

Bernadette Russell

From: CenturyLink Customer <[REDACTED]>
Sent: Friday, May 17, 2019 5:07 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.

To our Pima County Supervisors and Administrators,

While a Bike Ranch might be a fine addition to Tucson's amenities, this is just completely in the wrong place. The developers have nothing of their own to offer as a biking experience, so are counting on using the Saguaro National Park as their quasi-private bike path! How many of us have encountered groups of several bikers massed along a local roadway, and have had a hard time negotiating getting around them safely? The Loop provides a great opportunity for competitive cyclists to ride to their hearts' content, but can you imagine winter visitors trying to enjoy the beauty of our national park while jockeying around multiple packs of riders, who feel their patronage of this private business gives them the right to take over the park roads? That's going to be quite different from the local cyclists who use the park now and appreciate the beauty and peace of this special place. We only have the one National Park in Tucson, and we also have many, many other locations that would make so much more sense for this kind of development! Please use your authority wisely for us and future generations, and honor the Buffer Zone. Please don't be the politicians who gave away something precious! Thank you for your consideration.

Mary Hoffman
990 N Darlene Dr
Vail AZ 85641
[REDACTED]

MAY 20 19 08:47 PM CLK OF HD

BK

Bernadette Russell

From: Chuck and Dominick <[REDACTED]>
Sent: Friday, May 17, 2019 8:33 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.

DOMINICK ALPERTI / CHARLES ZAMAL

11536 E Saguaro Crest Pl., Tucson, AZ 85747

email: [REDACTED]

Phone: [REDACTED]

May17, 2019

To: PIMA COUNTY BOARD OF SUPERVISORS

In 1999 we decided that we would live out our lives in Tucson, AZ because of the natural beauty of the area especially in the area of the Saguaro National Park East. We were mesmerized by the stunning beauty and unspoiled desert in this part of Tucson and decided to build our home across the street from the Saguaro National Park. We couldn't believe the beautiful saguaros that were growing all around the area and found the perfect spot for us to make a 'forever' home.

We built about a mile south of the entrance to the park on E Saguaro Crest Pl., and very often just sit and take in the beauty of the area that we have been lucky enough to settle in. We travel up and down Old Spanish Trail several times a day and we can see the increase in vehicular traffic over the years.

We understand that a bike resort is being proposed almost right across from the entrance to the National Park and feel that a commercial development should not be allowed so close to the Park. That area should be kept as pristine as possible and commercial use would not only affect the esthetics but also cause problems with the natural wildlife in the area, to say nothing of the increase in traffic which we have seen almost double since we built here.

It was our understanding that all properties in the area would be 3.3 acres per residence which would keep a decent amount of space between residences so that the area would never be built up like it is in some parts of Tucson and allow the wildlife to continue living in the area that we love so much. We would like to see those restrictions upheld and from what we understand, this new development will be more dense than the surrounding areas bringing in more traffic, people and congestion.

Our National Parks are something that we should protect for future generations to enjoy and if the bike resort is allowed to be built right across from the National Park it can never be changed back and we would definitely lose the beauty of the wilderness of the Saguaro National Park East for the generations that follow.

We are asking that the bike resort be denied their request to build in that location.

Regards,

MAY 20 19 08 45 PC CLK OF PD

Dominick Alpert
Charles Zamal

Bernadette Russell

From: Bike Ranch <donotreply@godaddy.com>
Sent: Friday, May 17, 2019 8:56 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Kris Moran

Email:
[REDACTED]

Message:

I am strongly in support of the Bike Ranch. The plan is to develop a small ranch that appeals to outdoor enthusiasts. The owners have taken care to protect the environment. I support a thoughtful approach to a new development. As a longtime Tucson resident, a physician, an outdoor enthusiast, I feel this will be an asset to Tucson and Saguaro Park and the entire community. Thank you.

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

2561388044

MAY 20 19M0846P00K1E RD

AK

Bernadette Russell

From: Bike Ranch <donotreply@godaddy.com>
Sent: Saturday, May 18, 2019 6:32 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:
Dace J Brennan

Email:
[REDACTED]

Message:

Tuscon needs more beautiful places to ride my bike. Park access and other trails is a new opportunity to see the most beautiful parts of the area.

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

2562250553

MAY 20 19 08 45 PC CLK CF ED
OK

Bernadette Russell

From: D. Wright <[REDACTED]>
Sent: Saturday, May 18, 2019 7:31 AM
To: COB_mail
Subject: Opposition to Tucson Bike Ranch (case P19CU0005)
Attachments: BIKE CASE FOR DENIAL COVER.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.

My wife and I are residents of Pima County living near Saguaro National Park East. We are opposed to the proposed commercial development known as Tucson Bike Ranch for the following reasons:

1. Traffic impact. The traffic study cited in the current TBR proposal was conducted in 2012. The statement that Old Spanish Trail has plenty of excess capacity may have been true at the time the study was conducted in 2012, but is not true today. The traffic on Old Spanish Trail has doubled if not tripled since this study was conducted over 7 years ago. The traffic on Old Spanish Trail in the area near the park will continue to grow based on planned housing developments in the Vail area such as Rocking K Ranch and planned road projects such as the extension of West Valencia road to Old Spanish Trail. A current traffic study should be completed before any action is approved. The statement that the impact of the resort on traffic is minimal is suspect at best. I believe they estimated only ~17 cars per day at the resort with only a few arriving or leaving at peak hours. I do not believe the car to room ratio of 17 cars per 49 rooms that the TBR is claiming as potential impact on the road network is accurate. They are comparing themselves to true destination resorts such as Ventana Canyon or Tanque Verde Guest Ranch and even these resorts have a higher car to room ratio than TBR is asserting.

2. Ignoring planning commission recommendations. During the last proposal in 2014 the Pima County planning commission recommended that access to the park be controlled through the intersection at Escalante and Old Spanish trail. TBR ignored this advice in the current proposal and left the access to the park in an uncontrolled crossing on a blind curve where traffic speeds are at or near 40+ MPH. This is a safety hazard that will leave the county open to liability if approved.

3. Ignoring community recommendations. Community pushback was partially based on the size of the project. In 2014 TBR has pushed the envelope to allow for the maximum number of units allowed per the zoning exception, 49 units spread over 45 acres. When they proposed the project in 2019 they ignored community concerns, split the existing property in half and proposed the same number of units (49) on less than half the acreage (19). In order to meet the minimum open space requirements they increased the structure height and further increased the density per acre by adding two story units in the latest proposal. This actually made it worse as they opened the door for another

MAY 20 19 08:45 PM CCL-PC

"mini resort" to be built next door with a potential of 49 more units to be built on the adjacent property. Legally these will have to be separate entities but they will both tax the environment and the neighborhood in the same way. An overhead illustration of the proposed development that was rejected by the Pima County Board of Supervisors in 2014 and the current plan is attached to this letter.

4. Water impact. The TBR is proposing the use of well water to support the resort. Activities such as daily washing of sheets, dishes, towels and guest laundry for 200 guests on a daily basis will consume much more water than the normal household of 3 or 4 people that perform these activities weekly rather than daily. The plan to use well water has an impact on the entire area not just the surrounding neighbors. I can't confirm but I assume that this entire neighborhood is on the same water table. The majority of the houses in the area are on wells. If the additional draw from this project depletes the water table this will result in many houses without water which will substantially reduce the value of housing in the area. If approved, the resort should be forced to tap into the city water network. It is not worth risking the water supply for the entire community to support one commercial project.

5. Sewer impact. The waste output of 200+ people should be reviewed prior to approval. Due to the large population and the small area available for the septic system to be installed the sewer may do one of two things: Not seep deep enough into the ground and create a waste hazard on the surface, or sink too far into the ground and contaminate the water table for the whole area. The existing zoning of SR3 allows for the sewage of a normal household of ~3 people to be dispersed over 3.3 acres, ~ 1 per acre. The proposed TBR has a density of 200 people on 20 acres with a density of over 10 people per acre. If the resort is approved it should be forced to dispose of the waste into the city sewer network. It is not worth risking contamination of the water system for an entire community to support a single commercial entity.

6. National Park impact. Currently the national park is open to both cars and bikes, but the trail through the park is not an easy ride. I know several experienced bicyclists who struggle to complete the hill on the back side of the park. If the TBR is approved they will be catering to families with small children and novice bicyclists with a "rent a bike, ride the park " mentality that will create congestion and safety hazards in the park. I seriously doubt the TBR bike ranch will be advertising the National park route as recommended for advanced cyclists only. The park is visited by many tourists who are either elderly or disabled and enjoy the current environment of close interaction with nature via a vehicle in a timely basis. It is also enjoyed by experienced bicyclists who are physically capable of completing the route. I am concerned that overall experience of these visitors will be diminished for the profit of a single commercial entity. The current balance of experienced bicyclists and vehicles has worked well and will continue to work well. The addition of 200+ novice bicyclists to the equation will upset this balance. National parks belong to all of us, it is not worth diminishing the experience for all visitors for the benefit of one private commercial enterprise.

7. Wildlife impact. The proposed TBR will be built in the middle of an existing wildlife corridor. The area near Saguaro National Park was designated as part of the buffer overlay zone approved by the Pima County in § 18.67.010. One of the purposes of this zoning is to "assure the continued existence of adequate wildlife habitat and foster the unimpeded movement of wildlife in the vicinity of Pima County's public preserves." The current TBR proposal includes a 4-ft high block wall around the development that will disrupt wildlife migration. This is in direct opposition to the buffer overlay directives.

Regards,

Derrick & Alice Wright
11890 E Camino Del Desierto
Tucson, AZ 85747

Bernadette Russell

From: James Beckman <[REDACTED]>
Sent: Saturday, May 18, 2019 9:30 AM
To: COB_mail
Subject: Bicycle Motel Across from Saguaro National Park

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

Dear Commissioners,

As a volunteer at Saguaro National Park, I am opposed to the bike motel to be located across from the park. The entrance area is already congested with cars and bikes and the proposed motel will exacerbate the problem and create a safety hazard.

I also live in the buffer zone and want to see the BOZO protection respected.

This type of project should be located along "the loop" which is a terrific addition to the Tucson bicycle community and where there are far more opportunities for bicyclists visiting Tucson.

Please vote "NO" to the proposal.

James Beckman

11661 E Exmoor Pl

Tucson, AZ

MAY 20 15 08 46 PCD CLK OF PD

BR

Bernadette Russell

From: Bike Ranch <donotreply@godaddy.com>
Sent: Saturday, May 18, 2019 9:35 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:
James Phillips

Email:
[REDACTED]

Message:

PIMA COUNTY SUPERVISORS As a long time resident of Pima County I would like to express my support for the Bike Ranch project. . It would have a positive economic impact as well as being environmentally friendly. In addition it would further our community's image as a biking destination. Please support the Bike Ranch, Regards James Phillips, 6591 E Via Algardi, Tucson 8750

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

2562557023

MAY 20 19 AM 08:46 PC CLK OF PD
bf

Bernadette Russell

From: Bike Ranch <donotreply@godaddy.com>
Sent: Saturday, May 18, 2019 9:43 AM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Suzanne Kiechle

Email:
[REDACTED]

Message:

This is a wonderful idea to have a bike camp so people can enjoy the sites of the beautiful desert community.

bk
MAY 20 19 AM 08:46 PC CLK CF ED

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

2562563790

Bernadette Russell

From: [REDACTED]
Sent: Saturday, May 18, 2019 11:41 AM
To: COB_mail
Subject: Fwd: Case P19CU0005/Bike Ranch

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Subject: Case P19CU0005

Dear Mr. Christie

As a resident of a neighboring area of this proposed project I drive through there almost twice daily and to have more bicycle riders and more service trucks in this area will create so much more congestion, pollution, noise to an already congested area and a very detrimental effect on the Buffer Zone of Saguaro National Park East.

I strongly object to this proposal and very strongly urge that it be disapproved.

Thank you,

Carolyn Robinson
251 N. Avenida Javalina
Tucson, AZ 85748

MAY 20 19 08 45 POC CLK OF BD
pk

Bernadette Russell

From: Abigail Hagler <[REDACTED]>
Sent: Saturday, May 18, 2019 12:40 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 live down the road and am 100% opposed to the creation of the bike ranch. Please vote against it.

MAY 20 19 AM 08:45 PC CLK OF PD

AK

Bernadette Russell

From: Monica Christensen <[REDACTED]>
Sent: Saturday, May 18, 2019 1:35 PM
To: COB_mail
Subject: Bike Motel Development - Vote No

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 the hearing for the Bike Motel project approaches, I believe it is imperative that you vote NO on the Bike Motel project.

The issue is not if the Bike Ranch is a "worthy" or "healthy" project.

The issue is encroachment on our precious resource, Saguaro National Park East. The SNP is a draw for ALL county residents and tourists and should be protected for their use. The buffer zone is a simple and effective mechanism to control encroachment around the borders of the park. It should be honored as such. It is also possible that a yes vote now, for THIS project, will set a precedent for further development within the buffer zone.

I am a resident in the buffer zone and use the park and the area around it weekly for cycling, hiking and horseback riding. I would be happy to support a Bike Ranch style resort if it is outside of the buffer zone.

Thank you for taking the time to consider this e-mail.

Monica Christensen

4949 S Perlita Rd

Tucson, AZ 85747

[REDACTED]

MAY 20 19 08 45 PC CLK CF PD

Bernadette Russell

From: nanjoe <[REDACTED]>
Sent: Saturday, May 18, 2019 1:52 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.

We are writing to you to ask that you please vote NO on the Bike Ranch. We live within the area. The proposed Bike Ranch is a violation of the buffer zone purpose. It will result in increased bicycles, pedestrians and vehicles in an already congested area. Within the past 5-6 weeks a car hit a bicyclist on our corner. We worry on every trip into town with the current congestion that a bicyclist will be hit by a car. There are cars that are driving partially on the shoulder as well as bicyclists who are driving on the road. It is surprising that there aren't more accidents. The Bike Ranch will diminish the solitude, quietness and natural landscape of our area and treasured Saguaro National Park. In the near future we are looking at additional traffic on Old Spanish Trail with more development and housing in Rocking K. We love living in the area and appreciate the wildlife we are privileged to see everyday. Adding more congestion will impact our wildlife as well. If this Bike Ranch is approved it will set a precedent for other commercial projects. This will also result in light and noise pollution. More and more of our desert is being developed. We need to honor the buffer zone.

Please vote No on the Bike Ranch. It does meet the zoning in the area. Thank you.

Nancy & Joe Owens

11880 E Rambling Trail

EX-103-378000-1
MAY 20 19 08 45 PCD KJF BP

Bernadette Russell

From: Brenda Price <[REDACTED]>
Sent: Saturday, May 18, 2019 2:00 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.

We live 2.2 miles south of the Saguaro National Park entrance gate on Old Spanish Trail and .75 miles to the West of the Park. We enjoy an immense array in our residential area. We experience the wildlife up close. We greatly value and enjoy having this wildlife nearby. We want wildlife in our neighborhood to continue to be protected and not be limited in its habitat area. We feel that the proposed bike motel would disrupt the habitat and movement of wildlife in the area. Therefore, we are opposed to the proposed high density commercial resort.

James D. Weaver & Brenda E. Price
5110 S. Perlita Rd.
Tucson, AZ 85747
[REDACTED]

MAY 20 19 08:45 PC CLK OF RD

14

Bernadette Russell

From: Brenda Price <[REDACTED]>
Sent: Saturday, May 18, 2019 2:07 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.

There is currently average traffic on Old Spanish Trail, which continues to increase as residential development increases in the Vail area. Old Spanish Trail is a narrow winding road with a varied speed limit and is not amenable to increased traffic. As it continues to service more traffic, it becomes more hazardous to human life as well as to wildlife in the area. There is no public transportation on Old Spanish Trail so the only alternative to getting into town (other than biking or walking) would be by motor vehicles, which, if utilized by visiting bikers, would increase traffic as would the numerous vehicles of employees hired to run the facility.

We travel daily on Old Spanish Trail and do not feel that the roadway can safely contain more traffic, which would occur due to a new commercial business. Therefore, we are opposed to the proposed high density bike motel.

Brenda E. Price & James D. Weaver
5110 S. Perlita Rd.
Tucson, AZ 85747
[REDACTED]

MAY 20 19 08 45 PCD KTF RD
[Handwritten signature]

Bernadette Russell

From: Bike Ranch <donotreply@godaddy.com>
Sent: Saturday, May 18, 2019 2:11 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:
Oley Sheremeta

Email:
[REDACTED]

Message:

Pima County Supervisors: Please vote for the Bike Ranch! The Bike Ranch will enhance the quality of life for Pima County residents and provide visitors with additional opportunities to experience our community and its surrounding areas. I have reviewed a number of letters both for and against the Bike Ranch and would like to share some observations. You, the five Supervisors for Pima County, represent just that, Pima County, and its residents. Pima County as you know consists of just under 9200 square miles of land and just over 1 million residents. What I seem to find, on average, is that the opposition to the Bike Ranch is primarily based in the immediate area surrounding the site. In contrast, the support for the Bike Ranch seems to be broadly spread across the whole of Pima County. Pima County has changed over time and will continue to do so. I live on W. Los Alamos Street in Pima County. When my home was built, the population of Pima County was approximately 300,000 compared to the current 1,000,000. When built, my house was on one of the most northern streets in the greater Tucson area. At that time, Westward Look was "out in the country". But as you all know, times change. Now my home is roughly in the population center of the community. In the case of Saguaro National Monument, take a look at a similar comparison. The Monument was established in 1933 when the population of Tucson was only about 60,000! Since its inception, the Monument has provided countless opportunities for people from all over the world to experience the Sonoran Desert. I hope that the Monument will continue to provide this experience for generations to come. That seems best done by providing increased access and enhancements for the public, not by curtailing it. The Bike Ranch will be a definite enhancement! To those opposed to the Bike Ranch I offer my understanding. I grew up in the country and appreciate it greatly. I understand the desire for privacy and for things "staying the way they've always been." But as I mentioned, times change. While opponents appear mainly focused on personal concerns rather than public, I think they need to look at the situation objectively. They chose to purchase land or homes near a major attraction. Nobody forced them. The population density at their time of purchase and the traffic in the area may have been acceptable to them. But did they look into the future and realize

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what might happen over time? Times change. Urban sprawl happens. Traffic increases. And both will continue into the future. One day, Freeman and S Old Spanish Trail will be widened (hopefully with great bike lanes!) If that reality is not acceptable for some, then they have options. The greater public look to you five as a means to provide balance for the needs of a growing community. You have tough jobs. I ask that you not take the position of security guards keeping the public out of a public land but rather that of the 5-year old's family who wants to take a drive through the monument. Help them and all those who want access to come in. Again, I kindly ask that you all vote for the Bike Ranch. Pima County residents will thank you! Sincerely, Oley Sheremeta [REDACTED] P.S. - One of the letters of opposition I read referenced that with increased bike traffic "somebody could get hurt or worse". First off, cyclists have been struck and killed on S Old Spanish Trail. Second, moving into the future, the number of cyclists riding on Freeman and S Old Spanish Trail will continue to increase. That's a fact. The numbers will not go down. They will go up due to the general population growth of the area. So if local residents are truly concerned for cyclists safety, then they should be the ones leading the charge for widening Freeman and S Old Spanish Trail! By planning for that now, the five of you will save lives. That's a fact!

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

2562721924

Bernadette Russell

From: Brenda Price <[REDACTED]>
Sent: Saturday, May 18, 2019 2:17 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 have often walked along Old Spanish during the summer months in the early morning. Three to five months of the year, the weather is VERY HOT. As I've walked I've seen very few bikers out even in the early mornings. We feel it would not be economically feasible to run a bike. We would not like to see a business which fails because of a poorly thought out plan. The economic feasibility of a business which only fully operates on a part year basis. Therefore, we are opposed to the proposed bike motel.

James D. Weaver
Brenda E. Price
5110 S. Perlita Rd.
Tucson, AZ 85757
[REDACTED]

MAY 20 19M0845PCCKDFHD

Handwritten signature

Bernadette Russell

From: Bike Ranch <donotreply@godaddy.com>
Sent: Saturday, May 18, 2019 7:57 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:
Dennis ohnstad

Email:
[REDACTED]

Message:

RE: P19CU00005 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. My address is: 11041 W Crestbrook Dr. Sun City, AZ 85351 OP

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

2562805592

MAY 20 19 10 08 45 PC CLK OF PD 

Bernadette Russell

From: Save Saguaro National Park <SaveSaguaroNationalPark@gmail.com>
Sent: Sunday, May 19, 2019 9:53 AM
To: COB_mail
Subject: [BULK] Alert_Alert_Alert! Possible Change to Supervisors Mtg

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[View this email in your browser](#)



WE NEED YOU!
Save Saguaro National Park

Greetings neighbor:

The Bike Motel developer has requested a continuance of the Board of Supervisors Hearing from May 21st to July 2nd and has updated their website, facebook and a recent Tucson Weekly article that the continuation has been granted, but in fact the supervisors must vote on the continuation.

The notice from Pima County Planning Services says the continuance will be voted on at the Board of Supervisors Hearing on Tuesday May 21st.

We will be contacting the county planning services and clerk of the board of supervisors on Monday to get a clarification. We will send out

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an email as soon as we have good information to pass on.

So, at this point, please plan on attending the Board of Supervisors meeting this Tuesday, May 21st @ 9:00 AM until we can sort this out.

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](#)

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



Bernadette Russell

From: Darryl Rose <[REDACTED]>
Sent: Sunday, May 19, 2019 7:37 PM
To: COB_mail
Subject: RE: 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.

FROM:
Darryl Rose
5116 W Monte Carlo Dr
Tucson, AZ 85745

TO:
Pima County Board of Supervisors
30 W. Congress Street, 11th Floor
Tucson, AZ 85701

MAY 20 19 08:44 PCD KCF HD

Dear Supervisors —

This is a request to deny a Type II Conditional Use Permit to El Cortijo LLC, contrary to the recommendation Hearing Administrator Jim Portner issued to you on 12 April 2019. Despite taking a defensible position and issuing a thorough explanation thereof, I believe Mr. Portner takes a short-term and, on certain issues, naïve view of the arguments against the “bike ranch” development. In whole, I submit Mr. Portner has erred in reaching his recommendation, to the potential detriment of the citizens of Pima County.

Other voices in opposition will surely emphasize the myriad ecological and quality-of-life issues surrounding this type of greenfield development. For this reason and for the sake of brevity, I will focus my arguments around two of Mr. Portner’s stated positions:

Mr. Portner states on page 3 of his opinion:

"This Hearing Administrator does not embrace the notion that approving this request creates a damaging precedent that will inevitably and automatically open the door to manifold undesirable non-residential and commercial uses in and around Saguaro National Park East. Every conditional use permit and/or rezoning request is evaluated on a case-by-case basis in light of the specific circumstances that frame it and the particular context in which it is located. Stating that approval of the present case is an automatic path to future convenience stores, gas stations and national chains is a specious claim."

On the next paragraph of page 3, he states:

"This Hearing Administrator does not embrace the notion that the minor resort requested here is nothing more than an intensive, bustling commercial hotel in disguise. The proposed use is no more a conventional hotel than

is Canyon Ranch, Miraval Resort, or Tanque Verde Guest Ranch, all of which provide lodging to a specialized clientele in a quiet, low-key setting that promotes their mission and respects nearby natural beauty."

On precedent.

For me, Mr. Portner's two arguments are related — and hopelessly at odds. In the first, Mr. Portner suggests an approval would not create an overtly pro-development precedent because each application is evaluated on a case-specific basis. In the second, he cites three large-scale precedent commercial developments as a basis for dismissing the opposition's concerns around inappropriate land use and over-development.

Mr. Portner's logic gives me pause. Despite his words to the contrary, he rather clearly does rely in part on precedent to defend a pro-development stance. I believe him when he says every project is evaluated on its merits, but to suggest previous developments don't strengthen arguments for subsequent developments stresses credibility.

I live on Tucson's west side and am an avid cyclist. I am bordered by Tucson Mountain Park and a few minutes away from Saguaro National Park West. In this area, the Marriott at Starr Pass has replaced 330 acres of rough desert with parking lots, pools, patios, golf courses, roads, paved walkways, hotel rooms, restaurants, conference space and spa facilities. The resort undeniably spawns a stream of shuttle, truck and automobile traffic onto Anklam Rd and Starr Pass Blvd. When that traffic flows west toward another large development near the parks (i.e. The Arizona Sonora Desert Museum), it regularly backs up and compromises the safe use of the undersized Gates Pass Rd for pedestrians, motorists and cyclists. Despite the view from Gates Pass being one of my primary personal reasons for moving to Tucson, I no longer cycle west to enjoy it due to those safety concerns. I am relatively unfamiliar with Old Spanish Trail but understand similar safety issues exist. I encourage the Board not to dismiss these lightly.

Looking at a complex big picture, it seems to me that when we choose development, we sometimes do so at the expense of the quiet enjoyment of tax-paying, local business-supporting citizens of Pima County. And when we rely on precedents, we sometimes choose development just a little more readily. Where benefit of the doubt applies to the arguments in this case, I ask you grant it to the citizens affected.

Second, operations.

El Cortijo's plan for the bike ranch beyond its construction is unclear to me. By Mr. and Ms. Matthews' own admission, the bike ranch is an unproven concept. I understand the Matthews' are land developers, not resort operators, and MJM Consulting has no expertise in hospitality operations — just development.

Understandably, the bike ranch's commercial prospects are beyond the purview of Mr. Portner and that of the Board of Supervisors. However, this is an important risk not yet acknowledged. What is El Cortijo's contingency and mitigation plan in the event the bike ranch fails to reach and sustain commercial viability? Mr. Marks will have collected his fee and the Matthews' may recover their investment through a liquidation, however landowners near the development may be forced to contend with 20+ blighted acres, in plain view of their residences, for years.

The City of Tucson already has a problem with blight and not just in the core. In my own neighborhood sits a small hospitality business that is jarringly out-of-character with surrounding land uses. That restaurant, *Evangelos*, has laid abandoned for over 10 years, blighting the otherwise tasteful natural surroundings, awaiting a second life.

Look at Mr. Portner's set of comparable developments for a moment: Canyon Ranch is owned by an eponymous multi-state hospitality company with operations in Arizona, Massachusetts, Nevada and California.

Miraval Group is owned by global hospitality giant Hyatt International, and is itself a multi-state corporation with operations in Arizona, Massachusetts, Texas and California. Tanque Verde Ranch has operated as a guest lodge since at least the 1960s and is managed by Coté Family Destinations, who have properties in Arizona and Minnesota. My neighbor, the Marriott at Starr Pass, is owned by global hospitality giant Marriott. In each of these cases, Pima County citizens have reasonable confidence the owners of these properties possess the expertise and capacity to successfully market and maintain the properties, and the wherewithal to absorb potential losses in down economic cycles. I don't see how El Cortijo has provided similar assurances and therefore I believe the project brings the unaddressed risk of blight to a highly-visible part of Pima County.

Finally, the distinctiveness of the Sonoran Desert.

Canyon Ranch replaces 200 acres of the Sonoran Desert with parking lots, roads, hotel rooms, casitas, restaurants and treatment facilities. Miraval Resort replaces, in their own words, "400 acres of idyllic land" with much the same. As noted, the Marriott at Starr Pass has replaced 330 acres of rough desert with parking lots, pools, patios, golf courses, roads, paved walkways, hotel rooms and spa facilities. Tanque Verde Ranch is 640 acres — less developed but nevertheless far from idyllic in the areas traversed by automobiles, maintenance equipment and resort guests.

Mr. Portner is not wrong in his assertion that Tucson and Pima County have developed a growing reputation as a cycling destination — one that I'm glad for given my preferred mode of transportation. And, surely, some of the well-marketed resorts he alludes to make honest efforts to preserve the dignity of our desert. But how do we reconcile that neither our cycling reputation nor our spa destinations would exist at all without the desert itself? The more desert we flatten with bulldozers, the less distinct we become, not more — the less attractive we become, not more. The more golf courses and casitas and water fountains and spas we build, the more we become Phoenix. The desert is what this area has always and should always be known by. And we should be grateful for that. Let's give it a break.

*this is the desert
it is all we have left to destroy
— Richard Shelton*

Many thanks,
Darryl

Bernadette Russell

From: Misty Mountain Arabians <[REDACTED]>
Sent: Sunday, May 19, 2019 5:10 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.

Date: 19 May 2019
To: Pima County Board of Supervisors
From: Tracy Scheinkman and Bruce W. Saul
11580 E. St. James Rd.
Tucson, AZ 85748 (in the Buffer Overlay Zone)

Honorable Supervisors, this letter is regarding the proposed "Bike Ranch" across from the Main Entrance of Saguaro National Park on Old Spanish Trail and Escalante. We live within the Buffer Overlay Zone within 1/2 mile from the boundary of Saguaro National Park. We are against the project erroneously called the "Bike Ranch" for the following important reasons:

1) This project is inappropriately and misleadingly named as a "Bike Ranch" when in fact it is a combination of hotel, retail and restaurant strip mall located near the entrance to one of the premier national parks in the country. This is an intensive development within the County's Buffer Zone — where I live — a Zone created and designed to protect the Park from encroachment. The Park draws in an estimated \$50-65 million in tourist money every year. If it becomes too densely surrounded by development it will become unattractive to tourists. Our concern is that this project is NOT a one shot project, it is the first in a number of projects that will use this one as precedent to do extensive development around the Park, ultimately choking off its scenic beauty and wildlife. We are aware that the next project might only need 10 acres to create. Can you legitimately say that this project will be the only one of its kind to be granted approval across the street from the perimeter of the Park? If you can't then you must vote against this project. Be aware that if the visitor experience degrades too much the Federal government could choose to remove the National Park designation from the Park, and then where would our tourist dollars come from. You MUST think ahead and make sure that the Park's critical tourist attracting properties — clear skies, quietness with little traffic noise, and wildlife are protected from urbanization.

2) The project itself is incompletely designed as presented. If approved in this state the Board has no idea what the 2nd stage will be and no way to restrict it. The developer could divide and sell the remaining acreage to another business entity, and propose an identical "Bike Ranch" on that remaining land in order to create what would then by definition be a large hotel as the proposal in its current form is at the exact upper limit for a small motel (and in fact we believe that it is in excess numbers allowed for a small motel or guest ranch when live-in staff is taken into account). Thus they would easily skirt the zoning requirements of the Buffer Zone in order to construct what would ultimately become a large hotel right next to the Park. Further applications for conditional use permits would follow all around the perimeter of the Park. The thing is there is no need for a hotel at this location. Numerous quiet B and B's exist under current law throughout the neighborhoods within the Buffer Zone, already providing exactly the kind of quiet non-intrusive stays for bicycle and other tourists that we can and should have near the Park. Note: we do not own or operate a B and B, we are homeowners and

horse owners living within the Buffer Zone, also none of our immediate neighbors or friends as far as we know runs a B and B, we just know they exist and are quiet and unobtrusive, unlike the “Bike Ranch” proposal. All of these B and Bs are no different on the outside than any other Suburban Ranch homes within the area. They serve the public in a way that does not interfere with the neighbors, the wildlife, or the Park’s function.

Please demand that developers present a fully fleshed out plan for the ENTIRE acreage before you vote on it. Know what it is that you are approving before it happens! I can’t imagine that any one of us, homeowners, would be able to present the Board with a request for approval of a building project on our SR zoned property, where the project is only half drawn out! If they are basing their plans on the entire acreage then make them say what else is going on the rest of the acreage. Transparency is essential.

3) Habitat fragmentation is now known to be one of the greatest drivers of ecological damage and extinction in the fragile desert in which we live. If you want to see the effects of it all you have to do is go up to Phoenix and look at any number of urban encircled peaks in the area. These used to include wildlife such as deer, mountain lions, bobcats, and badgers. They are now effectively dead zones, where plant diversity is diminishing and wildlife diversity is non-existent. This could be the future of Saguaro National Park unless you put the brakes on projects that are being used as exceptions to get increased development in an area where it is clearly not in the best interests of the county and the Park. Please keep the Buffer Zone as is, deny this project.

4) The project will cause increased light pollution, noise pollution, and traffic in an area that is supposed to be quiet enough that a visitor can experience the Park as the natural wonder that it is. It is not just this project that puts that natural setting at risk, it is all of the other projects, some on just 10 acres that will additively produce a disastrous effect to the quality of the tourist experience, as well as to neighbors such as ourselves.

5) If this project fails, what do you think would take over the property afterward? It could be a motorcycle hotel with all the noise associated with motorcycles, it could be a Motel 6, it could be a strip mall, what will take its place if it fails as a Bike Ranch? Could you restrict what would go there enough to prevent damage to the Park or the purpose of the Buffer Zone? Would you be under pressure to just approve something, anything, so that the property would not be vacant?

What if the builder instead of building a Bike Ranch were to build some very nice single family homes on 3.3 acres or more, following the existing zoning? If those homes don’t get sold, no problem, they stay on the market until they are remodeled and eventually sold — but they can never be anything but what they were designed for, single family SR homes with maybe a small B and B under the current zoning. It would be no loss to the Park or the community or to the County as there is no risk of something inappropriate being brought in, unlike what would happen if you approve the plan before you.

For these reasons we encourage you to vote NO on this project.

Thank you for considering our point of view,
Tracy Scheinkman and Bruce W. Saul

Bernadette Russell

From: Olsen, Mary W - (olsen) <[REDACTED]>
Sent: Monday, May 20, 2019 8:15 AM
To: COB_mail
Subject: Case P19CU00005

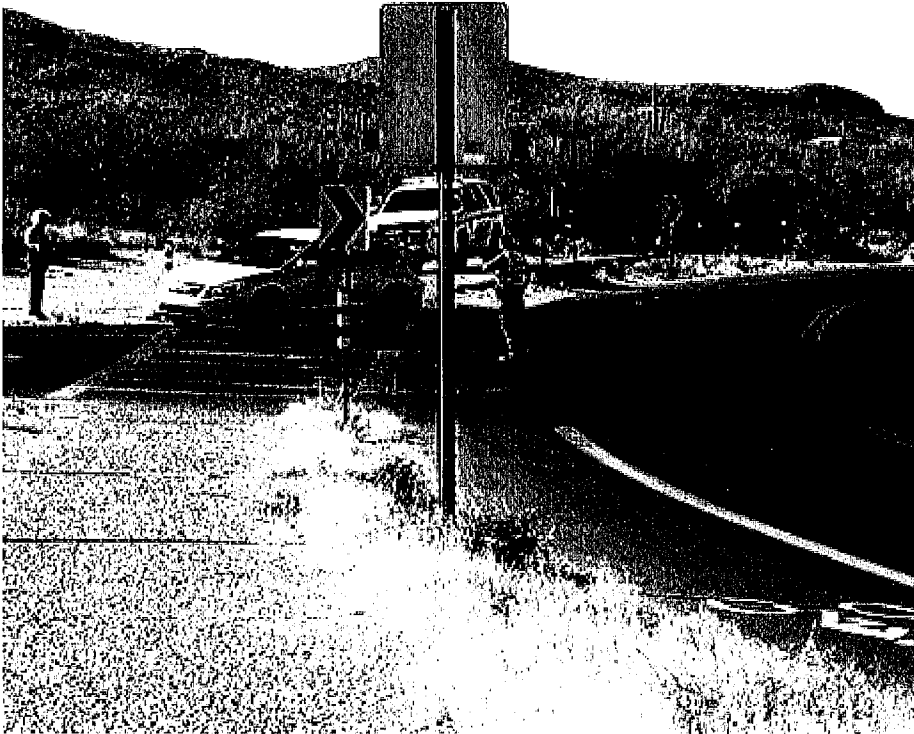
This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

To: Pima County Board of Supervisors
From: Mary Olsen and William Olsen, 11650 E. Calle Javelina, Tucson, AZ 85748
Re: P19CU00005 Protest

We live within the buffer zone near the Saguaro National Park East. We protest the proposed minor resort , a "bike resort", directly across the street from SNP. The picture below sums up some of the major protests that have been presented to you against the proposed construction. The picture was taken from my bike when I stopped for a Gila monster to cross Old Spanish Trail exactly one year ago. Fortunately, the Park Rangers stopped traffic until the lizard crossed to safety into undeveloped buffer zone property.

Also, a major concern is the financial failure of this project. This business concern probably will not be viable without a popular restaurant and bar open to the public, and serving alcohol will be its profit base. Once the land is bulldozed, it will not recover. Is this what we want across the street from our National Park? And please be realistic, how many tourist bikers will come to ride in the heat between May and November? Please consider the long term consequences carefully.

1912019M08:44 PCC/KCF BD



Alina Barcenas

From: Tracy Young <[REDACTED]>
Sent: Monday, May 20, 2019 8:44 AM
To: COB_mail
Subject: 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 County Supervisors,

I live at 11400 E. St. James Road, Tucson, Arizona, 85748. I am not sure I am in the buffer zone, but I am pretty close to it.

I oppose the approval and construction of a bike resort across from Saguaro National Park. After reviewing the plans for the resort, it appears that there will be several two story buildings and an estimated 33 building on the initially developed 19 acres with 25 acres left for further development. This is right across from the park entrance! Once that land is developed it is gone forever along with the wildlife. My understanding is that residential development approval is one house per 303 acres which would result in much less saturation.

In addition, the bike resort patrons will naturally be using Old Spanish Trail. I have been on Old Spanish Trail, pulling a horse trailer, when I have encountered groups of cyclist riding three or more abreast. This is dangerous when in a car but especially dangerous with large vehicles such as a school bus or large truck.

In addition, this development was proposed and denied in 2014.

Thank you for your consideration. Please save our natural, open spaces.

Tracy Young
[REDACTED]

MAY 20 19 AM 08:47 PC CLK/F PD

JK

Bernadette Russell

From: Lowell James <[REDACTED]>
Sent: Monday, May 20, 2019 8:53 AM
To: COB_mail; Nicholas Coussoulis; District4
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.

To whom in may concern,

I am in opposition to the proposed 'bike ranch/hotel' slated for construction within the buffer zone surrounding the Saguaro National Monument eastside location. The buffer zone around the park exists specifically to prevent this type of development. If this project is allowed move forward it will set a bad precedent by effectively negating the existence of the buffer zone.

Note the use of 'weasel words' used by the developers to describe the proposed facility in an attempt to downplay it's impact:

'minor resort'- This is clearly a hotel. What is 'minor' about it?

'bicycle ranch' - This isn't a ranch, it is hotel. A ranch is defined as a large farm. What do they plan to farm?

'casitas' - A casita is defined as a small house, so this is a really a hotel which rents units that are more like apartments than just simple rooms.

I grew up on Escalante road less than half a mile from this location. My mother still lives there in the house I grew up in and so both of us have a vested interest not wanting to have the park buffer zone negated by allowing the construction of the proposed hotel/apartment complex.

If the business fails as a 'resort' are they then going to then remove it, or will it become purely just another apartment complex?

Please consider these points of interest.

Thank you,
James Lowell Jr.

15
MAY 20 19 AM 08:56 PC CLKF RD