

AGENDA MATERIAL

DATE 5-21-19

ITEM NO. RA35

From: Don and D'Ann Hunt
To: COB_email
Subject: Case Number P19CU00005: Bike Ranch Proposal
Date: Thursday, May 16, 2019 8:13:53 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.

TO PIMA COUNTY BOARD OF SUPERVISORS:

Ally Miller, District 1
Ramón Valadez, District 2
Sharon Bronson, District 3
Steve Christy, District 4
Richard Elias, District 5

Greetings, I am a resident on the east side of Tucson near the site of the proposed Bike Ranch.

I want to take a few minutes to state why the Bike Ranch proposal should be approved, the benefits it will bring to Pima County, and why the opponents to it should be regarded with skepticism. This decision should not hinge on the number, passion, or volume of the representatives making input, but on legal rights, procedure, and to some degree, the benefit to the community.

Let's start with legal standing. The property in question is private property, not public land, so the land owner should not need to submit his plans for a majority vote of the general population. He is subject to the zoning restrictions of the county and the Buffer Overlay Zone Ordinance. He has submitted his plans in accordance with procedure, and recommendations for approval of his plans have been made by the Pima County Development Services Staff and the hearing administrator for the Pima County Board of Supervisors. Those documents are already a matter of record for you, and barring discovery of some overriding new information, should be sufficient to warrant approval.

Approval of the Bike Ranch can be expected to bring tourist dollars into our community, generate jobs within Pima County, and increase property values in the area. In 2013, the Arizona Department of Transportation (ADOT) commissioned a study of the economic impact of bicycling in Arizona with regard to out-of-state tourism. They found that, "The estimated annual direct and indirect/induced economic contribution of these participants totals \$30.6 million and 404 jobs." and, "Compared to the typical cross-section of tourists coming to Arizona, these participants are more educated and have higher incomes." Pima County commissioned another study in 2013 which found: "Every one dollar invested in The Loop yields over nine dollars of economic benefit to Pima County residents." and, "Research finds that homeowners are willing to pay a premium of \$9,000 on houses that are within 1,000 feet of bike paths." There have been several studies on bike paths and crime in several cities and different paths. The consistent result is the finding that bike paths do not bring crime with them and may even reduce petty crime such as graffiti and vandalism. (Links to source materials at the end of this letter) Approval of the Bike Ranch proposal adds to each of these positive results from our county's investment in bicycle infrastructure without using tax money to do it.

The opponents to the Bike Ranch named themselves "Save Saguaro National Park". However, you have on record a publication from the National Park Service stating its position that encourages communities to take action to improve alternative transportation to and through the National Park properties. You also have on file a letter from the Superintendent of Saguaro National Park stating that the Bike Ranch fits nicely within their goals and they look forward to working with the Bike Ranch going forward. So it is quite clear that the opponents to this proposal do not speak for the park, nor support its objectives. They have tried to convince people that its construction poses a dire threat to wildlife, but you have a report from Pima County Development Services Staff which states that US Fish and Wildlife Service has no concerns or questions. They have tried to convince people that the Bike Ranch will overtax the roads in the vicinity, but the Department of Transportation has approved the plan on condition of a Tier One Traffic Study during the Development Concept/Site Construction permitting process. I don't believe the opponents to the Bike Ranch are more capable of assessing this proposal than the professionals charged with the responsibility and authority to manage the park, our roads, our wildlife, and/or our planning and zoning restrictions.

Please approve the Bike Ranch proposal because it is compliant with the zoning restrictions, it is a good fit for Saguaro National Park, and economically good for Pima County.

Donald Hunt
615 N Circle D Way, Tucson AZ 85748

Links to referenced studies:

2013 ADOT Study:
<http://www.azbikeped.org/arizona-bike-ped-economic-impact-study.asp>

2013 Pima County Study
https://webcms.pima.gov/UserFiles/Servers/Server_6/File/Government/The%20Loop/2.LOOPeconomicbooklet2013PROOF13_20130329103152.pdf

Trail Impact on Property Value and Crime
<https://www.americantrails.org/resources/trail-effects-on-neighborhoods-home-value-safety-quality-of-life>

Trail Impact on Property Value and Crime (2)
http://www.walkbikecupertino.org/new_wbc/wp-content/uploads/2019/05/Crime-Concerns-on-the-Regnart-Creek-Trail.pages.pdf

Cheers,

Don Hunt

MAY 17 19 08 08 PCD CLK OF PD

Alina Barcenas

From: Save Saguaro National Park <SaveSaguaroNationalPark@gmail.com>
Sent: Friday, May 17, 2019 9:03 AM
To: COB_mail
Subject: [BULK] Reminder of Board of Supervisors Mtg; Tuesday May 21st 9:00 AM

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[View this email in your browser](#)



Greetings neighbor:

The confirmed date for the Board of Supervisors meeting to be held at 130 W. Congress Street where they will decide on the Bike Motel is **May 21st**. The meeting is to start at **9:00 AM**. The agenda has been posted and the Bike Motel item is number **"35"** on the list. The chairman of the board of supervisors may move items around on the agenda, especially if there is a large number of people in the audience on a given subject. There is a "call to the public" where audience members are allowed to speak to the supervisors for up to 3 minutes on a given subject. So, that means the Bike Motel could be addressed anytime from shortly after 9:00 AM until sometime near 5:00 PM. **Wear Yellow and bring your patience!**

The taskforce group has been busy meeting with the board of supervisors attempting to convince them that the Bike Motel is a bad idea across from the Saguaro National Park entrance. In addition, we have been talking to any reporter who shows an interest in the topic.

I can tell you that the supervisors are taking note of all of the letters sent in opposition of the Bike Motel. Supervisor Steve Christy had a binder on his table that measured at least 9 inches tall. The vast majority of the letters were in opposition to the development. If you have not already sent in a letter, or if you want to send in another letter, it is not too late via email.

Check out our website listed below, it is outstanding! Thank you for your support.

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: **savesaguaronationalpark@gmail.com**



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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](#).



From: Kim Albrecht
To: COB mail
Subject: Bike Resort Case P19CU00005
Date: Friday, May 17, 2019 10:02:14 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.

Dear Supervisors Ally Miller, Ramon Valadez, Sharon Bronson, Steve Christy, and Richard Elias,

We just recently purchased a property in the buffer zone of Saguaro National Park at 3522 S Saguaro Shadows Dr. We are closing next Tuesday, otherwise we'd be attending the meeting to voice our concern. Since that isn't possible, we wanted to write to you. We don't want the resort, it's increased bike and vehicle traffic, noise, and impact on the diversity of wildlife that is so valued near the National Park.

The home we purchased will need fairly extensive updating. We love the large lots, the desert wildness, the dark skies, and wildlife. These are the reasons we chose to make a home purchase specifically in this area vs. other areas of Tucson. If the proposed bike resort gets approved, I can say with certainty we'll update the home (that we love) and turn around and sell it or just rent it. The resort seems ill-placed in a National Park buffer-zone and a serene residential neighborhood setting. The impact on the surrounding natural area won't be easily reversed.

What seems surprising is that the park doesn't have plans to expand. We asked them. So how can this area and setting accommodate a development like the resort? It would seem like a good idea to place it in another more distance parcel of land, not in the buffer-zone, wouldn't it?

It seems surprising to consider the National Park and designated buffer zone to be negotiable for a 49 casita development like the bike resort. While the bike resort idea is a nice one, placing it literally across from the park and affecting the residential intent of the area as a whole, just doesn't seem to fit.

Sincerely,

Mark & Kim Albrecht
soon to be owners at
3522 S Saguaro Shadows Dr
Tucson, AZ 85720

MAY 17 19M1201 P00LK0FBD

bx



Tucson Audubon inspires people to enjoy and protect birds through recreation, education, conservation, and restoration of the environment upon which we all depend.

May 17th, 2019

Tucson Audubon Comments Regarding Proposed Bike Ranch Across from Saguaro National Park East

Dear Chairman Elias and Supervisors,

We are writing on behalf of the Tucson Audubon Society regarding the proposed Bike Ranch across from Saguaro National Park East on Tuesday's, 5/21/19, agenda. Tucson Audubon recognizes this property already holds certain entitlements and has a contentious history. Tucson Audubon encourages the Board and property owners to consider all and pursue the best possible mitigation measures for impacts to the surrounding environment and the user-experience of visitors to the National Park.

As recreationists, members, volunteers and staff at Tucson Audubon look to our fellow outdoor enthusiasts to help us protect and enjoy the unique Sonoran Desert ecosystem that we all depend on. We see a new Bike Ranch neighboring Saguaro Park East as another possible partner in recreation and conservation. With alterations to the current development plan, this new Bike Ranch could be a leader in sustainable ecotourism in Tucson.

According to the 2017 Outdoor Recreation Association report, outdoor recreation in Arizona supports "201,000 Direct Jobs; \$21.2 Billion in Consumer Spending; \$5.7 Billion in Wages and Salaries; \$1.4 Billion in State and Local Tax Revenue". People come to Arizona, in particular Southern Arizona, for our unique natural beauty, and as recreationists, it is our shared responsibility to help protect this fragile ecosystem for future generations. Without careful stewardship of our shared environment, the natural beauty and benefits we enjoy will be at risk from overuse.

The proposed Bike Ranch should carefully consider Saguaro National Park East and act as a responsible neighbor to one of Tucson's most visited sites and fragile ecosystems by buffering and mitigating the development impacts on the Park on multiple fronts especially including migration corridors, light pollution, and water management. Tucson Audubon has a long history in helping integrate wildlife habitat into the urban environment and have found that development and wildlife goals can be readily completed hand-in-hand. Development choices including integrated water harvesting (to create shade and habitat and decrease heat island effects), permeable services (decrease runoff), native plantings (low water use and high habitat value), and other GI/LID development options can decrease long-term management costs, increase the user-experience throughout the development, and benefit wildlife. We would be happy to provide further options and examples if requested.

Thank you for considering Tucson Audubon's comments regarding the proposed Bike Ranch near Saguaro Park East and we look forward to working together to create a sustainable Tucson.

Respectfully,

Jonathan Horst

Director of Conservation and Research

Tucson Audubon Society

MAY 17 19PM 2019 PCO KCF HD

From: Eli Karson
To: COB_mail
Subject: Fwd: Answer to Supervisor Christy
Date: Friday, May 17, 2019 1:40:31 PM

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“How did the Park Service do an about face?”

A question asked of me by Supervisor Christy and my recent full response, FYI.

COPY BELOW

----- Forwarded Message -----

Subject: Answer to another of your questions

Date: Fri, 17 May 2019 00:49:45 -0700

From: Eli Karson [REDACTED]

To: district4@pima.gov

Supervisor Christy,

There is another question you asked of me when we met, to which I gave a very incomplete answer. **“How did the Park Service do an about face?”** That had actually bugged me for days. The better answer lies with the 'time line':

2014: Shortly after the original permit request was withdrawn, according to newspaper accounts, one of the property owners stated that they would await a change of Superintendents.

February 2017: New Superintendent is appointed.

September 2018: “Admitted” initiation of exclusive dialog between consultant and Superintendent. (It seems even earlier contact was likely.)

February 7, 2019: New permit request submitted by the developer.

Shortly After: Superintendent tells one or more of the abutters she will remain neutral.

February 28, 2019: Superintendent **replies** to a County Planning Division **request for review**.

She cites her “main concern” as BOZO compliance. She then regurgitates all the justifications cited in the developer's request as sufficient to satisfy “Park concerns”.

*After five months of listening to one side of the argument, this response is not surprising. The developer then claims **her response letter to the County Planning Division** as equal to **her predecessor's unsolicited letter to the Hearing Administrator** and declares a complete reversal. (not exactly) Very clever strategy!*

I actually think the Superintendent was intending to remain neutral but got led into a trap. Her failure to widen her dialog and her concerns, in my judgement, led to this result.

MAY 17 15PM 0210 PCC/KCF RD

*Sincerely,
Eli
Eli Karson, CLU*

Buffer Zone resident

11801 E. Rambling Trail

Tucson, AZ 85747

From: [REDACTED]
To: COB_mail
Subject: Bike Ranch Case P19CU00005
Date: Friday, May 17, 2019 1:47:02 PM

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To Whom It Concerns,

I am writing because my family and I oppose the requested zoning variance for the proposed Bike Ranch Resort at Old Spanish Trail and Escalante. Over 45 years ago the Buffer Overlay Zone was created to protect Saguaro National Park East from commercial encroachment. We live within the Buffer Overlay Zone and believe it is very important to keep the area surrounding the park the way it is now. A resort near the park would not only harm the environment, but also create traffic issues for those of us living in the area. We ask that you protect Saguaro National Park and not allow a resort to be built down the street from our residence.

We have lived in the area for about 10 years and our house sits right off of Old Spanish Trail. After we moved in, we learned that being within the Buffer Overlay Zone restricts what we can do on and with our property. If we have to follow restrictions being about 1 1/2 miles away from the park entrance, then why is an exception being proposed for a large resort and an even larger piece of property right at the entrance? Building this resort would forever change the area and possibly increase crime, lowering our property values. There are other large properties in the area that would be more appropriate to build a resort on.

Thank you for your time and consideration,
Eric and Paige Heath

MAY 17 12:40 PM '19
PCO/KCF/HD