

# AGENDA MATERIAL

DATE 5/21/19

ITEM NO. RA No. 35

To Pima County Board of Supervisors:

- Ally Miller
- Ramón Valdez
- Sharon Bronson
- Steve Christy
- Richard Elías

RE: In Protest of Type II Conditional Use Permit For a Minor Resort in the SR Zone Located at 3700 South Old Spanish Trail (P19CU00005 El Cortijo LLC).

Dear Pima County Board of Supervisors,

We strongly protest against approval of the aforementioned request. Our home of 27 years is within the 300-foot notification area of the proposed development site. The proposed development site is surrounded by SR zoned homes and property. SR zoning serves both the residential community and Saguaro National Park well by providing:

- protection from commercial encroachment
- low density neighboring areas adjacent to Saguaro National Park
- large areas of unrestricted travel for local wildlife
- promotion of biodiversity
- reduced noise and light pollution.

Vote to uphold the intent and spirit of the SR zoning. Vote to insure that the land surrounding Saguaro National Park continues to complement the park's natural state and distinct character. Vote to preserve and conserve the integrity of the park for generations to come.

Vote no on the request for Type II Conditional Use Permit For a Minor Resort in the SR Zone Located at 3700 South Old Spanish Trail (P19CU00005 El Cortijo LLC).

Sincerely,

Thomas Reis and Patricia Reis

MAY 20 19PM0405 PC CLK OF HD

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**Katrina Martinez**

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**From:** Cassidy Reis <[REDACTED]>  
**Sent:** Monday, May 20, 2019 5:10 PM  
**To:** COB\_mail  
**Subject:** In Protest of case P19CU0005: Type II Conditional Use Permit For a Minor Resort in the SR Zone Located at 3700 South Old Spanish Trail

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Dear Pima County Board of Supervisors: Amy Miller, Ramón Valadez, Sharon Bronson, Steve Christy and Richard Elías,

This letter regards case number: P19CU0005. I would like to express my opposition to this case, or the plan to develop a 19.26-acre “bike ranch” across from the Saguaro National Park east. For over 27 years, my family has lived within the 300-foot notification area of the proposed development site. I am strongly opposed to this plan and ask that you vote “no” on the request for Type II Conditional Use Permit For a Minor Resort in the SR Zone located at 3700 South Old Spanish Trail.

Commercial development should not be permitted so close to a national park—allowing this encroachment will set a dangerous precedent for other national parks. Sites like the Saguaro National Park east and its surrounding desert land are rare, irreplaceable, and offer unique natural peace to its residents and visitors. Bulldozing almost 20 acres of thriving, natural desert is an irreversible and ecologically harmful plan.

The bike ranch, which anticipates 33 buildings and a capacity of over 260 people, will bring increased volumes of traffic, noise, sewage, trash, crime and pollution. These factors threaten the well-being of the wildlife and biodiversity of the park and its surrounding area, and significantly diminish the natural serenity and aesthetic beauty of this environment.

I ask that you please consider the best interests of the vast biodiversity of the Saguaro National Park east and the numerous constituents that value and support the preservation of the park, over the needs of a single developer and the short-term visitors of the proposed bike ranch. Thank you very much for your time and consideration.

Sincerely,

Cassidy Reis

MAY 21 10 07 59 PM CCKEHD

(u)

**Katrina Martinez**

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**From:** Harvey Ross <info@desertdovebb.com>  
**Sent:** Monday, May 20, 2019 5:15 PM  
**To:** COB\_mail  
**Subject:** P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort

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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 are located 1/4 mile from the park entrance and the bike ranch / resort / motel project. We (wife & I ) believe this large business development will impact this area, *period*.

As stated in the brochure by Saguaro National Park East (SNPE) the visitor center, trailheads and picnic areas can be “**congested areas**” ! Why would the SNPE want to increase such liability and congestion at the detriment of the many other thousands and thousands of visitors that enjoy the Park. Management of SNPE should consider this. Just natural increase of visitors and traffic puts all things at risk, understandably, but to encourage more, not! Not a Pima County problem but think again.

And, think on this: the entrance to the park is also the **exit**!! What goes *in* MUST go *out* on the same road onto OST. Then add more traffic (foot traffic and bike) from across OST! **Congested area**! Oh, just have the park redesign the park with an exit! That is a cost to the taxpayers and a convince for a business! Since when / why do we, the taxpayer, have to accommodate a business? We are tax payers, remember? Even Pima County Transportation recognizes the area in front of the SNPE is a CONGESTED AREA. See photo.

MAY 21 1940759PCD KDF RD



But, again, no resort/motel in front of this National Park entrance. One can build a motel anywhere and you can not move a park.

Keep the SR zoning as is.

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

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**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Monday, May 20, 2019 6:05 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

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\*\*\*\*\*

[Click here to reply](#)

**Name:**  
Stephen Cohen

**Email:**  
[REDACTED]

**Message:**

As a cyclist, I support the Bike Ranch Tucson development. The use is a lot less obtrusive than many others could be, adjacent to our beautiful Saguaro Monument East. Please support this development to enhance Tucson's cycling community in a positive way!

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

2567165563

MAY 21 19:08:00 PCD KCF:PD  
Yd

**Katrina Martinez**

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**From:** S Queen <[REDACTED]>  
**Sent:** Monday, May 20, 2019 8:47 PM  
**To:** COB\_mail  
**Subject:** "Case P19CU00005" - OPPOSITION to this Development

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**"Case P19CU00005" - OPPOSITION to this Development**

11822 E. Oldooz Place  
Tucson, AZ 85730

We live less than one mile from the entrance of Saguaro National Monument and are extremely concerned with the potential increase in traffic in an already congested and dangerous intersection (Escalante & Old Spanish Trail). The Bike Ranch/Motel will only increase traffic from vehicles and bicycles. There is a reason for the buffer Zone and we don't want this buffer zone to be removed nor modified.

We purchased our property with the understanding that the surrounding area is zoned SR Suburban Ranch, requiring a minimum lot area of 144,000 sf (3.31 ac) per lot. A conditional variance (SR exception) for this development would significantly increase building density and population. PHASE 1 has the potential for up to 200+ guests and 60 employees on this property and in the surrounding areas. It is no longer a "minor resort". It has the essence of a mid-size travel lodge which will contribute to greater traffic congestion, noise/light pollution as well as disturb the desert eco-system. It will destroy the beauty and tranquility of this area which was a major factor in our decision to live here.

The property is zoned SR for a reason. It should remain that way! We are in OPPOSITION to this Development.

Residents of the area since 2002,

Sandra C. Morrison and G. Scott Morrison

MAY 21 19440800 PCD KRN  


**Alina Barcenas**

**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Tuesday, May 21, 2019 9:22 AM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

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**Name:**  
 Peter G Backus

**Email:**  
 [REDACTED]

**Message:**

I would encourage the Board of Supervisors to approve the Bike Ranch on Old Spanish Trail. I would also make sure that there are restrictions as to light pollution. By approving this measure you can include restrictions as to lights. At Coyote Creek subdivision further East we do not allow outside lights on the houses to be on all night. They can ,however, be installed with sensors so that any motion outside the house turns them on and they last for 10 minutes. If you allow not changes you will not have the ability to control lights past the Dark Sky Ordinance which I do not believe is strong enough. Our animals from the Park visit us on a daily basis, more now than ever. The other thought is that because of Mr Huckelberry and Steve Anderson, we are well known as a bike friendly County. If that is correct then why not allow a bike friendly place to stay and enjoy our bike trails whether they are in the National Park or not. This will be a starting place to ride and not just in the small area in the Park. We built the bike trails, why not use them. We allow public golf courses. Do we not want visitors to stay in Pima County (Tucson) and use them? The other point is that many of these visitors will want to hike in the Park itself, or maybe even ride a horse. Is it bad to actually use the Park for recreation or do we call it a park and never have the public use it. If the public can't use it conveniently why have it ? Please vote yes on the Bike Ranch, even though it is not really a "Ranch". Peter G Backus Coyote Creek Subdivision Pima County AZ .

MAY 21 19PM 0216 PCD KDF RD

ACB

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<http://bikeranch.com>

DATE 5-21-19ITEM NO. RA 35**Bernadette Russell**

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**From:** Bike Ranch <donotreply@godaddy.com>  
**Sent:** Tuesday, May 21, 2019 3:34 PM  
**To:** COB\_mail  
**Subject:** [BULK] New message - bikeranch.com

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**Name:**  
darlene wymyslo

**Email:**  
[REDACTED]

**Message:**

I hope the bike ranch passes this year we need a bike ranch in tucson az.

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<http://bikeranch.com>

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