

AGENDA MATERIAL
DATE 5-21-19 ITEM NO. RA35

From: peter shemroske
To: COB mail
Subject: Proposed 49 room resort across from Saguaro NP East.
Date: Monday, May 20, 2019 9:42:54 AM

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Please vote against this pipe dream playground for rich people. This is a terrible environmental idea which sets a bad precedent for future development. I live next to the empty but pristine 44 acres. Please keep it SR zoned (1 home per 3.3 acres). Thanks. My ph is [REDACTED]
[REDACTED]


MAY 20 19 11 10 POC CLKFD

35

From: Carol Whittle
To: COB mail
Subject: Case P19CU00005
Date: Monday, May 20, 2019 9:53:01 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 am asking the board to vote NO on the proposed bike ranch/resort across from Saguaro National Park-East. I have lived on the east side of Tucson for 44 years and have volunteered at the park for three years. The impact on wildlife, landscape, water and the already congested traffic would be detrimental. Please help save this irreplaceable piece of hope for many who visit. I believe there are already sufficient motels, hotels, B&Bs in the city to accommodate more bicycle riders.

Thank you, Carol Whittle
7266 E. Caminito Contento


MAY 20 19AM 11:00 PCC CLK OF PD

Handwritten signature

AGENDA MATERIAL

DATE 5-21-19

ITEM NO. PA 35

Alina Barcenas

From: Jennifer Vimmerstedt <[REDACTED]>
Sent: Monday, May 20, 2019 11:38 AM
To: COB_mail
Subject: Case P19CU00005

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Good Afternoon,

We live in the buffer zone of the Saguaro National Park and we are strongly against the development of the Bike Resort across from the park. While we are not against the concept, we do not think this is the right place for such a development. We believe the construction will disrupt the wildlife in the area and the amount of traffic coming and going from the development will put a strain on the roads. This is a beautiful area and the residents in this community moved out here for the quiet, peaceful environment.

If you allow this hotel to be built, we believe you are in violation of the buffer zone. In addition, what happens if the hotel fails and the company goes bankrupt? They will have stripped the land and buildings will be vacant and an eye sore. It will also set the precedent for the commercial development of any ten acre lots in the area.

There are other areas in Tucson that would be better suited for this type of project. We are not against bikers or companies that cater to people who enjoy riding bikes around our beautiful city. We are against a commercial development located in the protected buffer zone of the Saguaro National Park. Please vote no against this project.

Thank you,

Jennifer Vimmerstedt
11161 E. Escalante
Tucson, AZ 85730

MAY 20 19 11:54 PM
42

Alina Barcenas

From: Save Saguaro National Park <savesaguaronationalpark@gmail.com>
Sent: Monday, May 20, 2019 12:26 PM
To: COB_mail
Subject: [BULK] Alert UPDATE: Possible Change to Supervisors MTG. 5/21

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[View this email in your browser](#)



WE NEED YOU!

Save Saguaro National Park

Greetings neighbor:

UPDATE.....UPDATE.....UPDATE.....UPDATE Monday May 20th
12:30 PM

At this point we do not know if the continuation that the Bike Motel developers have requested will be approved/granted at tomorrow's meeting. So, the safe bet is that anyone who is able to attend the meeting tomorrow, do so and wear yellow. If you intend to speak, be prepared, and plan on a long meeting.

The Bike Motel developer has requested a continuance of the Board of Supervisors Hearing from May 21st to July 2nd and has updated their

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ASB

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 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

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Tucson, Az 85712

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May 20, 2019

FROM: Catherine and Ernest Gale
11651 E. Camino Lejano
Tucson, Arizona 85748

TO: Julie Castaneda
Clerk of the Board of Supervisors
130 West Congress Street, 5th floor
Tucson, Arizona 85701

Chair of the Board of Supervisors
The Honorable Richard Elias
130 West Congress Street, 11th Floor

Honorable Ally Miller, District 1
130 West Congress Street, 11th Floor

Honorable Ramon Valadez, District 2
130 West Congress Street, 11th Floor

Honorable Sharon Bronson, District 3
130 West Congress Street, 11th Floor

Honorable Steve Christie, District 4
130 West Congress Street, 11th Floor

Regarding: P19CU0005 El Cortijo LLC - S. Old Spanish Trail application for conditional use permit

Dear Board of Supervisors:

We are residents of Pima County and live within the Overlay Buffer Zone in District 4. We adamantly oppose the application for a conditional use permit.

We request that you deny the conditional use permit for several reasons. Our main concern is that we want to protect Saguaro National Park from the permanent damage that will be caused if high density, commercial development is allowed right across the road from the Park. That is why the Overlay Buffer Zone was created. This is why residents have also placed covenants on their parcels to prevent high density development.

1) If the conditional use permit is allowed it will set precedence for other property owners to seek higher density commercial development in the Overlay Buffer Zone. If you allow this

MAY 20 19 10:23 PC CLK FB

43

permit you are opening the floodgates of such development and the unavoidable, permanent destruction of Saguaro National Park. This will be the domino effect. Do you want to be remembered as the Board of Supervisors who destroyed the Overlay Buffer Zone by permitting commercial development to sneak in just because it can be stuffed in onto a 10 acre parcel?

2) Developers are proposing a mini-resort. One room less than a major resort. It is a resort, plain and simple. Describing it as a "bike ranch" does not make it any more environmentally friendly. Nothing requires them to only allow bike riders as guests. With accessories including a restaurant, café, two liquor licenses, retail store, fitness gym and bike repair facility and parking spaces for motor vehicles. Developers can renovate the existing cabins and create a Bike Ranch without seeking any permit. An already established restaurant, Saguaro Corners is adjacent to proposed resort. Surely the owner would be happy to serve breakfast, lunch and dinner to the people staying in the cabins. 12 other restaurants are within 1.5 miles of the property. A pleasant 1.5 mile bike ride. There are already established fitness centers located within 3 miles of the property. A pleasant 3 mile bike ride. There is an already established local bike repair business at Broadway and Sarnoff. A pleasant bike ride along Old Spanish Trail will take visitors there. It would be environmentally sensitive to support already established local businesses that would welcome the business, instead of creating a commercial venture across the road from Saguaro National Park.

These accessories, restaurant, retail store are to be used primarily by guests under P.C.C. 18-07.030F Minor Resort Regulations and are not to be used primarily by the public. During the May 21, 2014 hearing on their last application, I asked the Hearing Officer who was responsible for enforcing the restrictions that the primary use is only for guests and not the public. The Hearing Officer replied that enforcement is up to the neighbors. The neighbors will have to contact the Zoning Department if there are violations. The developer has already stated that the café, bike rental and retail store will be open to the public.

3) Developer stated at their public meeting in February 2019 that this is "phase 1" and they will develop the other acreage in "phase 2". But they will not share those plans for "phase two". Is it for another resort to be squeezed into 10 acres or build more "casitas" on that property as well? This is definitely a slippery slope to destruction of the buffer overlay zone.

The Conditional Use Permit P19CU0005 should be denied. As in 2014, Developer again has not reached out to the neighbors. The lack of working with the neighbors was one of the reasons that the Pima County Planning Department recommended denial of the 2014 application. Nothing has changed they still have not really attempted to work with residents in the Buffer Overlay Zone. For example, at their February 2019 public meeting, their presenter said that the plans were not final and subject to change and they didn't need to really present the details. He stated there would be a septic system set up on the western edge of the property. Nearby neighbors with water wells are concerned about the effect on the quality of their well

water. How can you properly issue a conditional use permit if you do not know what conditions need to be placed on the permit?

We respectfully request that this conditional use permit be denied. It is not appropriate to place a resort within the Overlay Buffer Zone and across the road from the entrance to Saguaro National Park. Don't open the floodgates. Protect our treasured Saguaro National Park.

Sincerely,

Catherine and Ernest Gale

Alina Barcenas

From: Bike Ranch <donotreply@godaddy.com>
Sent: Monday, May 20, 2019 1:57 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:
Constance J. Franz

Email:
[REDACTED]

Message:

These letters are worthless. They simply say the bike ranch is a good idea. It is. JUST NOT FEET FROM THE ENTRANCE TO A NATIONAL PARK.

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

2566881928

MAY 20 19 02:23 PM CDT
AKS

May 17, 2019

DJ & UW Fillman
1440 S. Monument Trail
Tucson, AZ 85748

RE P19CU0005 El Cortijo, LLC application for conditional use permit

TO: Julie Castaneda
Clerk of the Board of Supervisors
130 West Congress Street, 5th floor
Tucson, Arizona 85701
cob-mail@pima.gov

Chair of the Board of Supervisors
The Honorable Richard Elias, District 5
130 West Congress Street, 11th Floor

Honorable Ally Miller, District 1
130 West Congress Street, 11th Floor

Honorable Ramon Valadez, District 2
130 West Congress Street, 11th Floor

Honorable Sharon Bronson, District 3
130 West Congress Street, 11th Floor

Honorable Steve Christy, District 4
130 West Congress Street, 11th Floor

RE P19CU0005 El Cortijo, LLC application for conditional use permit

Dear Board of Supervisors,

We need to be on the record with a resounding NO against this conditional use permit.

In 1993, the deciding factor in the purchase of our present home was that it lay within the one mile buffer zone protecting the Saguaro National Park Rincon District. In 1994, a large group of residents felt the buffer needed protective support and initiated a program of CC&Rs on their properties to limit development and commercialization with the Buffer Overlay Zone. The residents have worked tirelessly to monitor this Buffer and SR property zoning.

In 2014, Developers applied for a conditional use permit to develop their property at 3700 S. Old Spanish Trail. Their proposed concept a "Bike Ranch" was reviewed, and in conclusion, was deemed

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AKS

more of a major resort with a high density usage area than a simple group of "Casitas". In recapping the ramifications of granting this permit, specific negatives were highlighted as needing to be addressed.

- 1) Sewage system – their resolution before was an open cesspool, now its septic tanks on west end of property. Adjacent property owners face possible contamination of their well water.
- 2) Extreme intrusion on the Park's wildlife.
- 3) Public roadway maintenance and safety.
- 4) Resident's privacy and enjoyment of property, safety, impact of clearing and construction, severe damage to area.
- 5) Building heights and impact of outdoor lighting on dark skies.
- 6) Would open the door for additional conditional use permits in the buffer overlay zone causing the domino effect of diminishing the protection sought for creating the buffer overlay zone.

In 2015, the developers appealed the zoning interpretation. A hearing was held before the Board of Adjustment as whether the property is entitled to a non-conforming use permit and permitted to a 100 % expansion of the property.

Now we are in 2019, almost 5 years later with the developers cleverly downsizing the area of development to 10 acres so that it "meets the spirit of SR zoning" with one permitted use "to meet the lodging, convention and recreational needs of short term visitors". These two comments are reported in Az Daily Star article on March 24, 2019, appeared on a county staff report recently released by a planning staffer. Basically, what the developer has done is taken the previous proposed plan and stuffed it onto 10 acres. This will be phase 1 of the development. The other land will be developed in phase 2, but developers will not share that plan. All concerns about the previous plan from 2014 have not changed and did not go away by stuffing this onto 10 acres.

We strongly ask that the Board of Supervisors deny any conditional use permit and or zoning changes that will have a negative impact on the Buffer Overlay Zone. It will open the floodgates to further commercial development and defeat the purpose of the Buffer Overlay Zone to protect Saguaro National Park.

Sincerely,

DJ Fillman and UW Fillman

Alina Barcenas

From: Bike Ranch <donotreply@godaddy.com>
Sent: Monday, May 20, 2019 2:34 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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

[Click here to reply](#)

Name:
Kathryn Parker

Email:
[REDACTED]

Message:

Bike Ranch is being disingenuous when they say their 49 casitas are some kind of eco-friendly, bike-friendly development. The Bike Ranch is not even on the loop, and Old Spanish Trail and Escalante are not any kind of safe route for out of town bikers to use to get to the loop. Besides their on-site restaurant, the only food options nearby are Saguaro Corners, and there are no cultural attractions, so any visitors will likely take long drives into the city every night ... that's not eco-friendly. And the development is too close to Saguaro National Park. There are plenty of parcels closer to town and closer to the loop that would make for a more eco-friendly bike ranch.

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

2566901849

428
MAY 20 19 02:40 PCD KCF HP

Alina Barcenas

From: Bike Ranch <donotreply@godaddy.com>
Sent: Monday, May 20, 2019 2:37 PM
To: COB_mail
Subject: [BULK] New message - bikeranch.com

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[Click here to reply](#)

Name:
Sandi Putnam

Email:
[REDACTED]

Message:

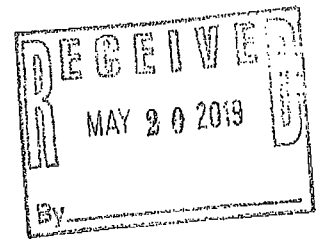
My name is Sandi Putnam. This is my letter of support for the bike ranch. I am a nearby neighbor of Saguaro National Park and live within 3 miles of the proposed resort on Timrod near Freeman Road with the Broadway horse/hiking entrance to Saguaro National Park one mile from my front door. There is no harm in a low profile health and fitness resort that will have much to offer by way of small groups of people on their bicycles or via small groups of 10 in van transportation to other areas to ride or hike, for the day or even overnight, (not unlike Canyon Ranch provides to its guests). In addition, these folks, being fitness buffs will also be doing small group hikes in nearby areas, including the park. This cross section of the population is not known to be rowdy and I am certain that the protocol of these resort owners will include educating guests on common courtesies to the nearby neighborhoods and the encounters with other users, such a horseback riders and trail etiquette for the safety of all. In addition, this is not going to be a high density population resort with a maximum guest capacity of 150. Please approve this project.

1472019MAY20P0305
ACS

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

2566903305

GEORGE J. SOKOL, M.D.
11010 E. PINAL VISTA
TUCSON, ARIZONA 85730



Nicholas Coussoulis, Planner Sr
Pima County Development Services
201 N. Stone Avenue, 2nd Floor
Tucson, Arizona 85701

May 15, 2019

Dear Mr. Coussoulis:

We would like to add our voices to the many others who object to the proposed building of a "Bike Ranch" near the entrance to Saguaro National Park East.

We live about two miles from the Park entrance and regularly enjoy walking and biking in the Park. We never fail to take visitors from out-of-state and out-of-country to see it. Every visitor notes the wonderful, unspoiled rural status of the Park and its immediate surroundings (the buffer zone) free of commercial enterprises. They see it as we do--an irreplaceable national treasure. There is no question that the proposed project--with barn, buildings, guest rooms, casitas, parking spaces, employees, lighting, and more--would change the character of the area forever. It would put huge stresses on the environment, on residents who live nearby, and, of course, on the Park itself.

Tucson is known as a bike friendly city. The Loop is completed. Out of town bikers can find plenty of accommodations in Tucson that are not within the protective buffer zone. There is no need to place a resort at the entrance to the Park. Please protect the buffer zone and please protect our Park.

Just say NO!

Respectfully yours,

George J. Sokol
Chrissy Sokol
George and Chrissy Sokol

MAY 20 19 PM 04:05 PC CLKF BD