie Castaneda
Clerk of the Board
130 W. Congress St, 11th Floor
Tucson, AZ 85701
cob-mail@pima.gov

Dear Mr. Coussoulis,

In 1993, the deciding factor in the purchase of our present home was that it lay within the one mile buffer zone protecting the Saguaro National Park Rincon District. In 1994, a large group of residents felt the buffer needed protective support and initiated a program of CC&Rs on their properties to limit development and commercialization with the Buffer Overlay Zone. The residents have worked tirelessly to monitor this Buffer and SR property zoning.

In 2014, Developers applied for a conditional use permit to develop their property at 3700 S. Old Spanish Trail. Their proposed concept a "Bike Ranch" was reviewed, and in conclusion, was deemed more of a major resort with a high density usage area than a simple group of "Casitas". In recapping the ramifications of granting this permit, specific negatives were highlighted as needing to be addressed.

- 1) Sewage system – their resolution was an open cesspool.
- 2) Extreme intrusion on the Park's wildlife.
- 3) Public roadway maintenance and safety.
- 4) Resident's privacy and enjoyment of property, safety, impact of clearing and construction, severe damage to area.
- 5) Building heights and impact of outdoor lighting on dark skies.

APR 04 19 PM 07 PCD/KEM
AB

- 6) Would open the door for additional conditional use permits in the buffer overlay zone causing the domino effect of diminishing the protection sought for creating the buffer overlay zone.

In 2015, the developers appealed the zoning interpretation. A hearing was held before the Board of Adjustment as whether the property is entitled to a non-conforming use permit and permitted to a 100 % expansion of the property.

Now we are in 2019, almost 5 years later with the developers cleverly downsizing the area of development to 10 acres so that it "meets the spirit of SR zoning" with one permitted use "to meet the lodging, convention and recreational needs of short term visitors". These two comments are reported in Az Daily Star article on March 24, 2019, appeared on a county staff report recently released by a planning staffer. Basically, what the developer has done is taken the previous proposed plan and stuffed it onto 10 acres. This will be phase 1 of the development. The other land will be developed in phase 2, but developers will not share that plan. All concerns about the previous plan from 2014 have not changed and did not go away by stuffing this onto 10 acres.

We strongly ask that Planning Services deny any conditional use permit and or zoning changes that will have a negative impact on the Buffer Overlay Zone. It will open the floodgates to further commercial development.

Sincerely,

DJ Fillman and UW Fillman

[REDACTED]

From: Bike Ranch <donotreply@godaddy.com>
Sent: Thursday, April 4, 2019 9:56 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:
Richard Wahl

Email:
[REDACTED]

Message:
RE: P19CU00005 Dear Pima County, I am writing in support of Bike Ranch, which 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: Richard Wahl 3010 N Placita Chorro Tucson AZ 85715

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

2422363946

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
Development Services
DATE 4/5/19 ARB

APR 05 19 09:56 PM CLK:FB
ARB

8

From: Bike Ranch <donotreply@godaddy.com>
Sent: Thursday, April 4, 2019 10:49 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:
Kevin Modlin

Email:
[REDACTED]

Message:

I live about 9 miles from this location and I have to say that I was really excited to hear its always was disappointing to want to take travel on bicycle and just have a place to go and enjoy the amazing desert

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

2422393229

APR 05 19M0926 PC CLKC RD

AKC