

Katrina Martinez

From: Bike Ranch <donotreply@godaddy.com>
Sent: Tuesday, May 14, 2019 9:28 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:
Linda Grossman

Email:
[REDACTED]

Message:

I see nothing wrong with this. It would be compatible with the environment of the area, and bring innovative development.


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

2547615641

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

CC: Development Services
DATE 5/15/19 *(signature)*

Jeff & Emily Bruce

3399 S. Saguaro Shadows Drive


3/8/2019

Pima County Board of Supervisors

Via email to:

cob_mail@pima.gov

DSDPlanning@pima.gov

RE: P19CU00005 El Cortijo, LLC, Minor Resort

Dear Supervisors,

The purpose of this letter is to communicate our strong opposition to the proposed development on parcel 205-62-159G and to encourage a NO vote from each one of you relative to this conditional use permit.

We purchased our property in April 2017 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.

Our property borders directly adjacent to the north of the subject property at 3700 S. Old Spanish Trail and therefore the use of that property is very important to us.

The application and development plan represent a high-density, commercial motel operation. The proposal may comply with the (vague) technical requirements of a minor resort under the Conditional Use criteria and it may comply with the technical requirements of additional development codes. **However, compliance does NOT make it right. One property owner should not be allowed to develop a commercial property in this neighborhood for financial gain at the expense of the other residents.**

It is our understanding that there is only one other example-or precedent-approved under the minor resort Conditional Use Permit process.

That is, Rincon Creek Ranch (Parcel 205-86-0340, RH Zoning, Permit # P21-10-003) A review of the attached aerial picture of that property reveals a much different scenario in terms of proximity to

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neighbors and Saguaro National Park, as well as relative footprint of the development. For example, Rincon Creek Ranch advertises four one-bedroom and three two-bedroom casitas on the property.

Conversely, El Cortijo's application includes a much larger development in **very close proximity** to other neighbors, including the following:

- 49 guest rooms (many are two-bedroom units).
- 29 individual "casitas."
- 17 are two stories.
- 34-foot high "Bike Barn."
- 79 parking spaces.
- 60 employees.
- Ranch House.
- Restaurant.
- Cafe.
- Liquor license (possibly two).
- Public bike rentals.
- Lighted outdoor public gathering area.
- Estimated occupancy is as high as 200-plus per night (no bed count was given).

We would be directly impacted thorough increased traffic, additional noise, increased air and water pollution and our views of the Rincon mountains and open spaces would be interfered with by this resort.

In addition, we have concerns about the developer's financial viability and wherewithal to complete the project per the application and development plan. And, we are concerned about the long-term viability of the business model. Once the desert is scraped there is no turning back in terms of the impact to the environment and the neighborhood.

Mr. Marks presented to the hearing administrator that he attempted to work with the neighbors. Nothing could be further from the truth! We recently presented Mr. Marks with the following list of conditions that, if agreed to, would remove our opposition. He refused to discuss any of them. These are reasonable and could be accommodated with little impact to their dream for a bike ranch. This is not working with the neighborhood.

The conditions we propose include:

1. Re-design the development plans to include:
 - a. Shift the entire development to the south with a buffer of at least 250' to 300' from all surrounding property lines.
 - b. Move the parking lot and trash receptables to the south end of the development
 - c. Casita buildings to be reduced to all one story with a maximum roof peak height of 15'

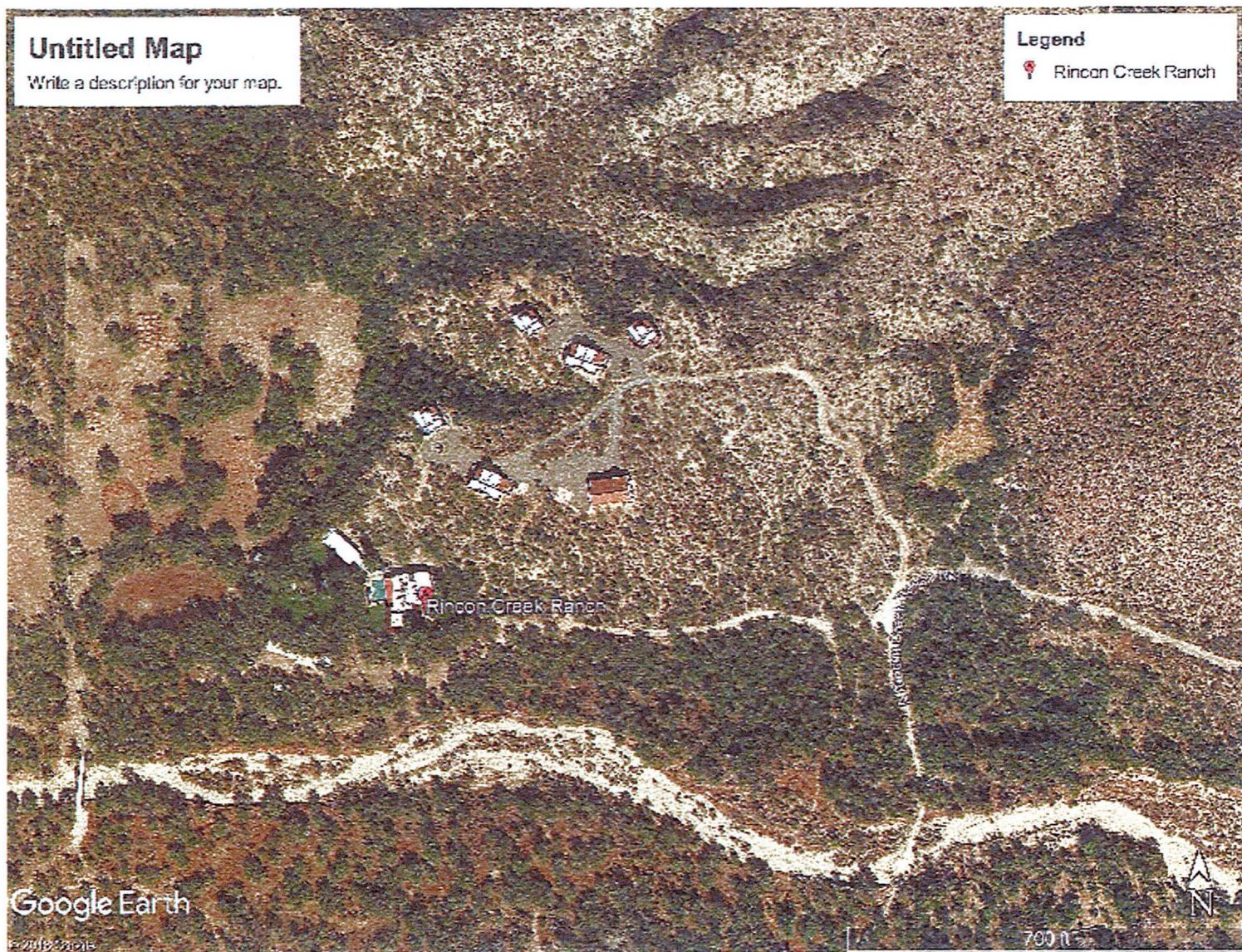
2. No retail commercial services on the premises (including food, liquor, bike rental, etc.), those services should only be available to guests registered in advance.
3. Limiting the hours of outside activities (pool) and organized outdoor events to 8 am to 8 pm.

We encourage you to consider placing these additional conditions onto the developer's plans.

Lastly, as you are probably aware, there is extreme public opposition to this development that was essentially ignored during the first hearing. While the county employees may be safe from the voters, the Board of Supervisors are not. Please consider the sincere and appropriate objections presented in the petitions, letters and in-person testimony. Vote NO!

Warm regards,
(Signed electronically)

Jeff & Emily Bruce



Katrina Martinez

From: Leslie Lowell [REDACTED]
Sent: Wednesday, May 15, 2019 12:51 PM
To: COB_mail
Subject: bike resort

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

Leslie Kennedy Lowell
11361 E. Escalante Road
Tucson, Arizona 85730

May 15, 2019

Pima County Board of Supervisors
Re: P19CU00005 El Cortijo, LLC. S. Old Spanish Trail #2 Minor Resort

Board of Supervisors,

As a resident of East Escalante Road for almost fifty-four years, I strongly oppose the proposed bike resort. It simply does not belong across from a beautiful National Park. Most importantly, it would be a huge violation of the buffer zone, which is designed to "enhance the conservation values of an area," specifically Saguaro National Park. Please help us protect this very special part of our planet.

Thank you for your attention and time,

Leslie Kennedy Lowell

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CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
Cc: Development Svcs.
DATE 5/15/19

Katrina Martinez

From: Harvey Ross <info@desertdovebb.com>
Sent: Wednesday, May 15, 2019 1:19 PM
To: COB_mail
Subject: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort

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

We, the undersigned, own property within the Buffer Zone and the SR zone!

I am sending comments concerning our opposition for the application for Conditional Use as a Minor Resort on the property at 3700 S. Old Spanish Trail. Our reasons for our opposition are as follows:

We purchased our property (located at 11707 E. Old Spanish Trail) in 1995 loving the fact it is SR zoning and the Buffer zone. (we know this is a Variance request) We trusted that *would* remain firm. We are located 1/4 mile from the park entrance and the bike ranch / resort project. We (wife & I) believe this large business development will impact this area, *period*.

The bike ranch/resort would be a training facility? Where? Only on their property? Won't think so! Bikers want to get out and travel distances for training. What business would want to combined a training area with inherited potential problems: vehicles (stop-standing-starting-middle of the only one lane of traffic: slow - fast- 15mph?) What a mix, people (running, standing or walking), wild life (that can and is life threatening), pollution (untold examples of this: noise, trash, glow of lights, increase in crime, sewage, traffic, water runoff, air quality, etc.) That very much concerns us - We live in this area.

The City/County has done a great service by locating a bike park on E. Irvington Rd. for JUST biking! The owners could locate a bike facility/resort any where else, if their heart is so set on a bike resort.

But, again, not in front of a National Park entrance.

Keep the SR zoning as is.

05/15/2019 01:19 PM

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These are but a few of the concerns and oppositions, *but not all*, we have.

Harvey & Betty Ross
11707 E. Old Spanish Trail
Tucson, AZ 85730-5617

Katrina Martinez

From: Kevin Dahl <kdahl@npca.org>
Sent: Wednesday, May 15, 2019 1:46 PM
To: COB_mail
Cc: Leah McGinnis (leah_mcginnis@nps.gov); 'Andy Fisher'
Subject: Comment for the Board of Supervisors re: 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.

To the Supervisors:

As you know, the establishment of the Bike Ranch across the street from the entrance to Saguaro National Park has been very controversial. I would like to weigh in with some suggestions for conditions you might place on the development going forward to best protect both the experience of the many visitors who come to the park and to biological resources that make the park so special.

I would encourage that:

- The owner continue to work with Saguaro National Park management so that during construction and operation of the bike ranch the concerns that are expressed by these professional stewards of this incredible place can be taken into consideration.
- That the parking lot design be given close scrutiny and that elements such as gentle basins, curb cuts, etc., be used to capture rainwater to support the maximum amount of native vegetation. Trees and shrubs can buffer noise and screen the development from park goers, and also adds the amenity to the Bike Ranch off providing shaded parking, cooling, wildlife support, etc.
- Appropriate roof coatings of colors that match the surrounding (tan, light green, etc.) would also reduce visual impact to park visitors, with the added bonus of providing for safe water harvesting from roof surfaces.
- As much native vegetation as possible should be established on the property, as more plants will create more buffering effects and do a better job of supporting wildlife that are impacted by the Bike Ranch's construction and operation.

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SERVICES
DIVISION

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I know it seems that the owners of the future Bike Ranch have had to jump through a lot of hoops and face the majority of neighbors who would just assume the facility be built somewhere else. But it is because of this special location, close to one of America's National Parks (not even just close – but right at the major entrance of this unit), that special care must be taken to protect what we value so much. Saguaro National Park enjoys visits from more than a million people a year, and those who come from out of town to visit the park add greatly to our tourism economy. If the Bike Ranch is to be built in this location, I ask that you put these and the conditions recommended by staff to make sure it doesn't inadvertently degrade the visitor experience or impact the wildlife that we enjoy seeing in the park. I also ask that the owners honor these conditions and be true to their vision of a beautiful facility that fits into the environment of this special place.

Thank you,

Kevin



Kevin Dahl

Arizona Senior Program Manager | National Parks Conservation Association

P: 520-624-2014 | C: 520-603-6430 | kdahl@npca.org | npca.org

Your parks. Your turn.