

SIGNATURE

PRINT

ADDRESS

2262 W LaCresta RD
 Jean Maddox Tobi Maddox TUCSON AZ 85742

Christina Ather 9341 N. Camino del Plata
 TUCSON AZ 85742
 Jill Greene TUCSON AZ

Jill Greene 9361 N. Camino Del Plata 85742

Jim Greene 9361 N. Camino del Plata 85742
 Alice J. McHale ALICE J. McHale 9381 N. Camino del Plata 85742

Elen Zank ELEN A. ZANK 9456 N. CAMINO DEL PLATA TUCSON 85742

Elen Zank ELEN A. ZANK 9460 N. CAMINO DEL PLATA TUCSON 85742

William Novak 8590 W CAMINO DEL SUR TUCSON 85742

Rodie Negrete 2450 W. CAMINO DEL AURORA, 85742

Sharon Yuda 9460 N. Camino del Plata TUCSON AZ 85742

William H Brown William H Brown Tucson, AZ 85742
 9420 N. Camino del Plata

Virginia Brown 9420 N. Camino del Plata Tucson, AZ 85742

Sharon Canon 9550 Kachola Blvd

Kathryn Welch Kathryn Welch 9600 N. La Cholla Blvd 85742

Devin Welch 9600 N. La Cholla Blvd 85742

~~Charles~~ Charles Cojaramero 2110 W Sunset Surprise

Mike & Kim Griggs 2350 W. Catalpa Dr Kim Higgs

LARRY PAHOUSKI 2800 W CATALPA RD
TUCSON AZ 85742

KARIN G. PAHOUSKI 2300 W CATALPA RD
TUCSON AZ 85742

DENNIS A. WOZNIAK 2330 W. CATALPA
TUCSON AZ 85742

Anthony June 2290 W. Catalpa
Tucson, AZ 85742

Lucille Le Corre 2310 W CATALPA RD
TUCSON, AZ 85742

Jerry Shinn 2341 W Catalpa
Tucson AZ 85742

Pamela J. Chaney 9200 N. PORTULACADR
TUCSON, AZ 85742

Rashid Khan 225-0400A

Rashid Khan 225-0400C

Wayne & Jan Miller 2320 W CATALPA RD
[REDACTED]

DON BOSKOVSKI 9182 N. TREASURE MTN
AZ [REDACTED]

MARK S. HAKEN 9154 N. MYSTIC HTS PL
[REDACTED]

HAROLD AGOR 9174 N. MYSTIC HTS

Sandra Lemire 2130 W. Sunset Surprise Ct

LUANG NGO 2190 W Sunset Surprise Ct

Weldon Gates WELDON GATES 2465 W. Tortolita Bluffs Dr
Preston McGraw Preston McGraw 9184 N. MYSTIC HEIGHTS PL

Leonard Holcombs LEONARD HOLCOMBS 8164 N. MYSTIC HEIGHTS PL
Steven A. Solomon STEVEN A. SOLOMON 2475 W. TORTOLITA BLUFFS

Anthony A. Rendon ANTHONY A. RENDON 2330 W. LA CRESTA RD

Menna Fortes MENNA FORTES 9559 W. Camino de la Loma Tucson (AZ)

Elizabeth Page ELIZABETH PAGE 9220 N. Red Oak Dr.
DONALD C. WHITE

W.C. White W.C. WHITE 2320 W. CATALPA

Susan Stiver SUSAN STIVER 2410 W. Catalpa Rd

David Nuss DAVID NUSS 2450 W. Catalpa Rd

Patrice Spector PATRICE SPECTOR 2400 W. CATALPA RD

Steffi Turner STEFFI TURNER 2390 W. Catalpa Rd

Andrew Nouak ANDREW NOUAK 2380 W. CATALPA RD

Karen Schweigert KAREN SCHWEIGERT 2340 W. Catalpa Rd

William Barker WILLIAM BARKER 2321 W. Catalpa Rd

Douglas Martin DOUGLAS MARTIN 2421 W. Catalpa Rd

Steve Morrison 2441 W. Cat. Rd

Carol Simpson-Carole Simpson 2480 W. Catalpa Rd

Patricia Beigant 2481 W. Catalpa Rd

James Brown 9150 N. Treasure Mountain Dr.

James Brown 9173 N. Treasure Mountain Dr.

Bob Norton 9162 N. Treasure Mountain Dr.

Robert Norton 9160 N. Treasure Mountain Dr.

Doug Knowlton 2120 W. Sunset Surprise

Steve Buskirk 2210 W. Sunset Surprise

Lily Payne Lily Payne 2170 W. Sunset Surprise Ct.

Charles Nylander CHARLES Nylander 2164 W. Ironwood View Pl

Cynthia Johnson Cynthia Johnson 2220 W. Sunset Surprise Ct.

BRANDON JOHNSON BRANDON JOHNSON 2220 W. Sunset Surprise Ct.

Joel Webster Joel Webster 2181 W. Sunset Surprise Ct.

Dan Xiang Dan Xiang 2140 W. Sunset Surprise Ct.

Jason Xiang Ze Xian Xiang 2140 W. Sunset Surprise Ct.

~~Susan Ross~~ Susan Ross 2168 W.
Kari Thompson 2111 W Street 3009052
FROM WOOD VIEW
PL.

~~Edna M. H.~~ Edna M. H. 2271 W. Street 3009052

Jenny B. B. B. Jenny B. B. 2212 W. Morning Jewel Pl

Emeline B. B. 2202 W. Morning Jewel Pl

Steve Torres ST- 2192 W. Morning Jewel Pl 85742

Susan Gould 2152 W. Morning Jewel Pl 85742

Michael Bolding Michael Bolding 2112 W. Morning Jewel Pl 85742

Joey Johnson JO- 2113 W. Morning Jewel Pl 85742

~~Orlando~~ Orlando 2133 W. Morning Jewel Pl 85742

Ann K. K. 2173 W. Morning Jewel Pl 85742

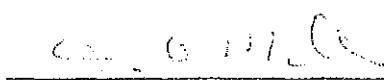
James McNeil 2173 W. Morning Jewel Pl 85742

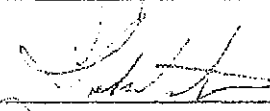
Virginia B. B. 2163 W. Morning Jewel Pl 85742

Sethan Legier 2183 W. Morning Jewel Pl

Randy B. B. 21422 W. MYSTIC MOUNTAIN 1212


~~Ann K. K.~~ 23413 W. MYSTIC MOUNTAIN


 Jimmy D. Miller 2283 N. Mystic Ave. D.
Tucson

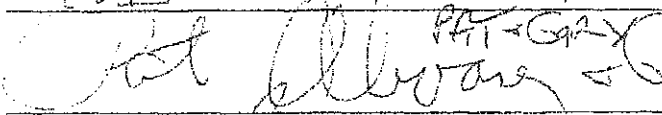
 John Knutson 9142 N. Treasure Mountain
Tucson

David Nicholas David Nicholas 2334 W. Noble Heights Dr.

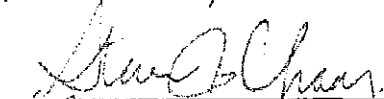
Debi Cray Debi Cray 2354 N. Noble Heights Dr.

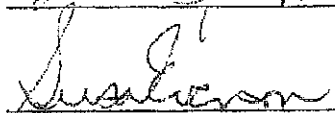
 Angelita Edwards 2344 N Noble Hgts

 Rita Reynolds 2355 W. Noble Heights

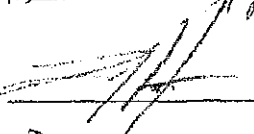
 Gary & Gayle Way 2304 W Noble Heights Dr.
PAT - GARY AZ 85742

 Debi Green 2305 W Noble Heights Dr.
Tucson AZ 85742

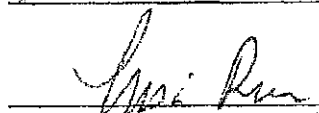
 Steven Schano 2275 W NOBLE HEIGHTS DR
TUCSON, AZ 85742

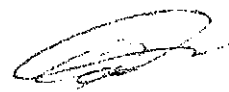
 Susan Evenson 2294 W. Noble Hts
TUCSON AZ 85742

Therese Briggs-Klee TERESE BRIGGS-KLEE 2151 W. Sunset Surprise Ct
TUCSON, AZ 85742

 Luis Moreno 2141 W. Sunset Surprise Ct
Tucson, AZ 85742

Dean W. Culton DEAN W. CULTON 9088 N. Sweet Acacia Pl
TUCSON AZ 85742

 Lisa Rentría 9085 Sweetacacia Pl
Tucson, AZ 85742

Francisco Renteria  9085 Sweet Acacia Pl
Tucson AZ 85742

Agnes H. Manich AGNES MANICHAN 9093 W - Sweet Acacia
Tucson, AZ 85742

E. Sone
Tatsuya Sone

Tucson AZ 85742
9091 N Sweet Acacia Pl

Walter Baldwin Nancy Baldwin 9077 N Sweet Acacia Pl
Nancy Irick

Nancy Arden 9069 N Sweet Acacia
Tucson, AZ 85742

John D. E. Senelger 9056 N. Sweet Acacia Pl.

John D. E. Senelger TUCSON, AZ 85742

Ryan Brown 2222 W. Morning Towel Pl.

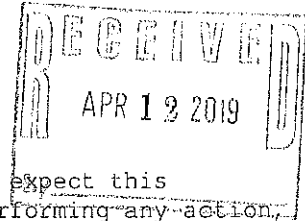
R Tucson, AZ 85742

I, TONY CAGGEBAND, 2222 W. LA CRESTA RD.
(name) TUCSON, AZ 85742, depose
(address)

and state that I have read and examined the foregoing Objection & Protest Petition, and the signatures and addresses placed on the Objection & Protest Petition, and further state that the signatures and parcel number and/or addresses thereon are genuine, that I personally know all of the signers of this sheet of the Objection & Protest Petition to be the persons whose names are signed to the Petition and that I personally witnessed their signature, that I am one of the signers of this Petition and own property within the statutory area of notification related to the area for which a rezoning is sought, and that to the best of my knowledge the signers of the Objection & Protest Petition are the owners of land located within the statutory area of notification for this rezoning application or are in close proximity, unless otherwise noted.

Yvette Loreto

From: Bike Ranch [REDACTED]
Sent: Thursday, April 11, 2019 12:55 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:
David Monrreal

Email:
[REDACTED]

Message:

RE: P19CU00005 Dear Pima County, Let's do this Pima County! I support this progressive, eco-friendly, and economically beneficial project that will further promote Tucson as a cycling destination. Where else in Arizona is there something as cool as this. Please vote for the Bike Ranch. My address is: 2754 W. Cattail PL, TUC AZ 86322

APR 11 19:40:12 PCD KCF HD
y

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

2443833952

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 4-11-19 *y*

cc: Development Services

Yvette Loreto

From: Bike Ranch [REDACTED]
Sent: Thursday, April 11, 2019 2:32 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:
Steven Bye

Email:
[REDACTED]

Message:
I totally support The Bike Ranch...

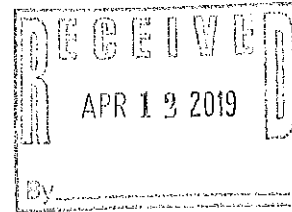
APR 11 12:02 PM CDT KOF BD

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

2444035985

Yvette Loreto

From: Bike Ranch [REDACTED]
Sent: Thursday, April 11, 2019 5:56 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:
Danny

Email:
[REDACTED]

Message:

Build it! This sounds amazing, please vote in favor of the bike ranch.

APR 12 15:05:04 PM CDT
[Signature]

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

2444417160

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 4-12-19 [Signature]
cc: Development Service

Yvette Loreto

From: Bike Ranch [REDACTED]
Sent: Thursday, April 11, 2019 6:53 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
Eric Lindenberg

Email:
[REDACTED]

Message:
Just say no to this stupid idea of bike ranch. There's no need for this.

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

2444462429

Yvette Loreto

From: Bike Ranch [REDACTED]
Sent: Thursday, April 11, 2019 9:02 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:
Robert Gutierrez

Email:
[REDACTED]

Message:

As an avid cyclist I believe Tucson is a wonderful destination for year round cycling.

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

2444541020

Yvette Loreto

From: Bike Ranch [REDACTED]
Sent: Friday, April 12, 2019 8:22 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:
Dan Altman

Email:
[REDACTED]

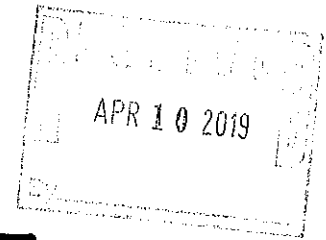
Message:

This Bike Ranch wants to build two story buildings behind my house. This goes against the current zoning pattern here and benefits no one but the builders. I do NOT support this bike ranch.

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

2449768871

Roger & Judy Carpenter
1124 N. Camino de Oeste, Tucson AZ 85745



April 6, 2019

Mr. Nicholas Coussoulis, Senior Planner
Pima County Development Services
201 N. Stone Ave. Tucson Az 85701

Re: "Bike Ranch," P19CU00005, El Cortijo, LLC

Dear Mr. Coussoulis, and Pima Co. Supervisors;

I write in strong protest of any conditional use permit or rezoning that would permit the construction of the "Bike Ranch" hotel so close to the eastern section of Saguaro National Park. Though I live on the west side of Tucson, I have followed the description of the plans for this development in the paper and through online sources. The proposal to put a commercial business of this density is offensive to me, especially since the other adjacent properties are zoned SR. I know from personal experience that SR zoning is generally compatible with wildlife populations, usually causing no harm except from vehicle accidents.

It seems to me that anyone who supports the Use Permit for the "Bike Ranch" must have a view of our desert like that seen in New York City: dense development right up to the crisp edge of a designated parkland, soon to be surrounded by more high density commercial or apartment development. The result is that natural parks and refuges become like islands surrounded by homes, hamburger joints and other features that will impede wildlife movement. This is what is happening to the Tucson Mts., as growth occurs on all sides, though thankfully tempered by low density zoning.

My view of the Bike Rauch proposal is based in part on my experience in SR zoning on the east slope of the Tucson Mts. About 20 years ago there were similar developmental threats to wildlife, parks and low density residences in our area. But on July 13, 1999, the Supervisors approved our request to deny a conditional use permit to build a charter school on seven acres at the SW corner of Gates Pass Rd. and Camino de Oeste. And on June 6, 2000, the Board voted unanimously to deny a zoning change from SR to Major Resort for a proposed 20-acre "Rancho del Monaco" with sixty casitas on adjoining land. These votes seem to serve as precedents for the vote that the Supervisors should make with regard to commercialism near Saguaro Park East.

Our arguments against both of these proposals were *identical* to those we can imagine at this distance, and read about with regard to the "Bike Ranch:" Damages to wildlife habitat, increased traffic (over Gates Pass Rd., in our case), nighttime illumination, and commercial development directly across the road from what would be an extension of Tucson Mt. Park.

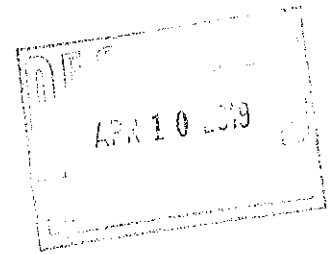
Please vote for the good of the environment, and not business interests. Thank you.

Sincerely yours,

A handwritten signature in black ink that reads "Roger E. Carpenter". The signature is written in a cursive style with a large, prominent "R" and "C".

Roger E. Carpenter,
Member , Gates Pass Area
Neighborhood Association

Mr. Nicholas Coussoulis, Sr. Planner
Pima County Development Services
201 North Stone Avenue, 2nd 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:

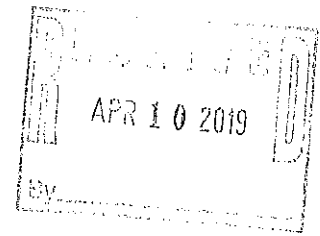
We purchased our property with the understanding that the surrounding area is zoned SR Suburban Ranch, requiring a minimum lot area of 144,000 sf (3.31 ac) per lot. A conditional variance (SR exception) for this development would significantly increase building density and population. PHASE 1 has the 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!

*Also, where is the water coming from?
Who is going to pay for higher water
use?? The Resort or the home owners
in Pima County?? Has anyone addressed
conservation of water??*

*Thank you,
Richard S. Kozlowski
10791 PLACITA DE PASCO
Tucson, Az. 85730-5511*

March 30, 2019

Nicholas Coussoulis, Sr. Plnr
Pima County Development Svc
201 N. Stone Avenue, 2nd Flr
Tucson, AZ 85701



Re: P19CU00005 El Cortijo, LLC

Dear Mr. Coussoulis,

This project was withdrawn five years ago, largely due to neighborhood opposition. The resubmission was intentionally kept below the radar until only recently. It appears that the developer conspicuously avoided dialog with the residents of the neighborhood while courting the National Park with a host of misleading information. Once that deception was complete, they submitted their slick package for consideration. I suggest you review it with a more critical eye. Something stinks!

I contend that the permitted conditional use statute is being subverted. The intent of the "minor resort" is to allow small resorts to meet the lodging, convention and recreational needs of short-term visitors. **There are no such needs!** A visit to the Saguaro National Park East will clearly illustrate the real need: More parking, within the park! There is no shortage of bikers.

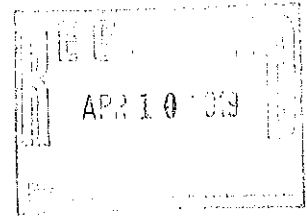
Where are the project feasibility and market research studies? Where are the commitments to finance such a project? Who is going to operate this facility and what is their track record? The hotel business is complicated and HIGH risk. Highest risk of all is new construction!

With the abundance of bike trails and parks all over Tucson and many competing facilities offering lodging, the creation of this facility makes no sense from any standpoint. **The professed environmental concern of the developer is hog wash!** In my view, this is simply a hotel project that has been misrepresented. I urge you in the **strongest possible terms, to reconsider your recommendation.**

Sincerely,

Don't Worry A
Alie Wright

Tim Shank
134 Summit Ridge Road
Daleville, Virginia 24083



April 1, 2019

Mr. Nick Coussoulis
Pima County Development Services
Planning Division
..., Second Floor
Tucson, Arizona 85701

Dear Mr. Coussoulis,

Although I am not a resident of Tucson I have been fortunate to be able 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 Saguaro National Park.

Recently I have become aware of the proposed bike ranch concept and I think it would be a welcome addition to the area. Cycling the loop around the SNP is one of the highlights of my trip; being able to see the sights and sounds from a bicycle is a feeling that is difficult to describe. Plus any way to limit vehicle use and encourage visitation via a bicycle would seem to be 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.

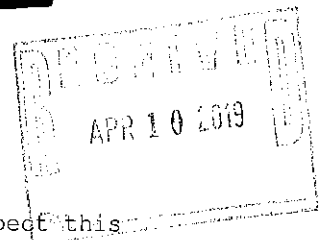
Sincerely,

Tim Shank

Tim Shank

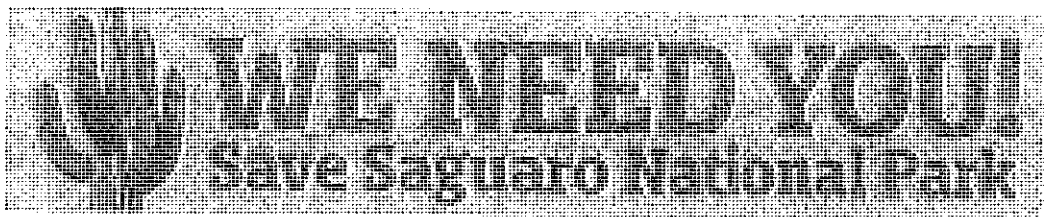
Alina Barcenas

From: Save Saguaro National Park [REDACTED]
Sent: Sunday, April 7, 2019 4:25 PM
To: COB_mail
Subject: [BULK] Update of County Conditional Use Meeting 4/4/19



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

[View this email in your browser](#)



Greetings neighbor,

This email blast is to update you all on the county conditional use meeting that took place last Thursday.

The room was pretty well packed with yellow shirts and Save Saguaro National Park was well represented.

Michael Marks, the El Cortijo representative gave an update to the plan for the bike motel to Jim Portner, the hearing administer. Basically they lowered the height of two story buildings: bike barn from 34' to 30', casitas from 32' to 25'.

Our group, Save Saguaro National Park had several speakers, each

CLERK'S NOTE:
COPY TO SUPERVISORS

COUNTY ADMINISTRATOR
Development Services

DATE 4/8/19 AFB

taking a separate topic. We pretty well dominated the agenda. Unfortunately Mr. Portner requested that each speaker only highlight their prepared remarks and not read the entire speech, stating that he would read them later. This was a curve ball for sure, but everyone took it in stride and did their best. The developers had a handful of folks who spoke in their behalf. **It was noted that all of the advocates for the bike motel lived in another part of town. Let that sink in!**

Our portion of the meeting lasted more than 4 hours. The hearing administer will provide his decision sometime next week. After that, this conditional use request will go in front of the county board of supervisors. We will keep you informed.

PS: There were a lot of letters that are now part of the record on this application. The vast majority do not support the bike motel. Thank you very much for taking the time to write the letters, it does make a difference!

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](#).



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 and the last name "Weesner" following in a similar style.

Meg Weesner
Rincon Group Chair

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

Name: Elizabeth Herget
Address: 3432 S. Spanish Terrace
Tucson, AZ 85730
Parcel No: 605-62-0530
Date: 4.8.19

Nicholas Coussoulis, Senior Planner
Pima County Development Services
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701
Nicholas.Coussoulis@pima.gov

Supervisor Steve Christy
130 W. Congress 11th Floor
Tucson, AZ 85701
district4@pima.gov

Re: P19CU00005 EL CORTIJO LLC .

Dear Mr Coussoulis and Supervisor Christy,

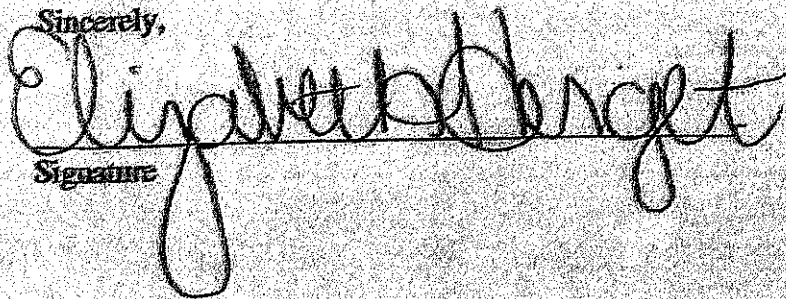
I own property within the 1000 foot radius of the proposed development.

The proposed development of a resort violates the spirit of the Buffer Overlay Zoning Ordinance. This development will conspicuously mar the seamless, low density transition from Tucson, through the buffer zone, and into the Park. It will negatively impact the value of both my life and the value of my property.

There are also the potential issues of increased traffic, bicycle use, lighting, garbage, and sewage, and the potential detrimental affect on wildlife habitat and migration corridors.

I oppose this proposed development. I strongly request that Planning recommend denying the Conditional Use Permit for this project.

Sincerely,


Signature

Name: George F. Herget Jr.
Address: 3432 S. Spanish Terrace
Tucson, AZ 85730
Parcel No: 205-62-0530
Date: 4-8-19

Nicholas Coussoulis, Senior Planner
Pima County Development Services
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701
Nicholas.Coussoulis@pima.gov

Supervisor Steve Christy
130 W. Congress 11th Floor
Tucson, AZ 85701
district4@pima.gov

Re: P19CU00005 EL CORTIJO LLC

Dear Mr Coussoulis and Supervisor Christy,

I own property within the 1000 foot radius of the proposed development.

The proposed development of a resort violates the spirit of the Buffer Overlay Zoning Ordinance. This development will conspicuously mar the seamless, low density transition from Tucson, through the buffer zone, and into the Park. It will negatively impact the value of both my life and the value of my property.

There are also the potential issues of increased traffic, bicycle use, lighting, garbage, and sewage, and the potential detrimental affect on wildlife habitat and migration corridors.

I oppose this proposed development. I strongly request that Planning recommend denying the Conditional Use Permit for this project.

Sincerely,


Signature

From: JAN WARNKE CHRIS WILT
To: Nicholas Coussoulis
Subject: Bike ranch
Date: Thursday, April 18, 2019 12:30:09 PM

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

Hello, As a planner for Pima County I hope you make a prudent decision regarding the Bike Ranch as it will greatly affect your constituents. I live near the Saguaro National Park East and ride my bike there frequently. At times the amount of vehicular traffic and bicycles in the park can be dangerous. The bike ranch will draw large groups of bike riders that will increase the risks. A commercial business next to the park is a bad idea. Jan Warnke (a Tucson resident for 34 years) .

Sent from my iPad

From: Lura Burton
To: Nicholas Coussoulis
Subject: reference number: P19CU00005 El Cortijo, LLC
Date: Sunday, April 7, 2019 8:53:53 AM

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

> I live off of Old Spanish Trail and consider myself an avid biker. I regularly bike in the Park East. However, even though I enjoy cycling, I am opposed to building a resort near the park entrance. I think it's dangerous and irresponsible. There is already too much congestion in this area and someone is going to get hurt. This proposed resort is too close to the park and is going to stress both the Park resources, the surrounding neighborhoods and traffic on Old Spanish Trail. This is not a high density zoned area and no loop hole should disregard that. This area is rapidly changing but without foresight and planning. Inside the Park itself cars and bikes already compete for space. The cyclists go too fast. The cars are looking at the cactus and not the cyclists. If this resort proceeds, then the Park simply must ban all cars and make it cyclists only. Otherwise this is going to be irresponsible. Despite my love of cycling, this seems unfair to the many visitors who cannot bike. This will also increase even further bike traffic on Old Spanish Trail, which is already incredibly dangerous. That roads needs to have dedicated bike trail OFF of the road, not off to the side. I feel Tucson has done an incredible job of creating a vast array of trails and opportunities for devotees of the sport with the Loop trail, etc. This proposal in this area is unnecessary and will do more to damage the Park and the cycling community than enhance it. I vote no. Thank you. Lura Burton. 18612 E Cactus Hill Road, Vail AZ 85641.

From: Thea Demitre
To: Nicholas Coussoulis
Subject: Saguaro Natl. Park East - bike ranch resort
Date: Wednesday, April 17, 2019 1:51:35 PM

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

As an eastside resident who enjoys Saguaro Natl. Park East, I strongly oppose the so called bike ranch resort. There are plenty of locations for something like this and next to a National Park is not the one of them.

Melissa Whitney

From: Bike Ranch [REDACTED]
Sent: Thursday, May 2, 2019 6:52 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
Eric lindenberg

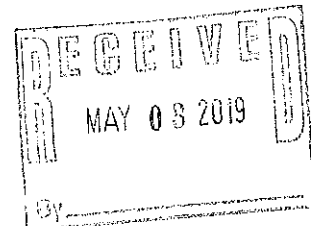
Email:
[REDACTED]

Message:

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

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

2506771765



CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 5/3/19 MLW
CC: Development Services

Melissa Whitney

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

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

May 1, 2019

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

Re: P19CU00005

Dear Supervisors,

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

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

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

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

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

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

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

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

18.07.030.F [3.b.4).a].pdf
assessor parcel combination request.pdf

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

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

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

Attachments:
18.07.030.F (minor resort code)

Consolidation Request (parcel combination form)

Melissa Whitney

From: [REDACTED]
Sent: Thursday, May 2, 2019 5:08 PM
To: COB_mail
Subject: Case P19CU00005

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

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

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

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

Respectfully yours, Dennis and Susan Nordeen

MAY 07 19 08 10 POC KIE HD
mlw

Melissa Whitney

From: Bike Ranch [REDACTED]
Sent: Friday, May 3, 2019 9:40 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
Lynda Edoff

Email:
[REDACTED]

Message:
I support bikeranch!

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

MAY 03 19 40 45 PCD KDF PD
Jlu

2511967655

Melissa Whitney

From: cal [REDACTED]
Sent: Friday, May 3, 2019 10:06 AM
To: COB_mail
Subject: case no: P19CU0005

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

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

MY name is Clarence C. Broeker
5225, South Perlita Rd Tucson 85747

[REDACTED] /Ward district 4

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

Thank you,

Cal Broeker

MAY 03 19 10:15 PM CCK/CFH
CCK

April 25, 2019

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

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

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

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

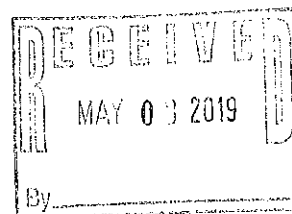
How can one more project benefit the park and this area? Please honor the original decision for zoning and deny the conditional use permit.

Sincerely,

Cherie Beckman

11661 E Exmoor Place

Tucson, AZ 85748

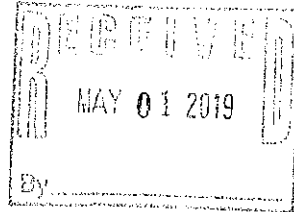


MAY 02 19 09:45 PC CLK OF PD
MW

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 5-2-19 MW
cc: Development Services

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



APR 29 19M0215P00KTFB
Mw

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.

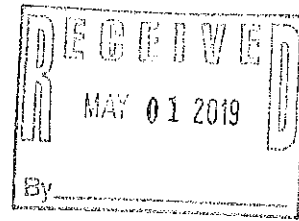
Man up and do what is right.


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

Type to enter text

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
cc: Development Services
DATE 4/29/19 (KM)

Case # P19CU00005



To Pima County Board of Supervisors:

From :

Holli Strand

10053 S Peregrine Ridge Ct.

Vail, Az 85641

APR 30 19 10 07 PC CLK/HB
yhw

To Who it May Concern:

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

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

Please do not allow the Bike Ranch.

Thank you,

Holli Strand

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 4/30/19 yhw
cc: Development Services

Melissa Whitney

From: Bike Ranch [REDACTED] >
Sent: Friday, April 26, 2019 4:45 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:
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

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 4-29-19 Alw
CC: Development Services

Melissa Whitney

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 will 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 25 15:06:20 POC CLK HP
Mlu

Melissa Whitney

From: Bike Ranch [REDACTED]
Sent: Friday, April 26, 2019 8:08 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:
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>

APR 27 19:08:20 PC CLK CF-HJ
AM

Melissa Whitney

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 19M0820PC CLKDFHD
ML

Melissa Whitney

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)

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 19 08:20 PCC KCF HD

MD

Melissa Whitney

From: Bike Ranch [REDACTED]
Sent: Sunday, April 28, 2019 4:25 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
Daphne Hope

Email:
[REDACTED]

Message:

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

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

APR 29 19 06:21 PCD KDF RD
MW

Melissa Whitney

From: Cindy Soffrin [REDACTED]
Sent: Sunday, April 28, 2019 3:50 PM
To: COB_mail
Subject: The Bike Motel

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

TO all supervisors, county administrator, planning services

APR 29 19M08Z1 PCC CLK OF RD

ML

Melissa Whitney

From: Bike Ranch [REDACTED]
Sent: Sunday, April 28, 2019 10:38 AM
To: COB_mail
Subject: New message - bikeranch.com

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

[Click here to reply](#)

Name:
Debbie Stanton

Email:
[REDACTED]

Message:

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

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

APR 29 19AM 08:21 PC CLKCFM
AW

Melissa Whitney

From: Bike Ranch [REDACTED]
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 Bicycling activities and find that this would be a wonderful addition

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

APR 29 19 08 21 POC/KCF/BD
M

Melissa Whitney

From: Dj [REDACTED]
Sent: Saturday, April 27, 2019 3:53 PM
To: COB_mail
Subject: Fwd: Schmidt_CapFinal_12.2.2017. [REDACTED]
[REDACTED]

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.

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 developments 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 aesthetics 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

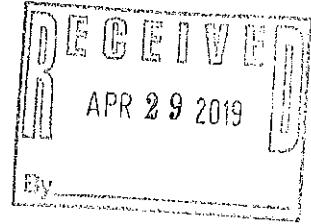
https://repository.arizona.edu/bitstream/handle/10150/626236/Schmidt_CapFinal_12.2.2017.doc;jsessionid=6708D93777DB90C8DCEEEA45BBCAE272?sequence=1

dj harvey

APR 28 19 00 02 PCC KOF BD
Mw

Melissa Whitney

From: Bike Ranch [REDACTED]
Sent: Friday, April 26, 2019 7:02 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:
Lisa Lunt

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. Sincerely,
Lisa Lunt Tucson, AZ

APR 26 19 08 10 PCC CLK OF PD
GWW

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

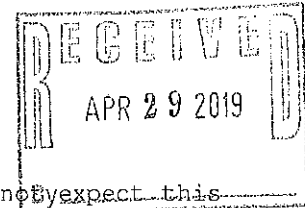
2489847393

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 4-26-19 YLU
CC: Development Services

Melissa Whitney

From: Bike Ranch [REDACTED]
Sent: Friday, April 26, 2019 11:53 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:
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

APR 26 19M 11 54 PM C KOF RD
Alu

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

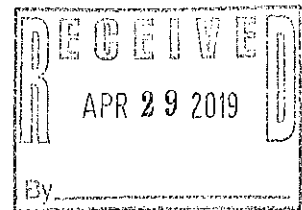
2490331825

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 4/26/19 Alu
cc: Development Services

Melissa Whitney

From: Bike Ranch [REDACTED]
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.

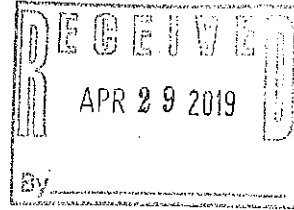
This message was submitted from your website contact form:
<http://bikeranch.com>

APR 26 19H 11 01 PCD KOF ED
M

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 4/26/19 MW
cc: Development Services

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



APR 25 19PM 02:08 PCC CLK OF BD
CM

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

To: 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 *MLW*
 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

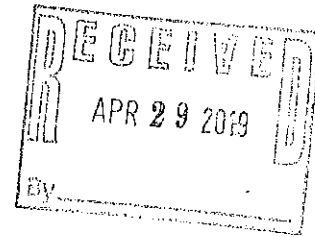
11801 E Rambling Trail.

Tucson, AZ 85747

Melissa Whitney

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



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

TO: Pima County Board of Supervisors

RE: P19CU00005

APR 25 19PM 0400 PCD KOF BD
JW

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 JW
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



Melissa Whitney

From: Bike Ranch [REDACTED]
Sent: Friday, May 3, 2019 1:59 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
Ann Weiner

Email:
[REDACTED]

Message:
Great concept!

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

MAY 03 19PM03:04 PC CLK OF RD
aw

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 5/3/19 aw
CC: Development Services

Melissa Whitney

From: Bike Ranch [REDACTED]
Sent: Monday, May 6, 2019 11:52 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
Bill Willmon

Email:
[REDACTED]

Message:

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

MAY 06'19 PM 12:01 PM CLK OF BD
AW

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

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 5/6/19 AW
CC: Development Services

Melissa Whitney

From: cj [REDACTED]
Sent: Monday, May 6, 2019 12:00 PM
To: COB_mail
Subject: time sensitive request, please

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

P19CU00005

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

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

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

Thank you,

Constance J. Franz
[REDACTED]

MAY 06 19PM 1201 PCC/KIF/BD
-ALD

Melissa Whitney

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

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

Should read: Thursday May 18th...

Thank you,

cj franz

Begin forwarded message:

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

P19CU00005

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

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

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

Thank you,

Constance J. Franz
[REDACTED]

MAY 06 19PM 12:04PCCCLKDFPD
AJW

Melissa Whitney

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

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

Dear Board of Supervisors,

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

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

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

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

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

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

Sincerely,

Robbie Lowe
[REDACTED]

11510 E Camino del Desierto
Tucson 85747

MAY 06 19PM 0136 PC D K OF EO
[Signature]

Melissa Whitney

From: Bike Ranch [REDACTED]
Sent: Monday, May 6, 2019 3:13 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
James Lorentzen

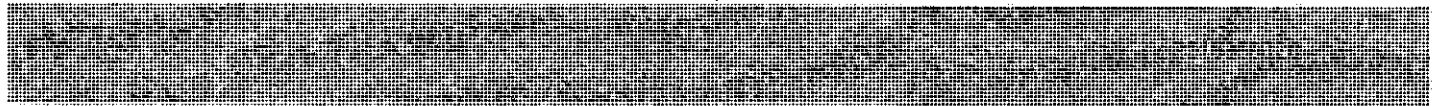
Email:
[REDACTED]

Message:

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

MAY 06 19PM 03:53 PCD KDF RD
ML

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



CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 5/6/19 MLD
CC: Development Services

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

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

Dear Pima County Supervisors;

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

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

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

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

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

CLERK'S NOTE:

COPY TO SUPERVISORS

COUNTY ADMINISTRATOR
DEVELOPMENT SERVICES

DATE 5-7-19

BR

MAY 07 19 08 22 POC CLK CF RD

BK

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

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

From: Bike Ranch
To: COB mail
Subject: [BULK] New message - bikeranch.com
Date: Monday, May 6, 2019 6:11:13 PM

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

Click here to reply

Name:
Laura Fordahl

Email:
[REDACTED]

Message:

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

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

2519434563

MAY 07 15:08:22 PC CLK OF RD

BK

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

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

May 6, 2019

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

Re: P19CU00005

Dear Board,

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

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

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

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

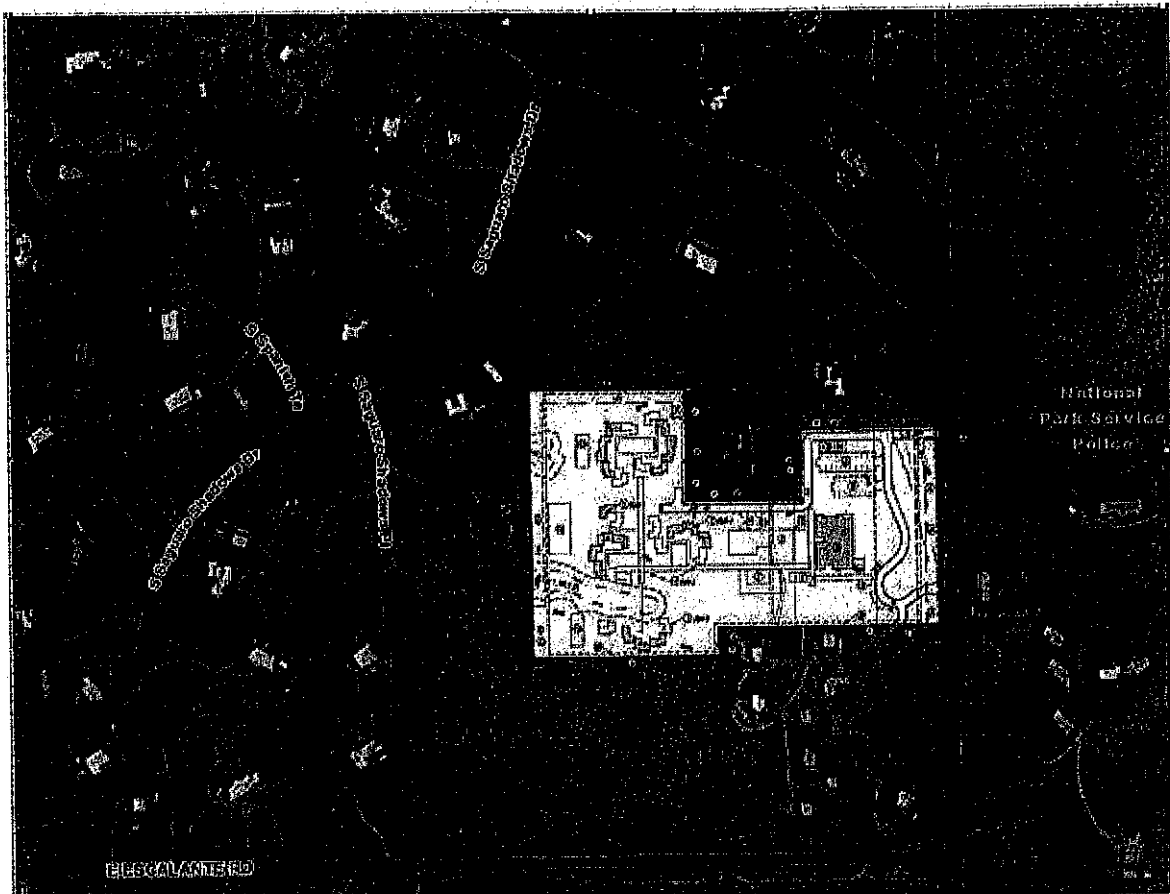
1. would eliminate 19.27 acres of open space;
2. would erect a barrier in middle of the the existing ten square miles of low-density protection for the Park's western border and diminish the Park by placing high-density, two-story, commercial property within feet of its entrance, next to the 67,000 square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

MAY 07 19 06 22 PC CLK OF RD

BR

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

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



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

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

Chapter 18.67 BUFFER OVERLAY ZONE

18.67.010 Purpose.

A. The purpose of this chapter is to:

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

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

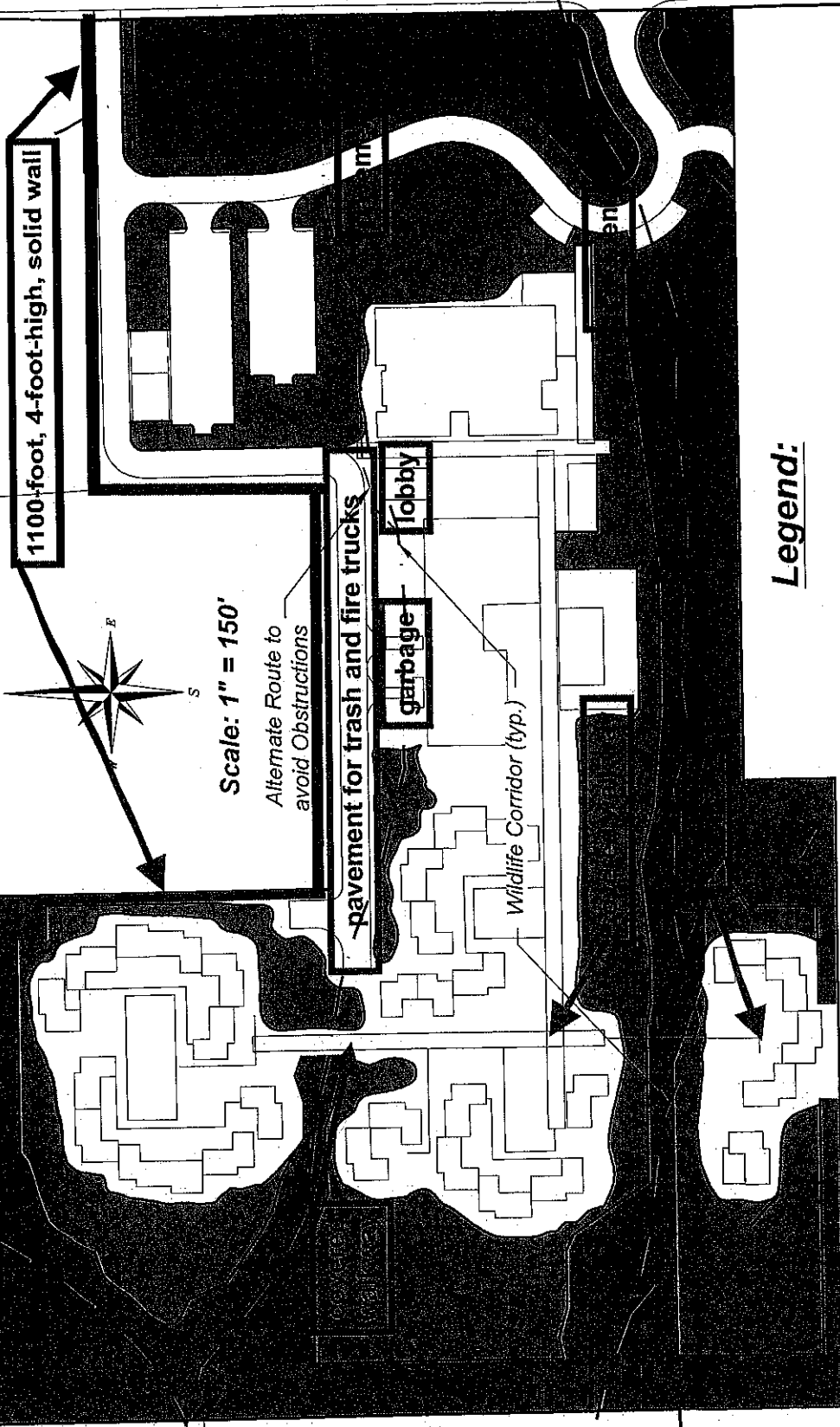
(1) Engebretson, Jesse. (November 2012). Wild Space in an Urban Setting: National Park Service, Saguaro National Park.

Constance J. Franz

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

[REDACTED]

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



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

MJM CONSULTING, INC.
Land Planning and Development Services
8401 E. Shepherd Drive, Tucson, AZ 85710 Phone: 520-885-5021

Bike Ranch LLC
A Portion of the SE 1/4 S 30, T14S, R16E
Parcel No. 205-62-159G
Pima County, Arizona

Additional Open Space Map

Law Offices

ABOUD & ABOUD, P.C.

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

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

Telephone

Telefax

E-Mail

May 6, 2019

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

VIA EMAIL ONLY

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

Dear Supervisors:

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

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

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

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

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

MAY 07 19:06:23 PCD CLK OF HD

Pima County Board of Supervisors
May 6, 2019
Page 2

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

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

Very truly yours,

John Eli Aboud

John Eli Aboud

JEA/bm

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

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

Click here to reply

Name:
Debra Jones

Email:
[REDACTED]

Message:

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

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

2520540181

PRY 07 19 08 23 PC CLK OF BD
BR

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

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

Please read and hopefully ponder a bit on my attached letter.

Thank you for your time

MAY 07 19 08 23 PC CLK OF PD

BA

May 6th 2019

Attention to: Pima County Board of Supervisors

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

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

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

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

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

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

Sincerely

Debora Chelson NMD PC

From: Bike Ranch
To: COB_mall
Subject: [BULK] New message - bikeranch.com
Date: Tuesday, May 7, 2019 8:35:49 AM

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

[Click here to reply](#)

Name:
Stephen Cohen

Email:
[REDACTED]

Message:

As a Pima County resident, and cyclist, I wholeheartedly support the development proposed by Bike Ranch Tucson. Tucson has an excellent reputation among cyclists all over the world, and this development will enhance that reputation. The developers have thoughtfully approached this project and done their best to minimize the footprint of the buildings. I hope you will approve this for the benefit of Pima County residents. Thank you.

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

2521830979

MAY 07 19 09:10 PC CLK OF RD
32

From: Joan Gucciardo
To: COB mail
Subject: issue with Bike Ranch
Date: Tuesday, May 7, 2019 9:22:03 AM

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

My address is 11295 E. Outback Road - which is South of Escalante Rd. We have lived at this address 47 years

My issue with the bike ranch is that it is a Financial Money Making Business in the middle of a Residential area. How can that be allowed? There are beautiful homes there, life time residents, who face issues of noise, vehicle traffic to and from the area, bikes to impede current traffic, noise and lights to interfere with the area wild life. How can you turn a blind eye to this concern. Put yourself in the boots of any of these home owners and try to determine your future, the value of your property, your comfortable quiet life style interrupted by the noise from cars, groups of bikers, splashing in the pool, 60 employees coming and leaving, guests arriving all times of the day and night, certainly garbage service for this size establishment with the noise they generate, out door lights left on for the convenience of those arriving at all hours. I think this is unfair, poorly evaluated and considered without much thought of home owners and those surrounding the area. And then there is the issue of increased traffic around and INTO the Saguaro National Monument. Increased traffic flow - by bike, foot or vehicle will have a negative affect on the Saguaros as seen along road ways. There are so many negative concerns about this project. Please do not ignore these concerns. It is your position to vote on these issues. You were put in charge of making decisions for the public. Thank you for considering another alternative.

Phillip and Joan Gucciardo

MAY 07 19AM 10:05 PC CLK OF RD

BR

From: [Bike Ranch](#)
To: [COB_mail](#)
Subject: [BULK] New message - bikeranch.com
Date: Tuesday, May 7, 2019 10:21:54 AM

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

[Click here to reply](#)

Name:
Albert Neroni

Email:
[REDACTED]

Message:

Dear Pima County Supervisors, 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>

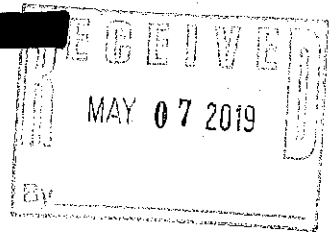
2522031120

MAY 07 19M1051 PC CLK OF ED

BR

Melissa Whitney

From: Save Saguaro National Park <[REDACTED]>
Sent: Friday, May 3, 2019 5:31 PM
To: COB_mail
Subject: [BULK] Pima County Board of Supervisors Mtg. 5/21 @ 9:00 AM



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

[View this email in your browser](#)



Greetings neighbor:

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

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

CLERK'S NOTE:
COPY TO SUPERVISORS

COUNTY ADMINISTRATOR

DATE 5/7/19 ALW
CC: Development Services

across from Saguaro National Park.

PIMA COUNTY BOARD OF SUPERVISORS

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

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

Ally Miller, District 1 (520) 724-2738

Ramón Valadez, District 2 (520) 724-8126

Sharon Bronson, District 3 (520) 724-8051

Steve Christy, District 4 (520) 724-8094

Richard Elías, District 5 (520) 724-8126

TIPS FOR LETTERS: Reference "Case P19CU00005"

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

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

Look for updates at our website: savesaguaronationalpark.com

Contact us: [REDACTED]



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

Melissa Whitney

From: Bike Ranch [REDACTED]
Sent: Friday, May 3, 2019 6:12 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
Angela Soyring

Email:
[REDACTED]

Message:

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

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

MAY 06 19AM 09:16 PCC CLK OF ED
JAW

Melissa Whitney

From: Joyce Kurz [REDACTED]
Sent: Saturday, May 4, 2019 5:26 AM
To: COB_mail
Subject: Bike Motel

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

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

Thank you,

Joyce Kurz

MPY 05-19 AM 09:16 PCD K OF BIA
MW

Melissa Whitney

From: Mark McLoughlin [REDACTED]
Sent: Saturday, May 4, 2019 8:05 AM
To: COB_mail
Subject: Bike Ranch - oppose or reduce scale

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

Dear supervisors,

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

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

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

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

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

Sent from my iPhone

MAY 06 19AM 0916 PCD KCF PD
MW

Melissa Whitney

From: Bike Ranch <[REDACTED]>
Sent: Saturday, May 4, 2019 11:34 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
Douglas Horn

Email:
[REDACTED]

Message:

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

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

2514307330

Melissa Whitney

From: Bike Ranch [REDACTED]
Sent: Saturday, May 4, 2019 4:12 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
Geoff Gould

Email:
[REDACTED]

Message:

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

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

MAY 06 19:09:16 POC CLK OF HD
m

Melissa Whitney

From: Filomena Blankenship [REDACTED]
Sent: Sunday, May 5, 2019 11:49 AM
To: COB_mail
Subject: Bike Motel

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

May 5th, 2019

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

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

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

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

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

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

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

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

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

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

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

MAY 06 19 09:17 POC CLK OF RD
Calvin

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

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

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

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

Thank you,

Filomena Blankenship

Melissa Whitney

From: Bike Ranch [REDACTED]
Sent: Sunday, May 5, 2019 7:52 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
catana Brown

Email:
[REDACTED]

Message:

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

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

2515502027

MAY 06 19 09:17 POC CLK OF HP
[Signature]

Melissa Whitney

From: Patti Frisch [REDACTED]
Sent: Sunday, May 5, 2019 11:16 PM
To: COB_mail
Subject: "Case P19CU00005"

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

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

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

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

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

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

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

MAY 05 19 09 PM PCD OF PD
JLW

Patti Frisch



Sent from my iPad

Melissa Whitney

From: Virginia [REDACTED]
Sent: Monday, May 6, 2019 2:09 AM
To: COB_mail
Subject: Case P19CU00005

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

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

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


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

PRY 06-19 03:12 PM CCLK OF RD

Miss

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

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

Virginia Stanek


Melissa Whitney

From: Bike Ranch [REDACTED]
Sent: Monday, May 6, 2019 2:47 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
Gregory Lauderback

Email:
[REDACTED]

Message:

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

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

2516252808

MAY 06 '19 11:09:18 PCD CLK OF RD

mlw

Melissa Whitney

From: Tom Kenyon [REDACTED]
Sent: Monday, May 6, 2019 9:52 AM
To: COB_mail
Cc: Thomas Kenyon
Subject: Strong Objection to Bike Hotel Development

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

Reference: P19CU00005

Dr Thomas Kenyon
1910 Placita el Zacate
Tucson, AZ 85749

Date: May 6, 2019

Dear Pima County Board of Supervisors,

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

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

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

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

Sincerely,

Tom Kenyon

Sent from my iPhone

MAY 06 19 09:57 PM CLK OF RD
nm

From: D. Corcoran
To: COB_mail
Subject: Case P19CU00005 – Bike Ranch
Date: Tuesday, May 7, 2019 5:09:24 PM

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

Hello,

My name is Deborah Corcoran, and I live at Escalante and Melpomene Way -- barely over a mile from the proposed subject development. I submit for your consideration that the proposed commercial development within the Buffer Overlay Zone Ordinance (BOZO) does NOT meet the intent of the BOZO's purpose. In the interest of time, I will point out only a few of the BOZO sections for which the "Bike Ranch" does not meet the intent:

Paragraph A2 states that any development should "Protect and enhance existing public preserves in Pima County as a limited and valuable resource."

Despite the allowances presented by the developer's plans, the proposed development will damage and destroy the existing low-density buffer to Saguaro National Park.

Paragraph A4 necessitates that the development "Assure the continued existence of adequate wildlife habitat and foster the unimpeded movement of wildlife in the vicinity of Pima County's public preserves."

With the proposed number of buildings, it is virtually impossible to NOT impede the movement of wildlife, particularly hoofed animals and shy creatures like coatimundis, raccoons, badgers, Gila monsters, bobcats, and others that call this area home. In fact, there will be numerous impenetrable barriers for the wildlife. It is obvious in the developer's plans.

Paragraph A5 of the BOZO purpose says to "Provide for an aesthetic visual appearance from and to Pima County's public preserves."

The low-density, natural, mostly untouched Sonoran Desert enjoyed on Old Spanish Trail between 22nd Street and the entrance to Saguaro National Park would abruptly end at the sight of the seventeen 25-foot high buildings and one 30-foot high, massive multi-use building located directly across from the Park's entrance. This would, no doubt, ruin the aesthetic visual appearance from and to Saguaro National Park.

Paragraph A6 of the BOZO purpose requires that the proposed development "Promote a continued economic benefit to the region by protecting the public preserves for the enjoyment of residents and visitors alike."

The bicycling industry is decaying, as evidenced by El Tour de Tucson's recent financial difficulties.

CLERK'S NOTE:

COPY TO SUPERVISORS

**COUNTY ADMINISTRATOR
DEVELOPMENT SERVICES**

DATE 5-8-19

BR

RECEIVED PIMA COUNTY
MAY 08 2019 09:00 AM

Its founder, Richard DeBernardis, has many times described the event as on the edge of financial oblivion. It is doubtful the "Bike Ranch" will provide the economic benefit desired by the county.

Thank you for taking the time to read this email. I sincerely hope -- no, I beg that you vote to disapprove this development.

Regards,
Deborah Corcoran
4151 S. Melpomene Way
85730

From: [Bike Ranch](#)
To: [COB_mail](#)
Subject: [BULK] New message - bikeranch.com
Date: Tuesday, May 7, 2019 10:09:55 PM

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

[Click here to reply](#)

Name:
Dinah Davison

Email:


Message:

Greetings, I'm writing to support the development of the Bike Ranch. I'm a PhD candidate in the Dept of Ecology and Evolutionary Biology at the University of Arizona as well as a long-time tenant at 3700 S Old Spanish Trail. As such, I'm familiar with the property, the wildlife in the area and stand to be directly affected by the development. I think the Bike Ranch is an excellent idea and stands to benefit the community, with realistic long-term benefits to the local environment as well. First, Saguaro National Park has established bike loops, and increasing the number of visitors increases park revenue. Second, the property will realistically eventually end up being subdivided into a residential zone at some point. It's unrealistic to assume that such a large plot in a desirable area will continue to house only 7 rental casitas long-term. Such a subdivision will have much larger consequences for the environment than will an eco-resort, where planning is proceeding with the advice of local wildlife experts and in which large tracts of land are being set aside as open desert space. Third, a bike ranch could draw tourists into Tucson, benefiting the broader local economy. Thanks for your attention. Kind regards, Dinah Davison PhD Candidate Department of Ecology and Evolutionary Biology University of Arizona

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

2524093059

MAY 08 19:08:09 PCD KCF HP

From: Abigail Hagler
To: COB mail
Subject: P19CU0005: att Amy Miller, Ramón Valdez, Sharon Bronson, Steve Christy, Richard Elias
Date: Wednesday, May 8, 2019 11:11:39 AM

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

You have already heard the arguments against the proposed bike ranch across from the Saguaro National Park Entrance.

My only message to you is to please, please, please do not permit this project to go forward. Too much is at stake, and the development, with its baggage, will be on this earth forever.

MAY 08 19AM JCI PCC KCF ED

BZ