[redacted]

**From:** Bike Ranch <donotreply@godaddy.com>
**Sent:** Sunday, April 14, 2019 5:03 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:**
Stephen Cohen

**Email:**
[redacted]

**Message:**
Please approve the Bike Ranch development. As a cyclist who lives in Tucson, and has cycled all over the world, this property will contribute to the "World Class" cycling community we enjoy in Tucson. Thank you.

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

2452358459

[redacted]

**From:** Bike Ranch <donotreply@godaddy.com>
**Sent:** Sunday, April 14, 2019 6:01 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:**
Jackie Ludwig

**Email:**
[redacted]

**Message:**
To our County Board of Supervisors: I am writing in support of Bike Ranch. This project with its sensitivity to our natural environment while promoting eco- tourism is exactly what Pima County needs and should support.

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

2452685699

[redacted]

**From:** Bike Ranch <donotreply@godaddy.com>
**Sent:** Sunday, April 14, 2019 9:09 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:**
Kevin Bond

**Email:**
[redacted]

**Message:**
We do NOT support the zoning change for this property. Nearby residents bought their property with an understanding that their neighborhood would consist of low-density residential housing. Not a commercial development that can be expanded and redeveloped in the future to be even larger and more damaging than this proposed development. This isn't the only place a bike "resort?" can be built and the property owners shouldn't have purchased this land knowing it wasn't zoned for their "dream". Please DO NOT APPROVE the change in zoning.

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

2453173606

[redacted]

**From:** Bike Ranch <donotreply@godaddy.com>
**Sent:** Sunday, April 14, 2019 9:33 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:**
Randy Creeger

**Email:**
[redacted]

**Message:**
I'm in favor of the bike ranch. I think it would be a great addition to Tucson. Tucson already draws people to bike, the bike ranch would be another postive reason to visit Tucson. Please approve this project.

---

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

2453183363

[redacted]

**From:** Bike Ranch <donotreply@godaddy.com>
**Sent:** Sunday, April 14, 2019 9:54 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:**
Alex Starrett

**Email:**
[redacted]

**Message:**
RE: P19CU00005 Dear Pima County, I'm a biker who lives in Tucson and support the Bike Ranch. Please vote for the Bike Ranch. My address is: 5394 N Via Sempreverde, Tucson. Alex Starrett

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

2453203374

[redacted]

**From:** Bike Ranch <donotreply@godaddy.com>
**Sent:** Sunday, April 14, 2019 10:14 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:**
Karim Elsharif

**Email:**
[redacted]

**Message:**
RE: P19CU00005 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: 4543 McCoy Ave. San Jose, CA 95130. I currently live and cycle a lot here in Silicon Valley. This would help me want to move back and retire in Tucson, Arizona, as my parents have done the same and are now enjoying Marana.

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

2453224011

[redacted]

**From:** Bike Ranch <donotreply@godaddy.com>
**Sent:** Sunday, April 14, 2019 11:04 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:**
Janice Saunders

**Email:**
[redacted]

**Message:**
I want to say that I fully approve the Bike Ranch & I do live northeast Tucson. I also am not a cyclist; however, cycling is one of our tourism draws & we should do things to enhance what is already such a great boom to our economy. Development is going to happen & we have an opportunity to do it right in this area, so, as said, I approve.

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

2453267936

[redacted]

**From:** Bike Ranch <donotreply@godaddy.com>
**Sent:** Sunday, April 14, 2019 1:23 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:**
Don Flink

**Email:**
[redacted]

**Message:**
I support the idea of the Bike Ranch. As an avid biker myself I see this as another way we can promote Tucson as a top cycling city and as top destination in the country.

---

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

2453356302

[redacted]

**From:** Bike Ranch <donotreply@godaddy.com>
**Sent:** Sunday, April 14, 2019 2:31 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:**
Peter Bisschop

**Email:**
[redacted]

**Message:**
At the heart of the dispute is suburban ranch zoning, a low-density rural designation that is principally for single-family residences and associated conditional uses on 3.3-acre lots. It allows one home for every 3.3 acres. The developers are asking for too much in an area that should be treasured and respected by everyone. The car handling capacity of an already overwhelmed road is not conducive to such a project. Vail area development is already taxing the use of this road and it will continue to get worse. Old Spanish Trail is too narrow and too busy to accommodate large packs of cyclists. Bike barns? Large parking lot? Restaurant and cafe? A lighted outdoor public gathering area? These are all not acceptable. I urge the planners and all those otherwise involved to deny this development request and stick to their guns on the true meaning of not only the SR zoning, but the value of the area near a superb natural treasure.

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

2453378070

[redacted]

**From:** Bike Ranch <donotreply@godaddy.com>
**Sent:** Sunday, April 14, 2019 4:34 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:**
Rick Abrams

**Email:**
[redacted]

**Message:**
This proposed development appears to be a natural outgrowth, related to the existing bicycle and pedestrian use of the Loop; various trail systems for mountain biking; and, for an environment that encourages street bike use as well. In addition; a commercial hotel/resort development would obviously bring additional revenue to Tucson. Without knowing all of the development issues; I still support this development concept.

---

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

2453440179

[redacted]

**From:** Bike Ranch <donotreply@godaddy.com>
**Sent:** Sunday, April 14, 2019 4:54 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:**
Howard Arnberg

**Email:**
[redacted]

**Message:**
I am an avid bicyclist and frequently bike in Saguaro East. I don't feel that a "resort" such as this is appropriate directly across the street from a National Park.

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

2453465301

[redacted]

**From:** Bike Ranch <donotreply@godaddy.com>
**Sent:** Monday, April 15, 2019 5:56 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:**
Stacey Knapp

**Email:**
[redacted]

**Message:**
If anyone can create something that enhances Tucson's natural beauty, brings tourism and revenue to Tucson, adopts a strategy that is both environmentally friendly and conducive to fitness - it is Kelley Matthews and Peter Lasher. In addition to being innovators - both Peter and Kelley are also very consciouses about the prescous wildlife and vegetation.

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

2454210099

[redacted]

**From:** [redacted]
**Sent:** Monday, April 15, 2019 7:07 AM
**To:** COB_mail
**Subject:** Bike Park @ SNP

*******
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.
*******

Sirs,

I firmly oppose the proposed bike park at SNP East for several reasons. The proposed development is too large to be unobtrusive and will be disruptive to the wildlife. Also, typically when a larger development occurs, it is followed by annexation by the city which is followed by the city bus route extending to the area and further disruption of the rural nature of this wildlife sanctuary area.

If the development is scaled back, I would support it.

Thank you,

Diana Jones
1551 N King St
Tucson, AZ 85749
[redacted]

Sent from my iPhone

[redacted]

**From:** Bike Ranch <donotreply@godaddy.com>
**Sent:** Monday, April 15, 2019 7:08 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:**
Mark McKenna

**Email:**
[redacted]

**Message:**
I believe this would be an asset to Pima County to have this project approved by the Board of Supervisors. Thank you, Mark McKenna

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

2454644757

[redacted]

**From:** Bike Ranch <donotreply@godaddy.com>
**Sent:** Tuesday, April 16, 2019 7:42 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:**
Warwick White

**Email:**
[redacted]

**Message:**
Pima County, The Bike Ranch would be a huge plus for Tucson. The design and concept would add value to the surrounding area. As you are aware cycling is growing more and more each year and bringing in revenue which impacts many businesses. Tucson is known world wide for our wonderful weather for cycling year round. Many pro teams use Tucson for training for their upcoming race season. Tucson is the destination for so many cycling groups for cycling camps each year. The more we do to promote cycling and highlighting Tucson and Pima County, the more we will benefit in the long run. Proud to be a cyclist and promote Tucson as the ultimate cycling destination.

---

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

APR 16 1 PM 02 PDC/DEPD

2458783963

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
Development Services
DATE 4/16/19 ARB

1410 N. Smokey Springs Rd.
Tucson, AZ 85749
October 26, 2014

Clerk of the Board
130 W. Congress, 5th floor
Tucson, AZ 85701

Dear Board of Supervisors:

I am extremely supportive of the proposed "Bike Ranch" resort at 3700 S. Old Spanish Trail. As an equine veterinarian, horse woman and neighbor I feel uniquely qualified to address some of the concerns expressed by the Saguaro Horsemen's Association.

The first concern is that "bicycles and horses don't mix." It is indeed true that a group of bicycles silently zooming past a horse can have dire results. Unfortunately, most cyclists have no idea how to safely approach a horse and rider. That is why every guest of the Bike Ranch will receive training, not only in Arizona biking laws and etiquette, but in the best way to approach and pass a horse. They will learn to slow down and call out, "Good morning – passing on your left." This gives the rider the opportunity to stop and turn toward the bicyclist. The horse is not startled, stands quietly, and there are no dire results. I'm thrilled that all Bike Ranch guests will be excellent role models for other cyclists in Tucson as well as bikers in their home towns, and countries.

APR 17 '19 PM 02:08 PC CLK OF BD

Another concern is that there will be an increase in close encounters between horses and cyclists. I ride in Saguaro National Park East frequently using the "multi-use trails" such as Shantz, Vanover, and Pink Hill and have never encountered a bicyclist. In several areas the trails are narrow and deep – it would be impossible for cyclists to use the same trails commonly used by horseback riders and hikers in the park. The cyclists in Saguaro National Park share the roads with cars, not horses.

The Saguaro Horsemen's Association expressed concerns regarding a dramatic increase in bicycle traffic on roads surrounding and within the park. This will be minimal. Guests of the Bike Ranch, many professional cyclists, will be training on

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
DATE 4/17/19 MW
CC: Development Services

Mt. Lemmon, the Colossal Cave trails, Cat-D trail in Redington and the Arizona Trail. The Bike Ranch will not significantly increase bike traffic within the park. An increase of 6-10 cyclists per day is expected. "The Loop", the 130 mile system of shared use paths encircling Tucson, will bring many times that number of cyclists to Saguaro National Park East each day.

I understand the concerns regarding wildlife and the desire to preserve wildlife habitats. As a veterinarian and past Medical Director of the Tucson Wildlife Center, I feel confident that our wildlife population will not be adversely affected by the Bike Ranch. Wildlife migration corridors have been studied and will be preserved. Wildlife have strong survival instincts and are extremely adaptable to changes in the environment. The plan for the Bike Ranch includes clusters of buildings leaving more than 70% of the 45 acres untouched. Approximately 32 acres will be left open and undisturbed. There will be no fences. Coyotes, bobcats, and javelina will be free to roam as they please. Any rattlesnake that is found within the cluster of Bike Ranch buildings will be humanely caught and relocated to nearby areas in which rattlesnakes currently live and thrive.

I have spent considerable time with the developers of the Bike Ranch, Peter Lasher and Kelley Matthews, asking questions and reviewing their business and building plans. I am convinced that the concerns of the Saguaro Horsemen's Association are unfounded. The Bike Ranch will be a positive addition to our community and to Tucson. It will help to stimulate our stagnant economy, create jobs, and promote Tucson as a premier biking destination. I hope you agree and approve the Bike Ranch development.

Sincerely,

Judith Shoemaker Miller, D.V.M.

Judith Shoemaker Miller, D.V.M.

**Houston's Horseback Riding**
**12801 E. Speedway Blvd.**
**Tucson, AZ 85748**

Dear Board of Supervisors:

I am writing this letter in support of the proposed Bike Ranch development on Old Spanish Trail across from Saguaro National Park East. As a life long Tucsonan and small business owner, (within the buffer overlay zone surrounding the park), I am excited about the Bike Ranch and the positive impact it will have on my neighborhood, the community, and Tucson.

My husband Matt and I have owned and trained horses for over 35 years and started Houston's Horseback Riding in 1989. We offer riding lessons as well as scenic trail rides twice daily, almost every day, primarily through Saguaro National Park. We are supportive of any small business enterprise in Tucson. The Bike Ranch will be quiet and beautiful—with attractive, 1930's style adobe casitas similar to many at the Tanque Verde Guest Ranch. The majority of the 45 acres will remain open and natural. It will bring tourist dollars and jobs to Tucson which we so desperately need. It will also bring guests who wish to take a day off from cycling to go on a horseback trail ride through our pristine park. How I love to share its beauty and majesty with out-of-town guests!

Many of my guests have been cyclists. I've asked them what they think is the best way to pass a horse and rider. "Oh, slip by quickly and quietly so that we don't scare the horse." Unfortunately, this strategy is guaranteed to startle any horse. I've spoken with Kelley Matthews, one of the developers who grew up with horses, about this concern. She assured me that all guests of the Bike Ranch will receive specific instruction regarding the best way to pass a horse—slow down, call out, let the horse and rider know that you are approaching. I look forward to the Bike Ranch teaching so many cyclists how to be safe when sharing the road with a horse.

I believe the Bike Ranch will be a positive addition to Tucson in every way. I hope that you agree and will vote to support the growth of small business in Tucson.

Sincerely,

Bobbi Houston

Bobbi Houston

APR 17 '19 PM 2:40 PC CLK OF BD

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
DATE 4/17/19
CC: Development Services

[redacted]

**From:** Bike Ranch <donotreply@godaddy.com>
**Sent:** Wednesday, April 17, 2019 10:51 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:**
Chris Fuchser

**Email:**
[redacted]

**Message:**
Hello. Please DO NOT approve the bike ranch initiative. Bikers in Tucson are not nice and they are a threat to the health of walkers. Every time we try to walk along any of the two-way walking/biking trails in Tucson, we feel like we are taking our lives in our hands. We regularly encounter speed bikers whose goal in life is to go 40 mph on a bike as they fly by us, putting our health in jeopardy. I keep fearing that one slight misstep by my innocent 6 yr old who is riding her scooter will cause her to get creamed by the passing cyclists who don't have the slightest consideration to either slow down as they pass or to be even slightly cautious going past us. One day while we were walking to the right of the yellow dividing line on the walking/bike path, a retired cyclist who was going in the opposite direction yelled at us, "you're blocking the way!" because there was a cyclist behind us waiting for him and his buddies to pass us so that then he could pass us on the left. No, pedestrians on the paths are not in the way! We were not standing there. We were moving, we were walking, and we were walking to the right of the yellow dividing line! That incident was near Michael Perry's Park. But we also live off Old Spanish Trail and like to walk along that walking/bike path. Thankfully all the speedster bikers stay on the roadway bike path that is part of the Old Spanish Trail roadway, and off of the rougher bike path where we are walking, the path that is parallel to Old Spanish Trail a few feet off the roadway. We don't need more speedster bikers, who errantly think they are getting healthier by breathing in noxious traffic fumes from the cars that pass only a few feet away from them. We don't need any more adrenaline junkies who errantly think it's a better workout to pedal in their aerodynamic tights and space helmets on $7000 streamlined carbon frame lightweight bikes going 40 mph, rather than pedaling heavier bikes with clothes flapping in the wind going 15 mph.

APR 18 2019 10:38 AM
BOARD OF SUPERVISORS

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
DATE 4/18/19
CC: Development Services.

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

2462934015

[redacted]

**From:** Bike Ranch <donotreply@godaddy.com>
**Sent:** Thursday, April 18, 2019 9:15 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

APR 18 2019 10:00 PM CLK OF BD

**Name:**
Diane Knapp

**Email:**
[redacted]

**Message:**
After having reviewed the plans for the bike ranch, I feel that it would be a great addition for Tucson. Tucson is known as a "biking friendly" city. This certainly would validate that and ensure more tourism money would flow into the Tucson economy. Like the gem show and rodeo, it would affect Tucson's economy positively in many ways. The fact that the bike ranch has been designed specifically not to negatively affect the environment is a testament to the desire of those involved to do what is best for Tucson and our precious resources. Biking has become such an important activity for so many. I hope there will be a day in our near future when visitors to Tucson can enjoy the planned bike ranch.

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

2464928586

[redacted]

**From:** Save Saguaro National Park <SaveSaguaroNationalPark@gmail.com>
**Sent:** Friday, April 19, 2019 4:06 PM
**To:** COB_mail
**Subject:** [BULK] County Supervisor Meeting Scheduled

*******
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*******

View this email in your browser

# WE NEED YOU!
## Save Saguaro National Park

Greetings neighbor:

The tentative date for the Board of Supervisors meeting where they will decide on the Bike Motel is **May 21st**. They have not yet listed a time for the Bike Motel on the agenda as yet. Once they do, we will send out an email blast to everyone.

**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 across from Saguaro National Park.

PIMA COUNTY BOARD OF SUPERVISORS

RECEIVED
2019 APR 19 PM 4:15
PIMA COUNTY
CLERK OF BOARD

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

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, viewscapes, 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**

**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:** Carleen Carlson <[redacted]
**Sent:** Saturday, April 20, 2019 7:36 AM
**To:** COB_mail
**Subject:** Bike Resort

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

We don't want commercial development in the Saguaro National Park buffer zone. Houghton East should continue as a minimum 3.3 acre residential area, to protect the environment and wildlife bordering the Park.

Please vote against the Bike Resort.

Carleen Carlson
11591 E Calle Catalina
Tucson, AZ 85748
[redacted]

APR 22 2019 BOARD OF PC COUNTY

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
DATE 4/22/19
cc: Development Services

[redacted]

**From:** Elizabeth Gundy <[redacted]
**Sent:** Saturday, April 20, 2019 9:06 AM
**To:** COB_mail
**Subject:** Re: 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.
*******

151 North Avenida Javalina
Tucson, AZ 85748
April 20, 2019

Re: Case P19CU00005

Dear Pima County Board of Supervisors:

We, who live in the buffer zone of Saguaro National Park, are extremely distressed at the prospect of the projected commercial development off Old Spanish Trail within feet of the park's entrance.

It is a violation of the purpose of the buffer zone, and will bring urban encroachment with all its many ills to this rare oasis that serves lovers of the wilderness and the wilderness itself.

We hope you will save Tucson's beloved National Park for future generations.

Yours truly,
Elizabeth Gundy

APR 22 2019 COB PCO KOF BO

[redacted]

**From:** Carol Grubb <[redacted]
**Sent:** Saturday, April 20, 2019 2:06 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 had so hoped not to have to write another letter regarding this matter but here goes.

I live within a mile of the proposed Bike Ranch site. I am appalled and heartsick that this is even being considered ***again.***
This is a prime example of urban encroachment and a violation of the intended buffer zone for our beautiful national park.

With every development, the wildlife and ecological diversity of the sacrificial land is destroyed forever. You can't just "put it back" if it fails. Preservation of this area should be at the TOP of your list, not even the consideration of this development travesty.

The sanctity of this area will be forever changed: increase in vehicular traffic, pedestrians, bicycles, runoff from pavement, etc. will be the norm rather than the exception.

Additionally, in conjunction to the impact on wildlife and land, what about we landowners who purchased our homes with the intent to live in and protect this beautiful area with it's solitude, quiet, dark skies, and distinct way of life. What about our rights?????

We are vehemently AGAINST this proposal. Please consider the short and long term impact of your decision regarding this matter. You have the power to preserve our national treasure or give in to the pressure of developers. Please make the decision for the land.

Carol and Scooter Grubb
11555 E. Calle Aurora
Tucson 85748
[redacted]

APR 22 PM 2:06 COB MAIL

[redacted]

**From:** Fran Maiuri [redacted]
**Sent:** Saturday, April 20, 2019 4:01 PM
**To:** COB_mail
**Subject:** RE: 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.
*******

Dear Pima County Board Supervisors and other Interested Parties:

This letter is to strongly oppose the approval of the "Bike Ranch" proposed to be developed within the Buffer Zone in the vicinity of Saguaro National Park Rincon Mountain District. I am a resident of the City of Tucson. I am not a resident in the area of this Buffer Zone but I appreciate the forethought of setting aside Saguaro National Park and the buffer zone. I understand that we are extremely lucky to have a unique designated wilderness area and attached buffer zone on the edge of our growing city. There are not many (if any) cities of our size with such a unique wilderness area at the edge of it and the forethought to zone the surrounding area to buffer development to keep the area unique.

Economic development is not all about what you can build today. It is also about preserving natural and wild spaces and as those spaces decline through poor decision-making they will become even more valuable to our preservation and to our economy. Our city benefits greatly from the existence of this unique wilderness area, both naturally and economically. Zoning laws were enacted to limit the use of land around the national park to preserve bird, animal and plant habitat and the feeling of open nature in the surrounding properties. This bike hotel can be built in other areas away from the Buffer Zone. Approving these changes, sets you up for future waivers and allows this larger scaled development to take a foothold while they plan their next steps of expansion.

I want to say that I am a cyclist—both road and mountain biking. I understand that this activity may seem to be low impact but the residences associated with the Bike Hotel are not low impact when looked at other properties in the Buffer Zone. One glance at the map of the area, would show you how the Bike Hotel would look like a blemish on the open land in the area. I am also a hiker and backpacker and know first hand the wildness felt in the area of Saguaro NP, within the park and when biking along Old Spanish Trail. What the Bike Hotel is trying to capture is that feeling of the "old west" that exists along Old Spanish Trail. Ironically what they want to take advantage of they will be impacting and changing in ways still unseen—increased vehicle traffic (cars and bikes!), impact to water sources, natural desert vegetation, bird flyways, dark skies, and animal byways.

Please DO NOT approve this Bike Hotel. Make a decision that encourages the developers to find property outside of the buffer zone. In this way developed areas increase in confined areas and natural areas remain protected and continue to exist in Pima County. I have in the past appreciated the thought and support from Pima County in creating public recreation areas and protecting green spaces in our county. Tweaking how the buffer zone is enforced and allowing this large scale development reduces the integrity of these public areas. One has only to look at the Vail area and the many subdivisions in the county to see how much natural desert has already been impacted by development. We are only asking you to vote to keep areas others have had the foresight to protect, protected for our future and the future of our kids and grandkids. Our future is in your hands and I encourage you as a group, to make good decisions to protect the buffer zone near Saguaro NP and disallow this Bike Ranch to build within the zone.

Thanks for adding my comments to your discussions of the proposed Bike Hotel and I beg you to vote not to allow the building of the Bike Ranch within the Buffer Zone of Saguaro National Park.

Thank you,

Frances Maiuri
2861 N. Magnolia Ave
Tucson, AZ 85712
[redacted]

[redacted]

**From:** Carl Evertsbusch <[redacted]
**Sent:** Sunday, April 21, 2019 10:01 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.
*******

Saguaro National Park East is a crown jewel of Tucson. It is the only National Park containing Wilderness that abuts a major urban area. The flora and fauna that are able to flourish in this Wilderness make this a special place to recreate. The Park was a prime motivator when my wife and I chose to relocate to Tucson nine years ago.

The Bike Motel will encroach upon the buffer zone necessary to maintain the integrity of the Park and Wilderness. A large increase in bicycle traffic will threaten fauna habitat proximate to the Loop Road, which will degrade the experience for Park visitors who use the Loop Road as their primary access.

I urge you to vote to not allow this development to proceed as a means to preserving this very special place.

Thank you for your consideration

Frederick Evertsbusch
2861 N.Magnolia Ave.
Tucson, AZ 85712

APR 22 2019 09:05 PM COB-LMD

[redacted]

**From:** Joy Tucker <[redacted]
**Sent:** Sunday, April 21, 2019 11:10 AM
**To:** COB_mail
**Subject:** Case P19CU00005 - Proposed Bicycle Ranch at Old Spanish Trail and Escalante

*******
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*******

April 21, 2019
Tucson, Arizona

Dear Members of the Board of Supervisors:

I write this letter in **opposition High-Density Commercial Resort at the entrance of Saguaro National Park East that is being requested by El Cortijo LLC.** I do hope that you vote against the proposed Bicyce Ranch because the property is within the Buffer Overlay Zone that restricts such development around our Saguaro National Park East.

As you may or may not recall The Buffer Overlay Zone Ordinance was established in 1980's to transition landscape from growing urban development's to open park space this ordinance was created with issues such as this one in mind. Developers coming in to build high density resorts that will have an adverse effect on the vegetation, animal life, terrain, air quality and human foot print. We all know this is not a "minor resort" and the changes they have proposed do really very little to protect our Sonoran Desert and its sustainability.

You, the Board of Supervisors, well know that developments such as this will increase traffic, noise and disturb the desert. I enjoy seeing cyclist on Old Spanish Trail, having visitors come to Tucson but placing this type of resort at the gates of Saguaro National Park East will not be that much of a benefit to cyclists. Cyclists have come to Tucson for years and will stay in any part of the city to ride bicycles in our desert. I have also heard that the developer mentions proximity to The Loop that is not true as there is not a nearby easy access to The Loop from Old Spanish Trail, Escalante, Freeman.

You are also aware that more and more developments are being built further east off of Old Spanish Trail and Loma Alta and in years to come Old Spanish Trail will be widdened to 2 lanes in either direction and a bridge built around the area of Rincon Creek this too will diminish the number of cyclist as the road ways will not be that condusive to biking adversely affecting the Bicycle Ranch attendance so then we have abandonded structures.

I do hope that you truly listen to the residents of the area and concerned citizens of Tucson who want to protect our desert and the Rincon Valley. This resort can be placed outside of the Buffer Zone and still make money for the owners of El Cortijo LLC and still have a favorable economic impact on our community with our destroying our desert.

I appreciate your time and effort in our support of Saguaro National Park East and our opposition to the Bicycle Ranch.

I look forward to your response,

Respectfully,

Joy Tucker
12331 E Los Reales Road
Tucson, AZ 85747
[redacted]

--

Joy Tucker
Tucson, Arizona, USA
[redacted]

April 15, 2019

Chairman Elías
Members of the Pima County Board of Supervisors
131 W. Congress St.
Tucson, Arizona 85701

Re: Bike Ranch CUP

Honorable Supervisors,

Following my discharge from active duty from the U.S. Air Force in April 1971, I enrolled at the University of Arizona, and subsequently earned my M.S. and Ph.D. from the School of Renewable Natural Resources. Following the completion of my M.S. Degree, I worked as a Land Use Planner for Pima County between 1974-79 (one of my primary responsibilities was writing the Hillside Development Zone Ordinance). Next, I was employed as an Environmental Analyst for Tucson Electric Power Company between 1979-84, while I concurrently served on the Pima County Planning Commission between 1980-84. In late December 1984, I was appointed to and served as the Pima County Planning and Development Services Director until February 1989 when I left Tucson, relocated to Irvine, California, to begin employment as the Director of Community Development for the City of Irvine.

**Specific to this letter, it was during my employment as Planning & Development Services Director that the Pima County Board of Supervisors adopted the Buffer Overlay Zoning Ordinance and modified the Guest Ranch development requirement and changed its designation to Minor Resort.** Because of the role I played in the creation of both the Pima County Buffer Overlay Zoning Ordinance and the Minor Resort CUP process, Kelley Matthews and Peter Lasher, i.e., Elcortijo LLC, retained my services in 2014 to verify the purpose and intended applications of these zoning requirements.

**PURPOSE OF THE BUFFER ORDINANCE**

From the mid 1970s through the 1980s, Pima County was one of the five fastest growing counties in the United States. At that time, there was a huge demand for affordable homes on 7,200 square foot lots. Large vacant parcels, especially on the creosote flats overlaying the unincorporated lands between the eastern boundary of Tucson and what was then Saguaro National Monument East, were ideal for the construction of new subdivisions. The standard procedure for developing this style of residential development was to scrape away the existing vegetation, flatten the natural landforms and channelize the drainage ways.

As the "scraped earth" housing tracts rapidly migrated east towards Saguaro National Monument, residents' living in the low-density SR-4 buffer adjacent to the park were fearful that many of the large vacant tracts near and adjacent to the Monument would be rezoned and developed at higher densities. National Park rangers were alarmed as well. They dreaded the



APR 23 '19 PM 04:47 PC/CE BD

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
DATE 4/23/19 yr
cc: Development Services

intrusion of new subdivisions near or adjacent to the Monument which they believed would result in an influx of domestic pets and invasive non-native plant species migrating into the Park and they were fearful that new housing tracts would close off historic wildlife corridors.

**Therefore, in early 1985, and in an effort to protect the natural parks surrounding Tucson from intrusive development, the Board of Supervisors directed planning staff to develop a Buffer Zoning Ordinance. The Board wanted to create a permanent and ecologically sound transition zone between the natural preserves and encroaching urban development. The Board also made it emphatically clear to staff that they did not want an ordinance that prohibited common sense, economically reasonable and appropriate land uses within the buffer areas. In other words, the ordinance was to be designed specifically to prohibit new scraped earth subdivisions from being permitted within a transition zone between an urbanizing Tucson and natural open space parks.**

As a result, staff drafted an overlay zone that was intended to force builders and developers to fit new development into the natural landscape i.e., develop outside the 100-year floodplains, protect wildlife habitat, maintain natural wildlife corridors, minimize grading, utilize cluster development, and reduce the visual impact of the development especially from inside the park looking out.

Remarkably, thirty-one years after the adoption of the Buffer Overlay Zone, only the Rocking K Ranch Specific Plan has been approved in the buffer zone. To date only a small part of that plan has been developed due to road access financing.

**REASON FOR SUPPORTING THE BIKE RANCH CUP**

**Is the Bike Ranch development plan consistent with the requirements of the Buffer Zone?**
**YES**

As you are aware the application before you is for a **Conditional Use Permit for a Minor Resort; the underlying Suburban Ranch zoning will not be changed.**

It is my opinion that the proposed Bike Ranch development plan exceeds the intent & requirements of the Buffer Overlay Zone Ordinance by:

- Ensuring an ecologically sound transition between the National Park and urban land uses.
- Protecting critical and sensitive wildlife habitat.
- Fostering the unimpeded movement of wildlife in and out of the National Park.
- Allows for an economically and reasonable use of a vacant parcel of land.

The Bike Ranch development plan goes further by:

- Clustering the guest suites in the north eastern portion of the property.

- Protecting all drainageways that serve as wildlife corridors.
- Respecting the natural desert ambiance by creating a cluster development, with low to earth casitas that are designed to flow with the natural terrain.
- Designing a building complex that replicates traditional guest ranch architecture.
- Creating a building complex that will strive to meet a LEED Platinum rating.
- Serving a regional need by creating a comprehensive travel destination for avid bicyclists.
- Creating new jobs.

Therefore, I strongly recommend that you approve The Bike Ranch CUP.

Respectfully submitted,

Robert C. Johnson Ph.D.
Irvine, California

[redacted]

**From:** Michael Thomsen <[redacted]
**Sent:** Tuesday, April 23, 2019 7:00 AM
**To:** COB_mail
**Subject:** P19CU00005

*******
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*******

Dear Pima County Board of Supervisors,

My wife and I purchased a house at 11701 E Spanish Ridge Pl in the Saguaro National Park buffer zone last July. The suburban ranch zoning and national park buffer zone were two features that led to our purchase.

We are avid cyclists which was a large part of why we bought in Tucson. However, there is no compelling reason that the Bicycle Ranch needs to be in this location. As serious cyclists we ride across the entire metro area to join orgainized rides, thus the cyclists coming to a high end cycling resort could start their rides anywhere in the metro area.

I believe this is a reasonable idea but it does not need an exception to the zoning philosophy in our area. It should be built in an area zoned for a resort. The negative impact to the homes in the vicinity is dramatic. I am incredulous that purchasing in this buffer zone and zoning area does not actually mean that commercial ventures are precluded from becoming our neighbors.

Please deny the special use permit for the Bicycle Ranch and encourage them to find a more appropriate site.

Sincerely,

Michael Thomsen

APR 23 19 PM 2:47 BOARD OF SUPERVISORS

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
DATE 4/23/19 yp
CC: Development Services

[redacted]

**From:** Eli Karson <[redacted]
**Sent:** Thursday, April 25, 2019 2:06 PM
**To:** COB_mail
**Subject:** CASE NUMBER: P19CU0005

APR 25 '19 PM 02:06 PCO KDF BD

*******
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*******

To: **County Board of Supervisors**

Re: **CASE NUMBER: P19CU0005**

The Bike Ranch developer is applying for a **Conditional Use Permit** from Pima County for a minor resort, which is an allowed use in the both the suburban ranch zone and buffer overlay zones.

The proposal, however, is in direct conflict with regard to the **intent** and **purpose** of the Codes and Ordinances referenced. Sadly, the developer seems to have circumvented the very codes that were meant to protect and preserve public preserves. Approval for this 'minor resort' would only further undermine an already weakened public trust in government and the regulations purported to "protect and preserve".

**Pima County, AZ Code of ordinances, Chapter 18.07.030** specifies :
**Minor Resort Regulations.**
**2. Intent:** These regulations are intended to **allow for minor resorts which meet the lodging, convention and recreational needs of short-term visitors** to Pima County and are not intended to allow for the development of residential units for permanent or long-term residential use;

The Buffer Zone runs along the western edge of Saguaro National Park East and is 1000 feet deep.

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
DATE 4/25/19 MW
cc: Development Services

**The Buffer Zone Overlay Ordinance (BOZO) stated PURPOSE 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.**

**There is virtually no public support for this project. We look to the Supervisors to assure that all our interests are protected according to the purpose and intent of the law. We trust that you will.**

**Respectfully,**

**Eli Karson**

**11801 E Rambling Trail.**

**Tucson, AZ 85747**

[redacted]

**From:** John.Knight <[redacted]
**Sent:** Thursday, April 25, 2019 2:42 PM
**To:** COB_mail
**Cc:** John Knight
**Subject:** RE: P19CU00005 - Bike Ranch

**Categories:** Purple Category

*******
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*******

APR 25 1:00PM PCOMF BD

TO: Pima County Board of Supervisors

RE: P19CU00005

Dear Supervisors,

I strongly oppose permitting the proposed small resort across the street from the entrance to Saguaro National Park East. The decision you make about it will likely determine the future of the National Park buffer zone which was devised to protect lands...

> "...bordering Saguaro National Monument and Coronado National Forest, slopes (which) are studded with palo verde and saguaro, creating outstanding habitat and scenic values. Major washes, such as Cienega and Rincon Creeks and Pantano Wash, provide riparian vegetation, such as mesquite and desert willow, and additional scenic quality. "

Acknowledging:

> "Key environmental issues such as protection of scenic resources, habitat, and open space, and the need for low intensity land uses adjacent to public preserves..."

*(source: RSSP, as amended 7 June 2005)*

Shall we abandon our commitment in order to serve a narrow private interest or shall we maintain our commitment to our rich natural resources? That is the real question at stake.

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
DATE 4/25/19
CC: Development Services

I am a neighbor residing in the buffer zone alongside the park. I moved into the area in 2014 precisely because it is an attractive, serene natural setting that was protected from commercial development. I paid a premium for my property because of the desirable setting.

*It is a certainty* that the proposed small resort (aka Bike Ranch) will greatly diminish the natural beauty of this area and so will the future developments that follow its precedent. Assurances have been offered by the developers that it will be built in a manner consistent with the aesthetics of the area - but this is obviously untrue. They propose two-story, high-density buildings (that will have to be lit in order to conform with code). These features are utterly out of keeping with the aesthetics of the area – it will stick out like a sore thumb, both by day and at night. Put simply, their assurance that this project will meld with its surrounds simply doesn't pass the "straight face test". That assurance is simply a cynical effort to opportunistically exploit a protected habitat for personal gain.

***The original intent of the buffer zone they ask you to undermine was to exclude exactly this type of building*** in order to conserve the scenic beauty and wildlife habitat. Why do these developers deserve the right to make us abandon these goals? Why do they deserve the right to undermine my property value and that of their other neighbors by constructing a large non-conforming commercial enterprise?

All affected landowners, including the developers, understood the use-limitations of their property when they bought it, just as I did and all my neighbors. The Bike Ranch may or may not be a good business idea but they seek to improve its odds of success by placing it in the middle of a protected area despite existing restrictions and over the strong protest of their neighbors. (You will note that most people who agree with the proposal do NOT live here). Why don't you ask them to build it elsewhere so it will not devastate the irreplaceable natural beauty that has been so well protected by all of us… up to now? If they really believe it is a good idea, then they should be willing to build it elsewhere where it will sink or swim on its merits, not based on equity taken from our community.

Many other valid and sufficient arguments have been made in opposition to this project but I will not repeat them here. Instead, in closing, I ask that if you elect to disregard the objection of residents in this area to allow the project to proceed, then at least confine it to just one-story in height and permit no more than one structure per acre (three times greater density than is now allowed).

I put my hope and my trust in you and ask you to once again deny the extraordinary concessions sought by the Bike Ranch developers.

Sincerely,

John Knight

11700 E. Exmoor PL

Tucson AZ 85748

[redacted]

[redacted]

**From:** Bike Ranch <donotreply@godaddy.com>
**Sent:** Friday, April 26, 2019 11:23 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:**
Donna McBain Evans

**Email:**
[redacted]

**Message:**
I want to voice my support for the Bicycle Ranch development proposal near Saguaro National Park East. The design is thoughtful, it is respectful of the natural environment and I expect it will draw responsible cyclists and groups to Tucson to enjoy our weather and good bike paths. Tucson is already a popular cycling destination; Bicycle Ranch will further enhance this positive image and provide economic benefit to our city.

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

2490299373

APR 26 '19 AM 11:01 PCO NOTE BD

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 4/26/19
cc: Development Services

[redacted]

**From:** Bike Ranch <donotreply@godaddy.com>
**Sent:** Friday, April 26, 2019 11:53 AM
**To:** COB_mail
**Subject:** [BULK] New message - bikeranch.com

*******
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*******

Click here to reply

APR 26 '19 PM 1:54 PCOKOFFRD

**Name:**
Luciano Oliveira

**Email:**
[redacted]

**Message:**
RE: P19CU00005 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: 1701 E Redwood Pl Chandler, AZ 85286

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

2490331825

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 4/26/19 MW
cc: Development Services MW

[redacted]

**From:** Bike Ranch <donotreply@godaddy.com>
**Sent:** Friday, April 26, 2019 4:45 PM
**To:** COB_mail
**Subject:** [BULK] New message - bikeranch.com

*******
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*******

Click here to reply

**Name:**
Lise Neer

**Email:**
[redacted]

**Message:**
I wholly support the theme and mission of this proposed resort, and hope to visit & ride there someday soon!

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

2491194181

APR 26 2019 PM 3:00 PM
RECEIVED
CLERK OF THE BOARD

**CLERK'S NOTE:**
**COPY TO SUPERVISORS**
**COUNTY ADMINISTRATOR**
**DATE** 4-29-19
CC: Development Services

[redacted]

**From:** [redacted]
**Sent:** Friday, April 26, 2019 7:15 PM
**To:** COB_mail
**Subject:** Bike Ranch

*******
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 name is Paul Goff, I live at 1405 S. Sumatra Place. It's about 5 miles from Saguaro National Park. I use the park about three to four times a week. I like to hike on the trails out there. I'm very concerned about the Bike Ranch the people want to build across the street from the park.

I can't imagine the congestion it will bring to the park. If you go to the park on the weekends you will see what I am talking about. If you add lots of bicycles along with the traffic it gets very crowded and dangerous. I once saw a family of 7 park their van at the Loma Verde Trailhead and they all got their bicycles out and started up the hill on the Cactus Forest Loop. Some of the kids riding were about 5 years of age. After they got going up the hill about 300 yards two of the kids got off their bikes and started walking them. I went on my hike wondering why someone would put their kids in that much danger. I doubt they got very far but it was not a safe thing for a parent to do with their kids.

The park has many hidden dangers too bicyclists, especially kids. There are many blind spots, lots of tourists looking around and not paying attention to the road. There are two bike lanes in the back part of the loop but they are short and do not serve the bicyclist's well.

Another problem is parking. I have been to trails out there many times when I could not park. The largest parking area will hold 6 vehicles. Most of the areas only hold two or three vehicles.

With the proposed 3200 housing development on Old Spanish Trail along with this Bike Ranch I think the Park will be overloaded.

How long will it take before we will have to take a shuttle around the park because they can not handle the traffic. Where will people park who want to ride the shuttle? People should not be allowed to make money off the park. The Bike Ranch will exploit the park and make money from the location. The laws were put in place years ago for the buffer around the park and the park has been under constant pressure to protect the park. Now here we are again trying to protect the park from too many people.

Please use common sense and stop this. It ill not benefit the park, only the people who own the ranch. The park has one mountain bike trail, it's 2.5 miles one way. The paved part of the park is 8 miles. Why would someone fly here from New York to ride their bike around an 8 mile loop? The mountain bikers won't use it because the trail is only 2.5 miles. Please don't let the park become another Sabino Canyon style park.

Thank you for listening, Paul

APR 26 2019 PM 3:00 PC OK TO FILE

[redacted]

**From:** Bike Ranch <donotreply@godaddy.com>
**Sent:** Friday, April 26, 2019 8:08 PM
**To:** COB_mail
**Subject:** [BULK] New message - bikeranch.com

*******
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*******

Click here to reply

**Name:**
charles McRoy

**Email:**
[redacted]

**Message:**
everyone has a fantasy. I oppose the idea. ASs a local resident it will be a matter of time before accidents happen being close to the curve on old Spanish. So what will they do during off season....become a hotel. As a local resident the traffic is going to become an issue. Take a look at saquario corners restaurant on any given night. Folks cannot find parking and park on the main street. Just what are you going to do with the sewage? Burn pits? septic tank? If this is such a grand idea build it on your 40 acres on tanque verde.

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

2491256997

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

To: The Board of Supervisors

Re: Case # P19CU0005

At a public hearing earlier this month re permitting the "bike" "ranch" it was obvious that a majority of attendees were against it. We gave up time and other activities to sit there for several hours so you could hear us. Likewise, the majority of people I have spoken with are against it.

It has been bruited around, however, that the Pima County Board of Supervisors is FOR this development, in spite of public opinion against it. Why might that be?

Money? Influence? Friends? Fattening up on taxes? Too chicken to act independently? The path of least resistance? Indifference?

You are on the road to further destroying trust in public government, if there is any left. You would crush tortoises into a bloody crackling pulp, and drive the few, clinging species to slow starvation.

You are also helping turn Tucson into L.A. But your friends won't give you a hard time.

Man up and do what is right.

Abigail Hagler MD
7876 S. Galileo Lane
Tucson AZ 85747
4-25-19

Type to enter text

APR 29 '19 PM 01:15 PCO KIFB
CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
cc: Development Services
DATE 4/29/19 (KN)

[redacted]

**From:** Carolyn Leigh/Ron Perry <[redacted]
**Sent:** Saturday, April 27, 2019 11:11 AM
**To:** COB_mail
**Subject:** We oppose the "bike ranch" (Case Number 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.
*******

Dear Pima County Board of Supervisors,

We oppose development of the proposed "bike ranch" (Case Number P19CU0005).
My husband and I live on West Speedway in the Tucson Mountains. Our Gates Pass Area Neighborhood Association defeated a 1999/2000 proposal for a "minor resort". Although a "bike ranch" sounds lovely, the proposal is for a commercial resort which will generate additional traffic to service what is a motel and its clients in the residential area across from Saguaro National Park East.

In our own area we have continuing issues with the International Wildlife Museum, also a commercial venue, concerning signage, dumpster pickups in early morning hours, exterior lighting and accidents generated by vehicles leaving the museum - this for a facility which does not offer lodging. By whatever name, the "bike ranch" is a motel and the impact of guests, staff, and support services, will be significant.

Most guests would arrive by car, then take their bikes into what is already a congested area with posted warning signs. We have ongoing right-of-way issues on Gates Pass Road between groups of bicyclists and rush hour traffic over the Pass and also during the day inside the parks themselves. There is denser population in the area of the proposed "bike ranch". The problem will be greater, including inside the Park.

The development of the "bike ranch" will defeat the purpose of the buffer zone and open the door to continuing issues and conflicts in the area. We urge you to defeat this proposal for a "minor resort."

Thank you for your consideration,
Carolyn Leigh and Ron Perry

APR 27 2019 BOARD OF SUP

[redacted]

**From:** Denise Garland <[redacted]
**Sent:** Saturday, April 27, 2019 11:54 AM
**To:** COB_mail
**Cc:** Michael Cardwell
**Subject:** We oppose the "bike ranch" (Case Number P19CU0005)

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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 Board of Supervisors,

We oppose development of the proposed "bike ranch" (Case Number P19CU0005).
My husband and I in Mountain Gardens area near Gates Pass road and our property backs up to Tucson Mountain Park. While we have only been full-time residents for the last two years, we moved to the pristine Sonora desert to live as our lifelong dream. We recently learned about the "bike ranch" project and quickly realized the disturbing precedence it will set for a similar project to be built near our Saguaro National Park West. We also learned our Gates Pass Area Neighborhood Association defeated a 1999/2000 proposal for a "minor resort".

The "bike ranch" proposal is for a commercial resort which will generate additional traffic to service the motel and its clients in the residential area across from Saguaro National Park East. Additional trash, traffic and crime will follow the increased activity in the area where this project is planned. Since the "bike ranch" is a motel and the impact of guests, staff, and support services, will be significant. My husband and I had careers in law enforcement and we have seen first hand what this type of development can do to a pristine desert environment. We have also seen from our back patio of our home the congestion caused by ongoing right-of-way issues on Gates Pass Road between groups of bicyclists and rush hour traffic over Gates Pass. It is very dangerous.

The development of the "bike ranch" will defeat the purpose of maintaining the pristine desert environment and will open the door to continuing issues and conflicts in the area. We urge you to defeat this proposal for a "minor resort."

Thank you for your consideration,
Denise Garland and Michael Cardwell

APR 29 1:30PM BOARD OF SUPERVISORS

[redacted]

**From:** Dj <[redacted]>
**Sent:** Saturday, April 27, 2019 3:53 PM
**To:** COB_mail
**Subject:** Fwd: Schmidt_CapFinal_12.2.2017.doc;jsessionid=6708D93777DB90C8DCEEEA45BBCAE272

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*******

re: case # P19CU00005
The below referenced link will take you to a paper entitled: "DESIGNATING AND MAINTAINING BUFFER ZONES: A LOOK AT TUCSON'S PROTECTED LANDS " by U of A tells the story as to why so many oppose the BIKE RANCH MINOR RESORT option for the area of SAGUARO PARK EAST OLD SPANISH TRAIL. The damage caused by the staggering increased intensity of use to this natural resource will be irreparable. Five years ago the Superintendant of Saguaro National Park East opposed this project. During the recent snow event of 2019 the Park alerted the public to an overflow capacity of traffic to enlist cooperation to ease congestion. The new Superintendant lacks an understanding of the adjacent community's desire to maintain this unique environment and defend A quiet rural lifestyle from URBAN ENCROACHMENT. Approval of this project will set a precedent for other developements to PAVE PARADISE AND PUT UP A PARKING LOT. Many of us bought homes seeking peaceful lives in retirement. We can't now start all over pick up and go somewhere else. What will this do to our property values? For some, property asthetics will be permanently ruined or altered.
The BIKE RANCH does not now exist. WE DO! Please consider the permanent negative impact on the area's wildlife and citizens.
Sincerely,
Debra J Harvey
4540 S Paseo Melodioso
Tucson, AZ 85730

dj harvey

Begin forwarded message:

> **From:** Debbie Harvey <[redacted]
> **Date:** April 27, 2019 at 3:03:22 PM MST
> **To:** dj [redacted]
> **Subject:**
> **Schmidt_CapFinal_12.2.2017.doc;jsessionid=6708D93777DB90C8DCEEEA45BBCAE272**
>
> https://repository.arizona.edu/bitstream/handle/10150/626236/Schmidt_CapFinal_12.2.2017.doc;jsessionid=6708D93777DB90C8DCEEEA45BBCAE272?sequence=1
>
> dj harvey

APR 29 2019 PM 4:02
PIMA COUNTY BOCC

[redacted]

**From:** Bike Ranch <donotreply@godaddy.com>
**Sent:** Saturday, April 27, 2019 4:35 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:**
Warren Smock

**Email:**
[redacted]

**Message:**
This looks like a wonderful opportunity to add to the already great Bicycling resources of Tucson. I visit Tucson 3 to 4 times a year for Bicyclling activities and find that this would be a wonderful addition

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

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