

Alina Barcenas

From: Save Saguaro National Park <SaveSaguaroNationalPark@gmail.com>
Sent: Tuesday, May 21, 2019 7:20 PM
To: COB_mail
Subject: [BULK] Board of Supervisors May 21st Meeting Summary

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.

[View this email in your browser](#)

Greetings neighbor:

Today, Tuesday May 21st, the Pima County Board of Supervisors voted for a continuation on the subject of the Bike Motel and a new hearing date was set for July 2nd. Watch this space.

In case you have not yet sent in a letter to the supervisors, here is all the info you need:

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

APR 22 19 19:08:59 PC CLK FHD
ASB

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



Copyright © 2019 Save Saguaro National Park, All rights reserved.

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](#).



Alina Barcenas

From: Bike Ranch <donotreply@godaddy.com>
Sent: Wednesday, May 22, 2019 12:03 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:
Alberto Alvarez

Email:
[REDACTED]

Message:

Dear Pima County Supervisors, Bike Ranch is a great opportunity for me to get to know your community and enjoy all it has to offer including urban and outdoor activities as is only a short drive from my home in Gilbert, Az. 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.

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

2571571479

MAY 22 19M 12:05 PM CCKCF RD
A&B

Katrina Martinez

From: Georgia Rice [REDACTED]
Sent: Friday, May 24, 2019 11:28 AM
To: COB_mail
Subject: BIKE HOTEL

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 OPPOSED TO A BIKE MOTEL BEING DISCUSSED ON THE EAST SIDE.

I AM A 25 YEAR RESIDENT OF THE EAST SIDE AND FIND NO NEED FOR THE FACILITY BEING PROPOSED. THE LOCATION WILL CAUSE A LARGE SAFETY ISSUE FOR THOSE OF US WHO TRAVERSE THE EAST SIDE DAILY. ALSO, THE MODIFICATION OF THE ENVIORNMENT TO ACCOMODATE THIS PROPOSAL IS UNEXCEPTABLE, LEAVE THE DESERT ALONE!

Georgia RICE, VOTER AND EAST SIDE RESIDENT.

MAY 24 19M 1250 POC CLK OF RD


From: [Bike Ranch](#)
To: [COB_mail](#)
Subject: [BULK] New message - bikeranch.com
Date: Friday, June 7, 2019 8:09:00 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.

[Click here to reply](#)

Name:
Patrick M Scott

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: 4419 North Via Bellas Catalinas Tucson, AZ 85718

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

2621145316

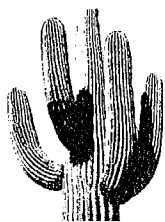
JUN 07 19 09 54 PCD KOF RD
bkl

Alina Barcenas

From: Save Saguaro National Park <SaveSaguaroNationalPark@gmail.com>
Sent: Tuesday, June 11, 2019 8:36 AM
To: COB_mail
Subject: [BULK] Email Blast: June 2019 Update

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.

[View this email in your browser](#)



WE NEED YOU!

Save Saguaro National Park

Greetings neighbor:

- o The Board of Supervisors(BOS) voted to continue the hearing on the bike motel until the July 2nd BOS meeting.
- o The 1000 foot neighbors of the proposed bike motel have formally requested a continuance to have the hearing moved to August 19th. This was done to allow folks who would be out of town the week of the 4th of July holiday week to be able to attend the meeting in August.
- o Unfortunately we may not know if the continuance is granted until the July 2nd BOS meeting.

JUN 11 15:08:43 POC CLK OF BD

APB

- o Please plan on attending the BOS meeting on July 2nd and if you want to speak, be prepared to do so. Let us know if you plan on speaking and if you don't mind, send a copy of your speech to our gmail account listed at the bottom of this email. Be aware, you will only have 3 minutes to get your point across.
- o We will keep you advised as to any meeting changes.

KEEP THOSE EMAILS COMING TO THE SUPERVISORS, IT
MAKES
AN IMPACT!

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



Copyright © 2019 Save Saguaro National Park, All rights reserved.

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](#).



AGENDA MATERIAL

DATE 5-21-19

ITEM NO. RA 35

From: R Jensen
To: COB mail
Subject: Bike Ranch East
Date: Wednesday, June 12, 2019 5:09:08 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.

Safety of bicyclists and traffic on Old Spanish Trl is a major concern. Increased traffic, bikes, motorcycles and vehicles is a worry. Drivers on Old Spanish Trl typically drive 10 or 20 mph over the posted speed limit and are difficult to see coming when pulling out from many locations on to Old Spanish Tr. Pima County Sheriff deputies are stretched thin when enforcing speed limits on this road. I am frequently afraid when pulling out from my mailbox on to Old Spanish Trl because curves on the road obscure vision of fast drivers who are either on their phone, late for work, or simply going to the great sale on cucumbers at a grocery store. Also I wonder about the domino effect of continued commercialization in the "buffer zone." My neighbors and I live here and are obviously not in favor of this kind of commercial development. Thanks for your time.

Respectfully,

R. Jensen
11630 E. Pantano Trl
Tucson, AZ 85730

JUN 12 19 08:19 POC CLK OF PD

AK

From: [Bike Ranch](#)
To: [COB_mail](#)
Subject: New message - bikeranch.com
Date: Tuesday, June 11, 2019 5:43:51 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.

[Click here to reply](#)

Name:
Vernon Sandt

Email:
[REDACTED]

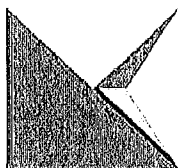
Message:

I wholeheartedly support this ecofriendly bike ranch. This project will bring jobs and revenue to our country while working to protect the natural beauty in the area.

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

2629010667

JUN 12 19 08 19 PCDKCF-HP
BL



HERZOG
ASSOCIATES, PLLC
ARCHITECTURE
PLANNING/DESIGN

Steven P. Herzog, AIA, LEED-A.P.

June 12, 2019

Pima County Board of Supervisors
130 W Congress St.
11th Floor
Tucson, AZ 85701

cob_mail@pima.gov

RE: Bike Ranch

Pima County Board of Supervisors:

Herzog Associates expresses its full support for the development of the Bike Ranch at 3700 S. Old Spanish Trail.

As a development committed to sustainable design which promotes a healthy life style we see no better use for the parcel. It's proximity to the Saguaro National Park, improved bicycle infrastructure along Old Spanish Trail and easy access to the Loop will add further benefit to Tucson and Pima County's efforts to promote a bicycle safe environment.

The project meets the requirements for conditional use as a minor resort; has the recommendation for approval from Pima County Development Services, the support of the National Parks Service and we see no detrimental impact on the desert surroundings.

We look forward to seeing the project completed!

Sincerely,

Steven P. Herzog, AIA, LEED-AP

JUN 17 19 08:54 PCD KCF BD

AGENDA MATERIAL

DATE 5-21-19

ITEM NO. 21935

From: Beth Borozan
To: COB mail
Subject: FW: Supervisor Steve Christy Feedback Form (district4@pima.gov) 2019-06-11 03:13 PM Submission Notification
Date: Wednesday, June 12, 2019 9:48:48 AM

From: notification@pima.gov <notification@pima.gov>

Sent: Tuesday, June 11, 2019 3:13 PM

To: District4 <District4@pima.gov>

Subject: Supervisor Steve Christy Feedback Form (district4@pima.gov) 2019-06-11 03:13 PM Submission Notification

Supervisor Steve Christy Feedback Form (district4@pima.gov) 2019-06-11 03:13 PM
was submitted by Guest on 6/11/2019 3:13:11 PM (GMT-07:00) US/Arizona

Name	Value
First Name	DONALD
Last Name	HUNT
Email	[REDACTED]
Phone	[REDACTED]
Address	615 N CIRCLE D WAY
City	TUCSON
State	AZ
Zipcode	85748

District_of_Concern Supervisor District 4 - Steve Christy

Department_of_concern Planning and Zoning

Subject_or_Nature_of_Concern Conditional Use Permit: P19CU00005 "Bike Ranch"

I think the decision to approve a Conditional Use Permit for the construction of a "Bike Ranch" on Old Spanish Trail has been made to look much more complicated than it really is. Let me simplify and summarize the situation. A private citizen has applied for a permit to build a minor resort called Bike Ranch on land he owns. This is allowed by the zoning of the land. The Buffer Overlay Zone Ordinance (BOZO) imposes additional restrictions on the land's use. The Director of Pima County Planning and Development Services who helped establish the BOZO has submitted a document that states the plan for the Bike Ranch complies with the requirements of the BOZO and the intent of the people who drafted it. The landowner has submitted a request for a Conditional Use Permit (CUP) to the county in accordance with legal process. As a result, Pima County Public Works – Development Services personnel interfaced with the appropriate governing agencies in the matter and reported that all 11 expressed no

JUN 12 19 09 52 PCD KOF BD

objection to the plan. After a public hearing on the proposal last April, the county hearing administrator generated Memorandum P19CU00005 recommending approval of the Bike Ranch plan with a list of 17 conditions to be met as construction of the Bike Ranch moves forward. If a board member casts a “no” vote on the CUP request for the Bike Ranch at the July hearing, it implies no faith in the agencies who have already given their approval. It means that the board member thinks the 17 conditions compiled by the board administrator and 11 agencies are insufficient, and the board member can think of no conditions under which the Bike Ranch could be approved. It suggests that the National Park Service, the Superintendent of Saguaro National Park, and the US Game and Fish Commission don’t know how to manage our natural resources and our Department of Transportation doesn’t know how to evaluate traffic impacts. A “no” vote implies that the board member thinks the Bike Ranch is somehow detrimental to our community even though it encourages bicycle tourism in Tucson, Pima County, and our National Park System. The Bike Ranch proposal represents entrepreneurial effort to bring new jobs and tourist dollars into our community without committing public money to the project. It is an opportunity to capitalize on Tucson’s reputation as a bicycle friendly community and the investment already made in safe bike paths and lanes. The proposal commits to the highest standards of environmentally responsible design, construction, and operation and supports National Parks Service strategic initiatives to encourage alternative transportation to, in, and around our nation’s parks. In the face of all these verifiable facts, it would be really difficult to give a credible answer if a news crew puts you on camera and asks, “What is your vision for encouraging new environmentally friendly business in Pima County and how does the denial of the Bike Ranch Conditional Use Permit support that vision?” On the other hand, explaining a “yes” vote is easily done and backed up with studies and reports from the organizations that have the responsibility and authority to make meaningful input. If you want help with that, feel free to contact me. Cheers, Don Hunt

Would_like_a_response Yes

Referred_Page <https://webcms.pima.gov/cms/One.aspx?portalId=169&pageId=6471>

Thank you, Pima County, Arizona

From: Eric Taylor
To: COB_mail
Subject: Support for Bicycle Ranch
Date: Wednesday, June 12, 2019 10:05:30 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.

Just wanted to throw my two cents in and say that I definitely support a cycling-friendly resort moving to our community!

As long as SNP East feels that it won't adversely impact the park, I see no reason not to allow this plan to move forward. I've been cycling here all the way back to 1985 and I love the way Tucson has embraced both road and mountain biking and hope to see this trend continue in the future. I hope to see the Board of Supervisors push forward on this and reaffirm our cycling-friendly city status!

Thanks in advance,
Eric.

--

... I was thinking of the immortal words of Socrates,
who said, "I drank what?" --Real Genius, 1985

--

... I was thinking of the immortal words of Socrates,
who said, "I drank what?" --Real Genius, 1985

JUN 17 09:01:09 PM '19
B/C

AGENDA MATERIAL

DATE 5-21-19

ITEM NO. RA 35

From: Scott Welch
To: COB mail
Subject: BIKE RANCH RESORT Case Number: P19CU0005
Date: Thursday, June 13, 2019 10:51:58 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.

This message contains unscannable attachments that could not be verified virus free. Open only if you were expecting this message.

The Bike Ranch Resort project should NOT be approved. An up-to-date traffic analysis will show why.

Exhibit 1 of the May 20, 2014 Bike Ranch Resort Preliminary Traffic Statement shows traffic data as of 2012. In the last 7 years many houses have been added along Escalante as well as an explosion of construction out toward Vail. As a resident living between Houghton and Old Spanish Trail, I can testify to the huge traffic increase over the past 3 years along Escalante Road to access Vail.

As I said in my letter to the Supervisors dated May 8, 2019, there are 35 driveways coming from approximately 199 houses along Escalante Road between Houghton and Old Spanish Trail.

If you START with that residential traffic and ADD the additional Vail traffic using Escalante Road to access Old Spanish Trail then ADD the auto and BIKE traffic the Bike Ranch would cause, the result is this: Escalante Road is no longer a residential road it will become a parkway dangerous to anyone accessing it.

This will be downright hazardous!

Please, for the sake of safety, please vote NO on the Bike Ranch.

Scott & Claudette Welch
10825 E. Escalante Road

JUN 13 19M 1057 PCO KCF BD

6/13/2019

Re: El Cortijo, LLC - P19CU0005

Supervisor Steve Christy, District 4
Supervisor Ally Miller, District 1
Supervisor Ramon Valdez, District 2
Supervisor Sharon Bronson, District 3
Supervisor Richard Elias, District 5

Supervisor Christy,

Once again, I am addressing your question as to what changed with Saguaro National Park (SNP) to cause the park to support the current version of the proposed Bike Ranch. This letter will address the reversal of the SNP superintendent's position from one of opposition to commercial development in close proximity of the park to one of supporting commercial development directly across from the SNP entrance.

As a basis for comparison of the park's changed position, I have attached the comprehensive 2014 letter pertaining to this project from the prior superintendent. This letter is the cornerstone to the neighbors' and the SR and Buffer Zone communities' objections to this development. It should be read and re-read for there in are the reasons that a commercial development at the proposed location should not be allowed.

Next, I have provided you an 8/24/2017 letter (attached) from the successor SNP superintendent, Leah McGinnis. This letter relates to the Bike Ranch developer's request for a non-conforming use permit for the development, which request was reviewed and addressed by the Pima County Board of Adjustments. As you will see from the letter, McGinnis's position was one of opposition. She specifically states her agreement with the Board of Adjustments decision to disallow a non-conforming use permit. Further, she emphasizes the importance of strictly adhering to the principles of the Buffer Overlay Zone Ordinance.

Later that year in October 2017, McGinnis spoke on behalf of SNP as an opponent to the Fry's development at 22nd Street and Houghton Road. Her comments at the zoning examiner's public hearing have been extracted from that report and are attached. Please realize that the Fry's development was 1.8 miles from the SNP boundary.

McGinnis's objections as taken from the Tucson Zoning transcript follow. "The park does not function as an oasis. To have a viable, healthy ecosystem, it is vital to be able to

JUN 13 19 02 19 PCD KCF HD


maintain some of the natural environment beyond the boundaries of the park. We see this concept being supported by the creation of the buffer overlay zone...". Later in praising the Houghton East Neighborhood plan she states, "...it is driven by a group of private landowners who recognize how they utilize their land can and will have an impact on the park, even being two miles away, so much that they willingly imposed restrictions and adopted guidelines for development on their private land to create a transition zone that expands beyond the buffer overlay zone. If we continue to allow exceptions to these plans, it will inevitably lead to unacceptable impacts and continued cumulative degradation of these (*referring to SNP*) identified and valuable resources."

Contrast these strong 2017 opposition positions to the subject commercial development addressed in her 2/28/2019 letter of support for Phase I of the Bike Ranch (letter attached). Her comments are largely centered around the project's compliance with zoning provisions as well as compliance with Pima County traffic standards for Old Spanish Trail. She refers to the developers favorably as "... a neighbor and a partner."

The superintendent has ignored the custodial/stewardship mandate that her position bestows upon her to protect the integrity of the park and to provide for quality experiences for all classes of visitors. One can't help but ponder if this change in position is driven by the prospect of the higher number of park visitors and/or a resultant increase in revenues, both of which could be measurements to elevate the park's and/or superintendent's status.

Finally, it should be recognized that Leah McGinnis is no longer the superintendent for SNP. She has vacated this position and has permanently been reassigned to Denver. It is likely that her replacement/successor will once again recognize and carry out their stewardship responsibilities.

It has now become the mission of the SNP neighbors and the buffer zone community to protect the park. Please join us in this effort, by voting "no" on the conditional use permit for this development.

Respectfully,

Charlene Shumaker
3435 S. Spanish Terrace
Tucson AZ, 85730
Resident within 1000 ft.



United States Department of the Interior

NATIONAL PARK SERVICE
Saguaro National Park
3693 South Old Spanish Trail
Tucson AZ 85730



IN REPLY
REFER TO:

Memorandum

To: Pima County Hearing Administrator

From: Superintendent, Saguaro National Park

D. M. S. 6/21/14

Re: P21-14-003 El Cortijo LLC, Conditional Use Permit Request for Minor Resort

Saguaro National Park was established by the National Park Service in 1933. The purpose of the park is to "preserve and protect saguaro cacti; diverse biotic communities (including the Sonoran Desert, associated mountain ecosystems, and Rincon Creek); cultural and archeological features; and scientific, scenic, and wilderness values. The park provides opportunities for research, education, and public enjoyment, and strives to protect its resources from the effects of the encroachment from urbanization and development".

We appreciate the opportunity to provide our comments and concerns regarding the proposed Bike Ranch at 3700 S. Old Spanish Trail. We support the concept of a bicycle resort in Tucson, and believe it would be a welcome economic development opportunity-- *if appropriately located*. We also appreciate the proponent's sustainable design elements that take the natural environment into account. However, we have serious concerns about the development as currently proposed, and its location immediately contiguous to Saguaro National Park. Our concerns include:

- Saguaro National Park is one of only 401 National Park sites in the United States, garnering the highest level of protection of any land management agency. It is a national and international destination. People come here from all over the world to see pristine stands of saguaro cacti and associated diverse Sonoran Desert vegetation and wildlife. It is a national treasure. As such, we feel that this proposed level of development and activity adjacent to the park is incompatible with park values.
- The Pima County Buffer Overlay Zone was established specifically to preserve and protect the open space characteristics of lands in the vicinity of eighteen various preserves. First on that list of eighteen is Saguaro National Park. The

proposed development and activity does not appear to be in alignment with the intent of the Buffer Overlay Zone.

- The proposed development could result in potential impacts to wildlife corridors, scenic viewsheds, night skies, and the remote/rural characteristics of the area.
- The proximity of the proposed development so near the park's main entrance and Visitor Center is also a concern with regard to traffic, congestion, public safety, and visual aesthetics.
- Saguaro National Park's 8 mile Cactus Forest Loop Drive, which is a focal point for visitors (and directly across the street from the proposed development), is a designated roadway on the National Register of Historic Places. It was originally built in the early 1930's by the Civilian Conservation Corp. It is a narrow one lane road designed for light traffic and slow speeds. Today it serves to provide a visitor experience offering people a respite from our fast-paced society, essentially transporting them "back in time" to a simpler place and a slower pace. Although we encourage bicyclists to enjoy this loop drive, they must follow slow speed limits and avoid user conflicts with other park visitors, including hikers, walkers, runners, and motorists. Regardless of NPS Commercial Use Stipulations or the best-intentioned efforts of the Bike Ranch staff, the establishment of the Bike Ranch would certainly infuse additional numbers of high speed bicyclists onto the Loop Drive, increasing the likelihood of visitor use conflicts and safety concerns.
- Finally, Saguaro National Park has an outstanding relationship with our park neighbors. These neighbors are also regular park visitors and supporters of the park, and they help us to protect park resources. Many of our neighbors have told us that they oppose this development. They state that they specifically moved to this area to be adjacent to the open spaces and natural resources of the park, unimpeded by commercial development. We hear and share their concerns.

Thank you for the opportunity to provide our comments. We appreciate the forward-thinking of Pima County—both with establishing the Buffer Overlay Zone, as well as protecting critical resources important not only to Tucson, but the nation.



United States Department of the Interior
NATIONAL PARK SERVICE
Saguaro National Park
3693 South Old Spanish Trail
Tucson, Arizona 85730



IN REPLY REFER TO:

August 4, 2017

Pima County Board of Adjustment
County-City Public Works Center
Second Floor
201 North Stone Avenue
Tucson, AZ 85701

In reference to the P17VA00018 El Cortijo LLC – S. Old Spanish Trail, the National Park Service at Saguaro National Park submits the following comments:

1. We concur with the Pima County Board of Adjustment and County Board of Supervisors previous determinations that the owners of the affected property do not meet the criteria to be granted a non-conforming use permit.
2. Based on this determination, we request that any and all development proposals for the property be subject to current zoning code regulations and public processes.

Due to the proximity of these parcels to Saguaro National Park and specifically to the primary entrance to the Rincon Mountain District of the park, we feel it is the best interests of the park resources and visitor values that all current zoning protections, including the Pima County Buffer Overlay Zoning Ordinance, are adhered to in any determination of land development of this scale.

Park staff remain available for any further discussions with County staff, project proponents, and other interested parties related to this and other proposed projects that may have a connection to the resource and visitor related values the park was established to protect.

Please contact me directly at 520-733-5101 with any questions.

Sincerely,

Leah McGinnis
Superintendent

1 protect the neighborhood by establishing the Houghton East
2 Neighborhood Plan. The City of Tucson needs to stick to its promise
3 to the citizens. The Houghton East Neighborhood Plan was established
4 to protect Saguaro National Park and the buffer overlay zone.

5 My concern and position should not be dismissed simply
6 because I live more than 150 feet, or 1500 feet away from the proposed
7 development. The Houghton East Neighborhood Plan has worked. I
8 request that you do not destroy it.

9 The plan protects the neighborhood, it protects the buffer
10 overlay zone, and most importantly, it protects Saguaro National Park.
11 Thank you very much for your time.

12 ZONING EXAMINER: Thank you. Leah McGinnis?

13 MS. MCGINNIS: Good evening, Examiner Gonzales. Thank you
14 for allowing me to speak tonight. I'm Leah McGinnis. I am the
15 Superintendent at Saguaro National Park located at 3693 South Old
16 Spanish Trail.

17 I am here today because the property in question falls
18 within the area covered by the Houghton East Neighborhood Plan.
19 It's also located within 1.8 miles of Saguaro National Park.

20 Interestingly, I have been asked on more than occasion why
21 the park would be interested in this development since it is outside
22 the buffer overlay zone nearly two miles away from the park boundary.

23 The park does not function as an oasis. To have a viable,
24 healthy ecosystem, it is vital to be able to maintain some of the
25 natural environment beyond the boundaries of the park. We see this

1 concept being supported by the creation of the buffer overlay zone,
2 and in the drafting of the Houghton East Neighborhood Plan.

3 One of the three primary goals listed in the Houghton East
4 Neighborhood Plan states: Integrate new development with the Saguaro
5 National Monument and the Monument buffer, now a national park, by
6 retaining natural (inaudible) for wildlife movement, visually-
7 enhancing views from the Monument of the valley and buffering existing
8 rural density development in the Monument buffer.

9 This plan is looking to find that balance between
10 development and the natural environment. What is impressive about the
11 Houghton East Neighborhood Plan is that it is driven by a group of
12 private landowners who recognize that how they utilize their land can
13 and will have an impact on the park, even being two miles away, so
14 much so that they willingly impose restrictions and adopted guidelines
15 for development on their private land to create a transition zone that
16 expands beyond the buffer overlay zone.

17 The Houghton East Neighborhood Plan also includes a section
18 dedicated to Saguaro National Monument with a stated goal - to promote
19 development in the Houghton East Neighborhood which is sensitive to
20 the Rincon Mountain unit of Saguaro National Monument, and the one-
21 mile buffer adjacent to the Monument.

22 How can the park not support these efforts to fall in line
23 with the mission of a National Park Service and help to find that
24 balance between development and the natural environment? This is not

1 about slowing growth or hindering development. It is about adhering
2 to these well-thought-out conservation-minded plans.

3 If we continue to allow exceptions to these plans, it will
4 inevitably lead to unacceptable impacts and continued cumulative
5 degradation of these identified and valuable resources.

6 So, this is our concern, that based on the definition of
7 consolidated open space and its associated constraints which are
8 contained in the Houghton East Neighborhood Plan, we believe that the
9 PAD as proposed is not in conformance with the Houghton East
10 Neighborhood Plan.

11 As defined in the plan, consolidated open space is an
12 undisturbed area free of structures or other improvements concentrated
13 in areas of significant size as to create visual diversity and
14 interests and/or (inaudible) opportunities.

15 The open space should be contiguous within the project site
16 and linked with other open space surrounding the site to create
17 contiguous areas of undisturbed natural vegetation. The current site
18 plan indicates that a large screening wall, ruffraff and other
19 drainage structures would be placed within the designated open space
20 area.

21 And some of the narrow sections of vegetation that would
22 first be graded and then revegetated around the perimeter of the
23 parking lot, are being included in the required open space
24 calculation. The map on page 68 of the PAD depicts open space as
25 a 40-foot to 110-foot landscaped border with an eight-foot screening

1 wall. Grading an area, stripping it of its natural vegetation, and
2 then replanting it results in an area that is far less beneficial than
3 naturally undisturbed soil and associated vegetation.

4 The Houghton East Neighborhood Plan included a very
5 specific definition of open space as undisturbed and free of
6 structures in order to protect a portion of developed parcels for the
7 purpose of habitat and wildlife conservation of this neighborhood due
8 to its proximity to what is now a national park.

9 I understand the difficulties involved in trying to satisfy
10 everyone's needs. So, I appreciate the effort being put forward to
11 accommodate the concerns that have been voiced. One recommendation we
12 would have would be to consider bringing the screening wall to the
13 edge of the developed area rather than pushing it out to the boundary
14 of the property, leaving the remainder of the property as undisturbed
15 with natural vegetation.

16 I would also like to state for the record that the Park
17 Service did not request to be a part of the committee on the
18 development of the wall. We believe that it is not possible to build
19 a wall and be able to fall within the definition of open space as
20 undisturbed and natural. Thank you for your consideration.

21 ZONING EXAMINER: Thank you. Donna Walton?

22 MS. WALTON: Hello. My name is Donna Walton. I live at
23 1100 South Avenida Conalea. My property is directly adjacent to the
24 proposed plan on the east border.



United States Department of the Interior
NATIONAL PARK SERVICE
Saguaro National Park
3693 South Old Spanish Trail
Tucson, Arizona 85730



IN REPLY REFER TO

February 28, 2019

Development Services Department
Planning Division
Attn: Nick Coussoulis
201 North Stone, Second Floor
Tucson, Arizona 85701

Mr. Coussoulis:

Thank you for the opportunity to review the submitted Type II Conditional Use Permit for a minor resort by El Cortijo LLC on South Old Spanish Trail. We understand that the proposal for a Bike Ranch (minor resort) is an allowable use under the underlying Suburban Ranch Zoning subject to a Conditional Use Permit.

Our main concern for any development adjacent to park boundaries is compliance with current zoning to include the additional protections offered under the Buffer Overlay Zone (BOZO). We believe the zoning that is in place provides protections for wildlife corridors and habitats, as well as reduced lighting, noise and visual impacts. These regulations also help to preserve wilderness characters within the park that many of our visitors seek. From a resource perspective, the most significant aspect of the property is Escalante wash. It is an important biological link that reaches from the protected habitats of Saguaro National Park into the adjacent low density neighborhoods. The current proposal does not include developing the portion of the property that includes Escalante wash, and accommodates habitat connectivity in two other minor washes in the development zone, keeping current development inward facing and outside of natural washes.

We have appreciated the efforts of the current land owners and MJM Consulting, LLC to include us in discussions regarding their development plan. Working with a single entity on the interconnectivity of undisturbed native vegetation, both upland and riparian to maintain biological connectivity as well as placement of driveways, structures, and utilities has provided us with a greater confidence in their ability to comply with and potentially exceed some of the regulations of the BOZO.

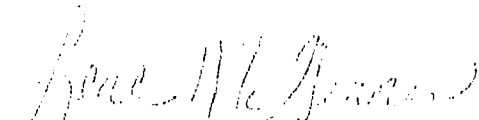
The developer has made significant changes to the development plan since 2014, most notably, complying with all current zoning regulations. The current plan, addresses park concerns of reducing visual impacts by providing for the required setbacks and buffer zones, not exceeding heights of 34 feet and using building colors that blend with the natural environment, maintaining the required 30% natural open space and striving for an additional 20% functional open space, low level lighting so as to not interfere with night sky viewing or impair the movement of nocturnal animals, screening parking lots and utilizing plants from the approved plant list. The developer is trying to achieve Platinum level LEED certification, which is certainly a standard we would support.

El Cortijo LLC's concept of a Bike Ranch falls in line with many National Park Service strategic initiatives including Green Parks Plan, Climate Friendly Parks Program, A Call to Action, Urban Agenda and Healthy Parks Healthy People. These strategies are all about building partnerships beyond park boundaries and promoting alternative transportation as a way to experience the park. Biking in Saguaro National Park has long been part of the culture at the Rincon Mountain District, and bicycle safety is of utmost importance to us. Working with the Bike Ranch, neighbors, Pima County and local biking groups to collaborate on ways to incorporate additional bicycle use safely and in a way that fits with Saguaro's current infrastructure will continue to be an important aspect of discussions we would be interested in joining as this concept moves forward.

Understandably there is a concern regarding the additional traffic that the Bike Ranch could generate on Old Spanish Trail near the entrance of the park. The current concept plan leans towards limiting traffic using shuttles and bicycles as the primary mode of transportation. Our understanding, based on the most recent traffic study, is the current carrying capacity on Old Spanish Trail will easily accommodate the estimated increases in traffic for the Bike Ranch concept. This sustainable increase in traffic also supports the requirement that a majority of the services offered at the minor resort are limited to guest use and public facing activities, which include bike rentals and a café, compliment the applicant's intent of this being a performance, training and fitness center for national and international bicyclists.

We look forward to continuing to work with current land owners as a neighbor and partner moving forward. Should you have any questions, please feel free to contact me at leah_mcginnis@nps.gov or 520-733-5101.

Sincerely,

A handwritten signature in cursive script, appearing to read "Leah McGinnis".

Leah McGinnis
Superintendent, Saguaro National Park

Pima County Development Services recommends Bike Ranch approval.

"The applicant has met the requirements of the various chapters of the Zoning Code and has made an effort to communicate and work with neighbors and stakeholders. The department recommends approval of the proposed Minor Resort..."

*Mark Holden, Principal Planner
Pima County Development Services, March 19, 2019*

Pima County Planning's Hearing Administrator recommends Bike Ranch approval.

"This Hearing Administrator does not embrace the notion that the only land use which is acceptable and appropriate at this location adjacent to Saguaro National Park East (SNPE) is low-density residential comparable to that which is already in place. To the contrary, the Hearing Administrator believes that several alternative uses could not only be acceptable and appropriate at this location, but even be complementary, beneficial and symbiotic to SNPE, as long as they are thoughtfully and sensitively designed and are in accordance with all prescriptions of the Buffer Overlay Zone Ordinance (Section 18.67.050)."

*Jim Portner
Pima County Hearing Administrator, April 12, 2019*

Saguaro Park views the Bike Ranch as in line with National Park objectives.

"A Bike Ranch falls in line with many National Park Service strategic initiatives including Green Parks Plan, Climate Friendly Parks Program, A Call to Action, Urban Agenda, and Healthy Parks Healthy People. These strategies are all about building partnerships beyond park boundaries and promoting alternative transportation as a way to experience the park."

*Lea McGinnis,
Saguaro National Park Superintendent
February 28, 2019*

AGENDA MATERIAL

DATE 5-21-19 ITEM NO. RA 35

WHAT YOU CAN DO TO HELP

Write a letter to the Board of Supervisors and email it to cob_mail@pima.gov

You can also send a letter to the Board from our website: www.bikeranch.com

**Most importantly, come to the hearing on
Tuesday, July 2nd at 9:00 am**

at

Pima County Board of Supervisors

Hearing Room

First Floor

**Pima County Administration Building
130 West Congress St., Tucson, AZ 85701**



www.bikeranch.com

ANSWERING THE OPPOSITION ARGUMENTS



The Bike Ranch is Tucson's first eco-resort devoted to cycling. Inspired by the iconic guest ranches of the last century, the Bike Ranch is a 21st century version offering premier lodging and vacation experiences for people on bikes.

The project is designed to be a symbiotic neighbor to Saguaro National Park East and a model for sustainable development in a resource sensitive area.

In order to move forward, the Bike Ranch's application for a conditional use permit must first be approved by the Pima County Board of Supervisors on July 2nd.

ARGUMENT #1

Great idea but not in this location!

Thanks for acknowledging that the Bike Ranch is a great idea!

This is a special location that demands a more innovative solution than just more-of-the same housing. Located in the heart of some of the best cycling terrain in the country, the Bike Ranch is a progressive plan that can be a model for sustainable development, be a supportive facility for Saguaro National Park, add prestige to Tucson's reputation as a cycling destination, and enhance tourism.

ARGUMENT #2

If this is approved it will cause a domino effect of commercial rezonings next to Saguaro Park.

The Bike Ranch is not a rezoning. It is an allowed use in the Suburban Ranch zone. Pima County considers applications on a case by case basis--there can be no "domino effect". The approval process is difficult and it has taken us six years to get this far with no guarantee of success.

ARGUMENT #3

It's a violation of the Buffer Zone.

It isn't. Our application is for a "Minor Resort", a category specifically allowed in the Buffer Zone, and our proposal complies with all of the planning and zoning requirements for that category.

ARGUMENT #4

It violates the intent of the Buffer Zone.

It does not. In a letter to the Board of Supervisors dated April 15, 2019, Bob Johnson, the Director of Pima County Planning & Development Services from 1984-1989 and the person responsible for the creation of the Buffer Zone, explains that the ordinance was adopted to "create a permanent and ecologically sound transition zone" and "to specifically prohibit new scraped earth subdivisions". He believes "the Bike Ranch's development plan exceeds the intent and requirements of the Buffer Overlay Zone Ordinance".

ARGUMENT #5

This will destroy Saguaro National Park!

Saguaro Park's management is responsible for protecting the park and they perceive the Bike Ranch as an enhancement, not a threat. In her February 28, 2019 letter, the Superintendent wrote that the "Bike Ranch falls in line with many National Park Service strategic initiatives including Green Parks Plan, Climate Friendly Parks Program, A Call to Action, Urban Agenda, and Healthy Parks Healthy People. These strategies are all about building partnerships beyond park boundaries and promoting alternative transportation as a way to experience the park."

ARGUMENT #6

It's really just a motel.

No, it's a resort that caters to bicyclists. We're spending more than \$30 million on a state of the art facility that will be a model for environmentally sustainable design, construction and operations. We will be selling cycling adventures and training, not cheap overnight accommodations. Definitely not a motel.

ARGUMENT #7

The Bike Ranch will cause the destruction of wildlife, countless reptiles will be killed.

The reality is that motorized vehicles pose the greatest threat to wildlife in the area. Bike Ranch will create far fewer opportunities for loss of wildlife than a housing development that might otherwise be built on the land. The majority of the Bike Ranch is accessible only on foot or on a bicycle, with cars restricted to the driveway and parking area. We are planning the minimum number of parking spaces allowed because we'd prefer that you left your car at home and visited us on your bike.

ARGUMENT #8

Save Saguaro National Park! (Banner hanging across from the Park entrance.)

We're trying. That's why we are proposing a use that will increase revenues and park use by low impact visitors. The Park already welcomes over 25,000 cyclists a year, and making the Park relevant to more people is the best way to insure its future protection. Saguaro Park doesn't belong just to the neighbors. It belongs to everyone.

ARGUMENT #9

It will destroy our property values!

Actually, it will do the opposite. There is no instance in Tucson of property values declining because an upscale resort moved into the neighborhood.

ARGUMENT #10

There are too many cyclists already on the road!

Tucson becomes a better community by encouraging cycling. Study after study has proven that communities that embrace cycling become more economically vital and more communally vibrant. The more people riding bicycles, the better and safer our bicycling infrastructure will become.

ARGUMENT #11

Cyclists are arrogant, infuriating, and dangerous.

Some are. Just like some motorists seem reckless and homicidal to people riding bicycles. But most bicyclists, just like most drivers, want to be safe and are open to improving the roads for everyone. We are forming a Safety Advisory Committee with the Park and neighborhood cycling advocates to educate and advocate for safe cycling, not only for our guests but for everyone in the area. Education works.

ARGUMENT #12

Just go away!

Tucson has made a large investment in cycling, and approval of the Bike Ranch would be in concert with that effort. Tucson also has the reputation of being unfriendly to change and to new businesses. If the Bike Ranch is voted down by Supervisors after meeting all regulatory requirements and receiving an endorsement from Pima County Planning and Saguaro Park, it sends a broad message of arbitrariness that will continue to drive other business entrepreneurs away.

More is at stake than just the Bike Ranch approval when it comes before the Board of Supervisors on July 2nd. The Bike Ranch vote will be about what guides our community leaders—the voice against change, or the voice for progress aligned with our community objectives.

AGENDA MATERIAL

DATE 5-21-19

ITEM NO. RA-35

From: Bike Ranch
To: COB mail
Subject: New message - bikeranch.com
Date: Saturday, June 15, 2019 12:24:50 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.

This message contains unscannable attachments that could not be verified virus free. Open only if you were expecting this message.

Click here to reply

Name:
Brent Bubany

Email:
[REDACTED]

Message:

Dear Pima County Supervisors: Help keep Tucson great! Make Tucson an innovative, environmentally sustainable city which welcomes investment, improvement and economic vibrancy. People who will stay in Tucson to make that happen—or move here from other places—will want to be in a beautiful city where they can raise a family, enjoy the outdoors, exercise and play. The Bike Ranch will be a jewel in that crown. Help make this idea a reality! -Brent Bubany

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

2640340511

JUN 17 19:09:21 PCD KCF HD

From: [Bike Ranch](#)
To: [COB_mail](#)
Subject: New message - bikeranch.com
Date: Saturday, June 15, 2019 12:26:13 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.

[Click here to reply](#)

Name:
Anita Bubany

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: 7511 E. Lurlene Dr. Tucson, AZ 85730

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

2640340820

EX-1031260511111
JUN 17 19:09:21 PCD KXED
bf

From: [Bike Ranch](#)
To: [COB_mail](#)
Subject: New message - bikeranch.com
Date: Saturday, June 15, 2019 12:26:55 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.

This message contains unscannable attachments that could not be verified virus free. Open only if you were expecting this message.

[Click here to reply](#)

Name:
Brent Bubany

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: 1720 N. Forty-Niner Dr. Tucson, AZ 85749

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

2640340992

JUN 17 15:09:29 PCD KCF ED *bf*

From: [REDACTED]
To: [COB mail](#)
Date: Sunday, June 16, 2019 10:03:44 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.

This message contains unscannable attachments that could not be verified virus free. Open only if you were expecting this message.

Attention:

We have called Tucson eastside home for a total of 28 years, and in that time we have seen our deserts destroyed with apartments, cluster homes that have destroyed habitat areas, forcing them to move, only to be forced out due to more building. Tucson was known for its beautiful open areas, wildlife, and that is being destroyed, destroyed for the young children, they won't see desert views, or wildlife, they will see cluster houses, apartments, businesses, tourists will be heading North or South to get to open areas.

The Traffic and building along Houghton road is out of control, and they are planning a 70 bed hospital, shops, office buildings at Spanish Trail and Houghton adding to traffic problems and again destroying open areas. Spanish Trail was always a special, protected trail. Two restaurants were grandfathered in, both closed, reopened, closed and now open again. Traffic down Old Spanish Trail has increased due to homes being built and traffic to Vail. Spanish Trail is a narrow winding road and it causes problems for bikers and cars trying to share the road. The bikers motel is a business that would better be suited closer to the beautiful trails built along our washes, or closer to MT Lemon. There are numerous vacant buildings close those trails that would be a better fit. We have 5-6 months where it's hot for biking, why would bikers come here. The bike ranch will be destroying habitat, causing noise for neighbors who bought out here for the views, habitat, and quiet. They are building this with two story casitas, a bar, a pool, lights, and along with that is noise after drinks and pool parties. I can't see why bikers that only have the Monument, and a narrow road to ride are going to spend enough money for the bike motel to survive, then what are their plans, they own another 20 acres and will they want to build more casitas, or homes turned into retirement living, they must have a plan and it should be presented at the hearing. This property so close to the Monument should have long term restrictions put on the property to prevent over building or commercial businesses.

Please take time to think about the future of our open areas and the habitat that depend on them, if you don't all Tucson is known for will be gone forever. Spanish Trail has always been a must for visitors to drive down for the feeling of Tucson, the views, open desert, habitat, so please rethink the bike motel and let them build or convert existing building closer to bike trails, and not destroy the area of Old Spanish Trail.

Thank you,

Donald & Teta Vagasky
10795 E Pantano Trail
Tucson, AZ. 85730

JUN 17 19AM 0921 POC/KCF/BD
62

From: [Eli Karson](#)
To: [COB mail](#)
Subject: BIKE RANCH reference number: P19CU00005 El Cortijo, LLC
Date: Sunday, June 16, 2019 7:26:50 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.

This message contains unscannable attachments that could not be verified virus free. Open only if you were expecting this message.

reference number: P19CU00005 El Cortijo, LLC

To: Pima County Board of Supervisors

I live in the buffer zone and well over a mile south of the proposed project. When first hearing about it in March and after educating myself as to the details, I have been a very vocal opponent of this so called "minor resort". I remain so today, more than ever. I have spoken with many at the Saturday Rincon Farmer's Market and with residents all along Old Spanish Trail and have found **opposition to be unanimous**. Most had the impression that the Buffer Zone Ordinance was a definitive step that would achieve it's objective: stemming the commercial encroachment on Saguaro National Park and thus providing us assurance of the environment in which we have chosen to live. We were sadly mistaken.

The Bike Ranch claims are so exaggerated and unsupported that it is hard to believe there has not been a more critical examination. It appears that many County employees as well as media personnel have been intimidated by the Eco-Sustainability/Bike facade that has been presented and promoted by the developer and no one is willing to risk criticism for pointing out that this is, at its core, a hotel development, one that plans to use a National Park, as it's primary reason to exist. The closer look would reveal that **'the Emperor has no clothes'!** The Architect is quick to point out that the proposal meets or exceeds the technical requirements of BOZO but ignores the fact that **the project conflicts with 5 of the 7 stated purposes of the ordinance.**

The larger issue is, **what will best serve the public interest?** I believe the assessment of the real problem with the Bike Ranch is concisely stated in a California Law Review article I came across dealing with "Land Use Planning and Piecemeal Land Controls":

"Since the middle 1960's, legal scholars have complained that local land decisions can make a mockery of orderly and predictable planned development. Individual land decisions, the critics say, amount to deals with landowners and developers; these deals gut the local plan (if indeed any exists) and are merely ad hoc impulse choices that neither safeguard the surroundings for present and future residents, nor enable those residents and would-be developers to predict future actions."

JUN 17 19:09:22 PCD CLK OF BD

bf

That, I believe, is exactly the point. Approval of this project will make a mockery of the BOZO statute (and SR zoning as well). It will do nothing to safeguard the surroundings for present and future residents, which we hope is a primary concern of the Board of Supervisors. As I understand the law, a Conditional Use Permit is NOT a right protected by law but rather, a provision to grant an exception. To do so, for the benefit of a single property owner with no proven substantial offsetting benefits would be unfortunate, to say the least. Therefore, for the larger public interest, I urge you to deny approval of this permit.

Respectfully

Eli Karson
11801 E. Rambling Trail
Tucson, AZ 85747

From: Marie Geraci
To: COB mail
Subject: Proposed "Bike Ranch" across from SNPE Case P19CU00005
Date: Sunday, June 16, 2019 7:40:39 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.

This message contains unscannable attachments that could not be verified virus free. Open only if you were expecting this message.

The proposed bike ranch motel is a good concept but not at that location across from the park entrance.

I am a long time resident in the Rincon Valley Rocking K Ranch (33 yrs) as well an avid bicyclist (4x/week), a mounted horseback volunteer park ranger (3x/week) and hiker. I hear all the pros & cons of this development, but am not in favor of this location. Residents chose to live near the park based on their belief that a buffer zone would be maintained around the park.

1. The National Park needs to be protected from noise, light pollution, safety & overcrowding. I ride the SNPE loop 1x/week and have numerous conversations with horseback people as well as joggers & walkers to promote good will among all the groups. On holidays and high visitor season there is not enough parking in the lot to support the number of cars visiting the park and tensions can run high.

2. I cycle Old Spanish Trail 3x/week. The car & truck traffic on Old Spanish Trail has quadrupled due to the gravel pit & home construction off Camino Loma Alta. The bicyclist that would stay at the ranch are not going to just want to bike the park loop. They will want access to other parts of Tucson/Pima County with good bike lanes and "safe". Am I to assume that Pima County is going to improve the "bike" lanes and Old Spanish Trail from Pistol Hill through Colossal Cave Park? It looks like a 3rd world road at this time. Please drive out there and check it out. Are you going to improve a Broadway Blvd. from Houghton to the Park with bike lanes? Are you going to improve Speedway from Houghton to the end at the park with bike lanes. Are you going to improve Tanque Verde Loop Road with bike lanes from Broadway to Tanque Verde because that's one of the routes these cyclist are going to want to take to ride up Mt. Lemon on the General Hitchcock Hwy. Are you going to improve Tanque Verde to Redington Road with bike lanes?

Again, these are favorite destinations for all types of cyclist.

3. Access to the Bike Loop. What is the proposed route for these cyclist to get to the Loop? I've lived out here 33 years and road improvement has not been a high priority. The closest access point would be at Irvington & Harrison. Is Houghton road from Escalante to Irvington going to be completed with bike lanes for these cyclist?

4. What happens to the property if you approve this "ranch" and it fails? Is this

JUN 17 15:09:22 PC CLKCFD



property now open for a different type of motel or guest resort?

It would be nice to hear answers to all these questions.

Regards,

Marie Geraci

7940 S. Camino Mirlo

Tucson, AZ 85747

(yes, the Rocking K does have a Tucson address & zip code even though we are in the County(

AGENDA MATERIAL

DATE 5-21-19

ITEM NO. RA 35

From: Bike Ranch
To: COB_mail
Subject: New message - bikeranch.com
Date: Monday, June 17, 2019 10:09:57 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.

This message contains unscannable attachments that could not be verified virus free. Open only if you were expecting this message.

[Click here to reply](#)

Name:
Barbie Burke

Email:
[REDACTED]

Message:

I do not live in Tucson, but travel there to hike and bike. I am also aware of LEED Certifications so I know this place will be incredible and sensitive to the surrounding area. Please pass this plan for this bike ranch. It will bring a lot of tourists to Tucson and be an asset.

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

2642841374

JUN 17 9AM 10:11 PM CCKE-RO

[Handwritten mark]

6/17/2019

Re: El Cortijo, LLC - P19CU0005

Supervisor Steve Christy, District 4
Supervisor Ally Miller, District 1
Supervisor Ramon Valdez, District 2
Supervisor Sharon Bronson, District 3
Supervisor Richard Elias, District 5

Supervisor Christy,

Recently I studied via the internet, the route that bike ranch guests would likely take to reach the 130-mile Huckelberry Bike Loop. This route is designated on the online Pima County bike map <http://www.perimeterbicycling.com/wp-content/uploads/2018/02/Pima-County-Loop-Map.pdf>

My observations and comments follow. A map of the county loop system's recommended entry point from the bike ranch is attached as Exhibit 1.

Before reviewing the route, a significant point needs to be made. The course to the county bike trail system from the proposed bike ranch requires the exclusive use of "street connectors", which in this case is Escalante Road; Houghton Road, which is a congested, heavily trafficked, two lane road; followed by 10 secondary streets in several residential neighborhoods, west of Houghton.

Pima County recommended bike route from SNP to the Loop (Exhibit 2): From the bike ranch, this route involves taking Escalante west (2.0 miles), then Houghton north (.2 mile) followed by 10 secondary streets through subdivisions (map attached), ultimately accessing the bike loop at the Harrison and Sellarole roads entry point. This trip is 4.2 miles, with an estimated biking time of 20 minutes. Obviously, this route has the disadvantage of requiring travel on Houghton Road, which experiences high volume traffic consistently throughout the day, but especially during the morning and evening commute times. As well, this route would involve a dangerous left turn across the south bound Houghton lane to access the residential connector streets. Traffic in this area is always heavy because this is the major route for Vail residents. As well there are several retail stores in this area including a nearby Goodwill, a Quick Trip gas station, and a Super Walmart.

A second disadvantage to accessing the Pima County bike loop from the proposed bike ranch at the Sellarole entry point is that it is another 6.9 miles and another 37-minute

JUN 17 19M0329 PCD KLF RD

SK

bike ride to the southern-most tip to the Julian Wash. This is the point at which cyclists could switch traveling on the east side to the west side of the loop (map attached).

This analysis leads to the conclusions that 1) the Pima County bike trail system at 4.2 miles is further from the proposed bike ranch site than was anticipated and that the travel time to get there is longer than expected- approximately 20 minutes; and 2) the routes to the bike trail require travel on a major, congested road (Houghton), a heavily-traveled secondary road (Escalante), and 10 residential streets. It seems possible that the map's recommended use of Houghton Road as per the above website could result in liability for Pima County if accidents occur.

These issues are shortcomings for the bike ranch at the proposed location. For these reasons, this site is not deemed to compliment the bike loop, nor does it enhance Tucson's reputation as a bike-friendly community.

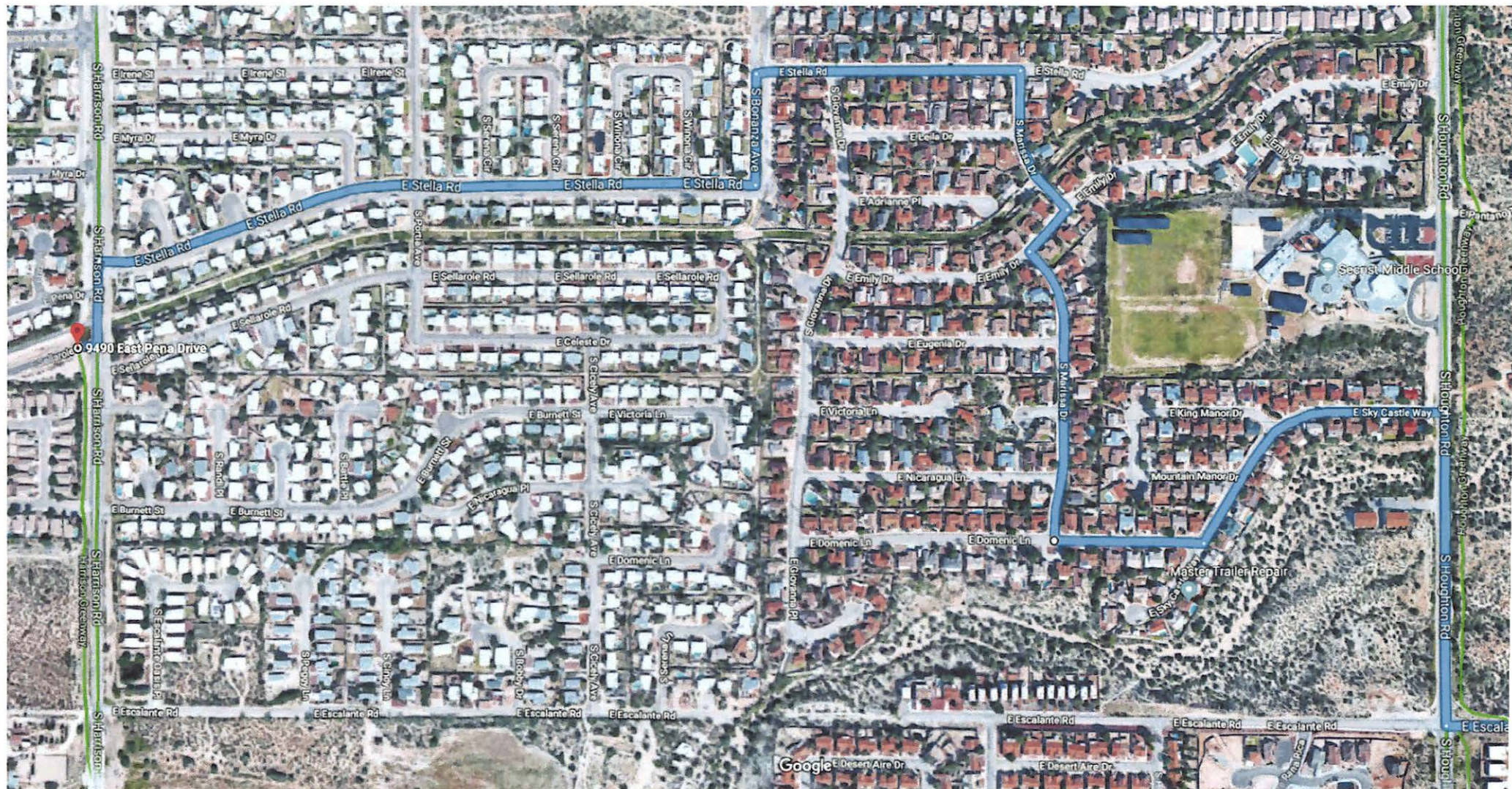
I hope that you will consider this information in determining your vote on this project. I strongly urge you to vote "no" on the conditional use permit for this development.

Respectfully,

A handwritten signature in cursive script that reads "Charlene Shumaker". The signature is written in black ink and is positioned above the printed name and address.

Charlene Shumaker
3435 S. Spanish Terrace
Tucson AZ, 85730
Resident within 1000 ft.







from 9161 E Sellarole St, Tucson, AZ 85730
to Julian Wash Greenway, Tucson, AZ 85756

37 min (6.9 miles)



Via Harrison Greenway
+ 940 ft + 16 ft



⚠ Use caution riding a vehicle may not be safe
road is closed to traffic

9161 E Sellarole St

Tucson, AZ 85730

↑ Head east on E Sellarole St

236 ft

↘ Slight right to stay on E Sellarole St

0 ft

↘ Turn right onto Harrison Greenway

43 m

↘ Turn right onto E Valencia Rd

0.4 m

↙ Turn left onto Nexus Rd

0.3 m

↘ Turn right onto E Rita Rd

1.4 m

↘ Turn right onto Julian Wash Greenway

i Destination will be on the left

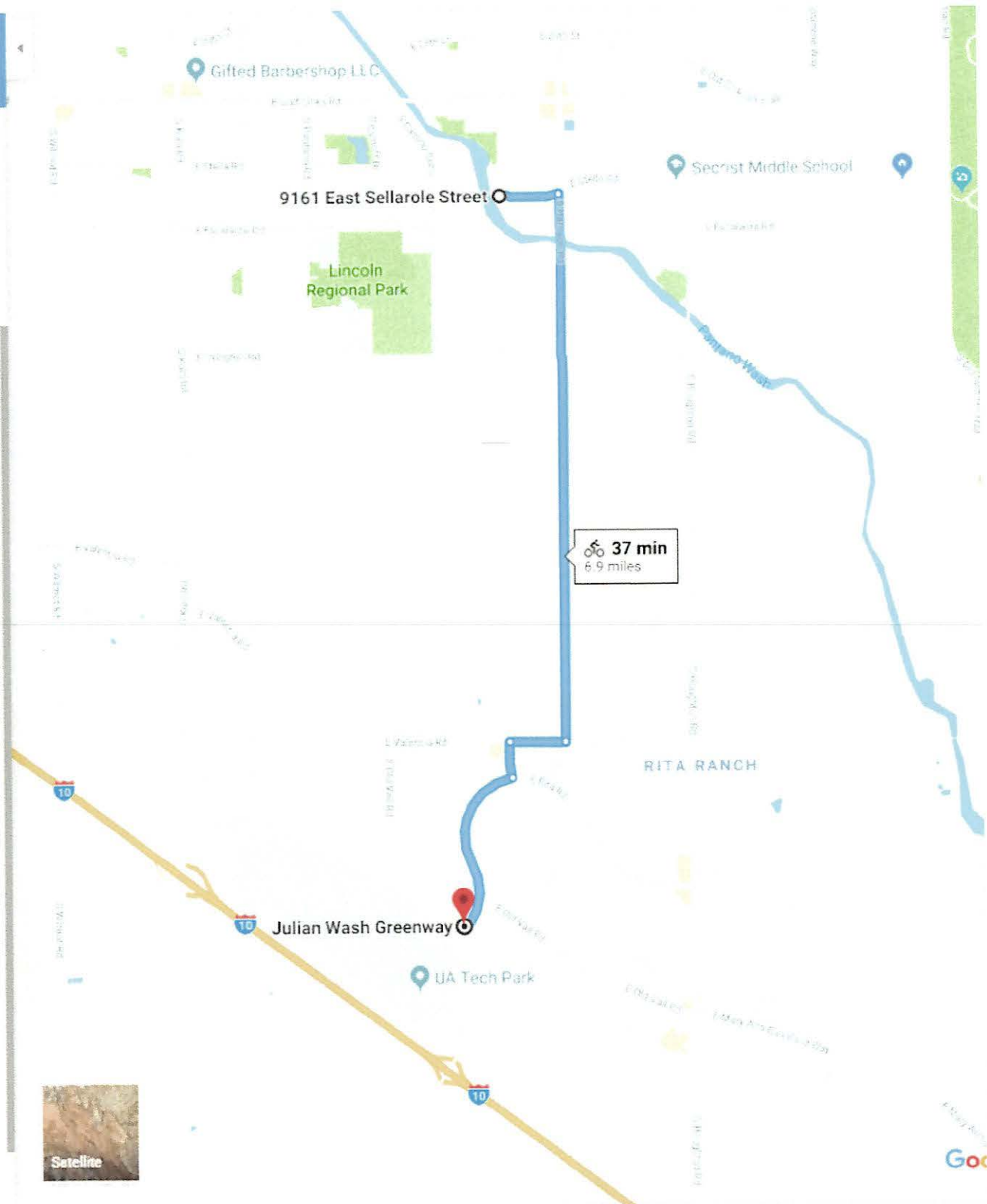
161 ft

Julian Wash Greenway

Tucson, AZ 85756

These directions are for planning purposes only. Do not rely on them for navigation. Always use your own judgment and common sense when driving. Google Maps is not responsible for any damage or loss resulting from the use of these directions.

Satellite



🚲 37 min
6.9 miles



AGENDA MATERIAL

DATE 5-21-19 ITEM NO. RA 35

From: Joseph Boogaart
To: COB mail
Subject: Bicycle Ranch hearing July 2, 2019
Date: Tuesday, June 18, 2019 10:51:49 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.

Please enter my statement of support into the record ... Joe Boogaart

I have not attended the hearings for the bicycle ranch, but have followed through the media.

I am a strong advocate 4 private property rights and oppose government's infringement of same.

I personally would support and speak on behalf of the Bicycle Ranch approval were I not to

be out of state on July 2nd.

Joe Boogaart,

Resident, Pima County.

JUN 18 10:51:49 PM '19 PCD KCF HD

6/18/2019

Re: El Cortijo, LLC - P19CU00005

Supervisor Steve Christy, District 4

Supervisor Ally Miller, District 1

Supervisor Ramon Valdez, District 2

Supervisor Sharon Bronson, District 3

Supervisor Richard Elias, District 5

Supervisor Christy,

On May 23rd, a new Hampton Inn & Suites Tucson Tech Park at 9095 S. Rita Road Vail was opened. The newly constructed 104 room hotel was built for \$13 million and is the first nationally branded hotel in Vail. As the name indicates, the hotel is across the street from the UA Tech Park where Raytheon and IBM are located, but is also in close proximity to I-10, Davis Monthan, Pima Air and Space Museum, Tucson International Airport, Pima County Fair Grounds, Tucson Motor Speedway as well as several corporate distribution centers including Target, Amazon and HomeGoods (site plan attached).

The hotel is owned by HSL Properties (Humberto Lopez), but is professionally managed by Prism Hotels & Resorts. HSL Properties should be recognized as the largest apartment owner in Southern Arizona with slightly under 10,000 units. This Hampton Inn represents the 11th property in HSL Properties' hotel portfolio, which also includes the Ritz-Carlton Dove Mountain and the Hilton El Conquistador Resort.

The significance of this Hampton Inn opening is that it should be recognized as the major competitor to the proposed Bike Ranch. The two facilities would be approximately 11 miles apart. The Hampton's location is deemed superior due to area restaurants, its location on the Pima County Bike Trail and its proximity to I-10. The Hampton would have the additional advantage of being a nationally branded hotel, professionally managed, and ownership with deep hotel experience.

As it relates to cyclists, from its onset the Hampton owners recognized the prospective interest of cyclists due to its location 0.5-mile, 5-minute ride to the bike loop (map attached). The hotel has installed cast-iron bike cages for its bicycling guests. In a June 13th, 2019 hotel visitation with only 3 weeks of operation, the sales manager reported he has received several calls from prospective guests regarding access to the Pima Country Bike Trail system (PCBT), so it is gaining recognition as a "bike hotel".

JUN 18 19M 11 49 PC CLK F RD

BR

A comparison of the Hampton Inn & Suites and the proposed bike ranch studio suites, hotel amenities, proximity to off-site businesses/attractions, and owner/management data follows.

Table 1: Comparison of Hampton Inn & Suites vs. proposed Bike Ranch

**PCBT = Pima Country Bike Trail

	Hampton	Bike Ranch
# of Rooms	104	49
Cost	\$13 million	\$30 million
# of Suites	32	Unknown
Suite rates off season/ in season	\$119-\$149 \$139-\$179	Unknown Unknown
King size bed	Yes	Unknown
Sofa Bed	Yes	Unknown
Bar Sink	Yes	Unknown
Mini-Fridge	Yes	Unknown
Microwave	Yes	Unknown
Free Breakfast	Yes	No
"On the run "breakfast bags"	Yes	No
Laundry	Yes	Yes
Fitness Room	Yes	Yes
Pool	Yes	Yes
Snack/Gift Shop	Yes	Yes
On site Restaurant	No	Yes
Beverage Area (24hr Complementary)	Yes	Unknown
Bike Repair	No	Yes
Business Center	Yes	Unknown
Area Restaurants	Yes	No
Fast Food Restaurants	Yes	No
Meeting Space	Yes	Yes
Free Wi-Fi	Yes	Unknown
Proximity to airport/time	10.1 miles/13 minutes	15.6 miles / 27 minutes
Close to I-10	Yes	No
Proximity/time to PCBT** Access	0.5 mile/ 5 minutes	4.2 miles/ 27 minutes
Ease of access to PCBT**	Easy/safe	Street Connectors / hazardous
Bus Service	Yes	No

Guest Loyalty Program	Yes	No
Professional Management	Yes	No
Experienced Hotel Owner	Yes	No
Close to Attractions	Yes (via I-10)	No

**PCBT = Pima Country Bike Trail

In all major categories, the Hampton Inn & Suites is a superior choice for cyclists. The Hampton's advantages follow.

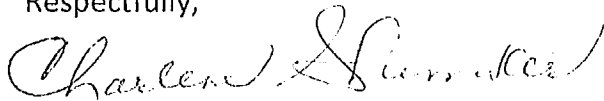
- First and foremost, the Hampton is owned by a proven hotel operator, not individuals with no stated or proven hotel management experience.
- The Hampton is professionally managed by a company that is described as "... one of the most dynamic and successful hotel management companies in the United States."
- The Hampton's construction cost per unit is \$125,000 vs the bike motel's cost at \$612,200 per unit. The proposed development cost per unit is 4.9X that of each Hampton units' cost. **This information is critically important because the unit costs drive the daily room rate.** The bike ranch room rates will be significantly higher than its competitors, which is another strike against the bike motel's financial viability.
- It needs to be understood that cyclists are not big spenders. According to a 2013 economic impact report, conducted by a PhD from the University of Oklahoma for USA Cycling Inc, the average cyclist spends \$95 per nightly visit (study attached).
- Hampton standard room rates are currently \$104 per night. These two-queen bedrooms can sleep five guests. The Hampton's suite rates are equally attractive (see Table 1).
- The Hampton's free hot breakfasts/ "on-the-run" breakfast bags compares favorably to the you-pay breakfast at the bike ranch restaurant.
- The Hampton suites are all equipped with mini-refrigerators, microwaves and bar sinks. At the Hampton's snack shop microwaveable meals are sold, so cyclist guests have the option of eating in.
- The Hampton's location on the PCBT makes it a far more attractive hotel for cyclists than the bike motel's isolated location which is 4.2 miles/ 27 minutes away from the bike loop via Pima County's recommended access. As explained in earlier communication this route is confusing and hazardous in that it is a system of street connectors including heavily traveled Escalante and Houghton roads.

- As well the Hampton's location near the southern tip of the PCBT allows the cyclists the choice of traveling either the east or west sides of the loop. While this option is available from the bike ranch, once again it is not convenient nor quickly accessible.
- The national brand Hampton Inn offers public recognition and known quality expectations.

The Hampton's many advantages over the bike motel make it an easy and certain choice for cyclists. As noted above the unit cost disparities will necessarily result in significantly higher room rates for the bike ranch, thus making it less appealing to cyclists who are less likely to be lured by a "sustainable development."

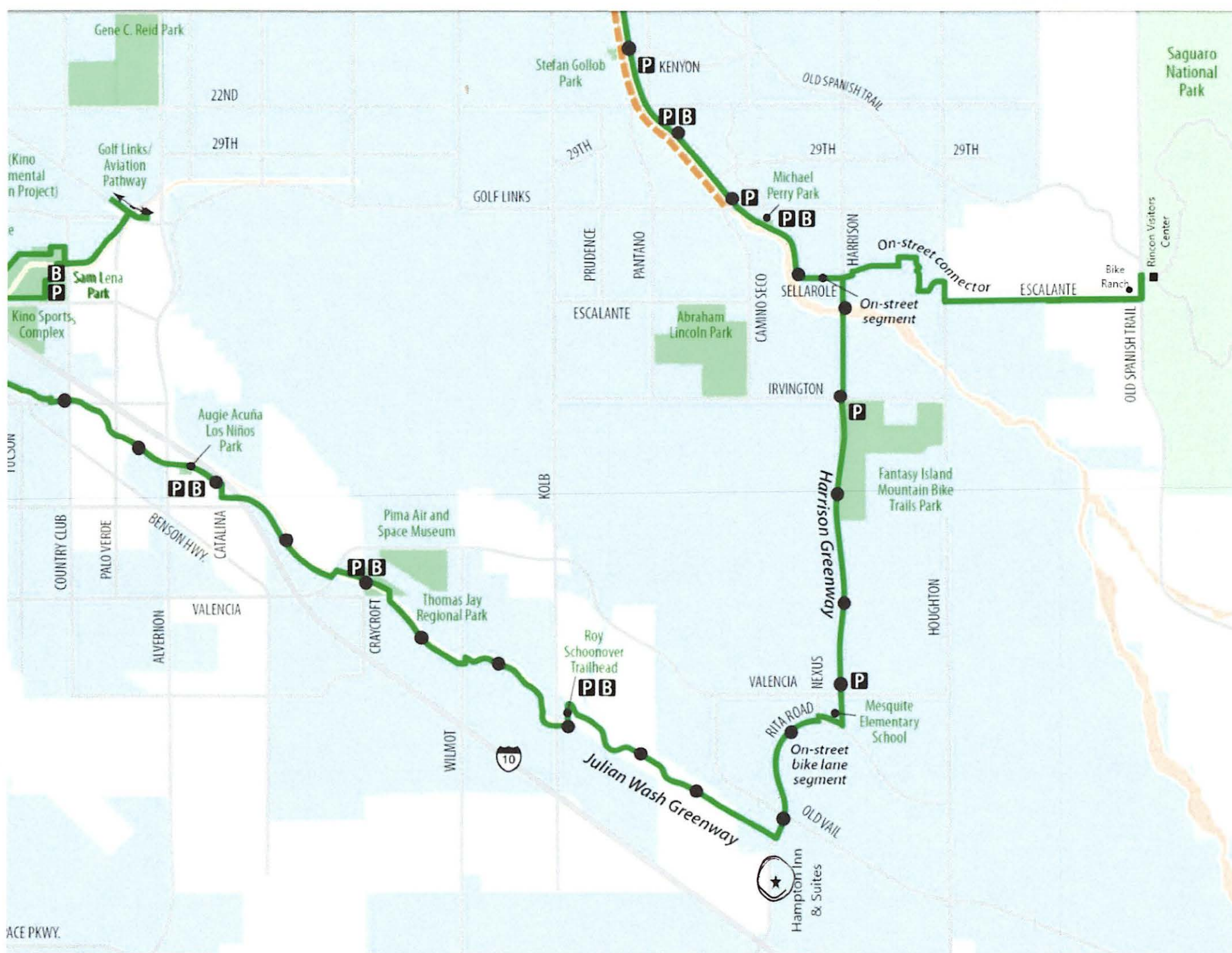
This begs the question of whether the developers have performed a proforma analysis to evaluate the project's ability to generate sufficient cash flow to fund operating expenses and debt service. **With the limited number of rooms and heavy debt burden, this motel will fail.** You have an obligation to vote responsibly, which dictates a "no" vote on the requested conditional use permit.

Respectfully,



Charlene Shumaker
3435 S. Spanish Terrace
Tucson AZ, 85730
Resident within 1000 ft.





PARTICIPANTS

The participant spending at the Championships fell into the following categories:

- Personal spending associated with their visit.
- Spending for other adult competitors/companions that they were personally paying for.

The reported personal spending was understandably low as most of the competitors' expenses were incurred by their respective cycling teams (see "TEAMS" below).

The descriptive statistics for the participant sample is listed in the following table.

<i>Adult participants (n = 68)</i>				
<i>Descriptives</i>	Mean	SD	Max	Min
Gender (% Male)	41.2%	-	-	-
# of Others financially responsible for	2.14	2.81	10	0
Visit Days	4.4	1.60	15	1
Visit Nights	3.8	1.62	10	0
Own Spending	\$289.10	423.87	1900	0
Other Spending	\$73.15	221.60	1550	0
Total Reported Spending per person	\$362.25			

The average reported total spending per visit night per person for Adult participants was approximately \$95.

TEAM EXPENDITURES

The team organizations comprised the largest portion of the expenditures on behalf of the participants. These figures were collected as an aggregate of the organizations local expenditures for all of its riders, staff, and management. The following table contains the descriptive statistics for this sample group:

<i>Team Managers (n = 24)</i>				
<i>Descriptives</i>	Mean	SD	Max	Min
Travel Party Size	9.3	4.2	16	1
Days	5.1	1.9	9	0
Nights	4.4	2.2	8	0
Spending per person	\$351	260	948	16
Average Total Local Spending per Team	\$3258.90	2418.70	8800	150

From: [Bike Ranch](#)
To: [COB_mail](#)
Subject: New message - bikeranch.com
Date: Tuesday, June 18, 2019 2:50:03 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.

[Click here to reply](#)

Name:
Susan Huntley

Email:
[REDACTED]

Message:

I am writing in support of the Bike Ranch. I am year round resident of Vail. My husband, John, and I moved to this area specifically for the fantastic biking! The challenging courses, beautiful scenery and ideal weather makes Tucson the place to be. I have read all the literature I can find from both sides of the discussion and I only see this development as a win-win for our economy and our residents. Visitors come here with bike travel trips and spend money staying up in the Foothills and Oro Valley, yet they come to our park to bike. Why not bring this economic stimulus closer to Southeast Tucson and Vail? John and I have traveled to Italy (twice), Spain and France on bike trips and were welcomed by the residents wherever we went. I believe in our local residents and feel the Bike Ranch will bring the same welcoming spirit as we experienced on our trip to other countries. On another note, a spur from the Julian Wash that would allow bikers, walkers and joggers to access The Loop from Vail, would be a wonderful addition to our area. Biking is for everyone. Please approve the proposal. Thank you for your consideration.

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

2647151943

JUN 18 19 02:52 PCO KCFD *sf*

AGENDA MATERIAL

DATE 5-21-19 ITEM NO. RA 35

From: Jeff Bruce
To: COB_mail; District1; DIST2; District3; District4; District5
Subject: FW: P19CU00005 Hearing Date Continuance Request
Date: Tuesday, June 18, 2019 3:08:42 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.

Board of Supervisors,

As follow up to my presentation at the Call to Public today, please see response from Michael Marks and the applicant for the Bike Ranch.

Another example of not working with the community!

I think you set your own agenda, so I implore you to consider the community's request to move the agenda item to 8/19. And to let us know before 7/2.

Regards,
Jeff Bruce

From: Mike Marks <mjmconsulting@cox.net>
Sent: Tuesday, June 18, 2019 2:40 PM
To: 'Jeff Bruce' [REDACTED]
Subject: RE: P19CU00005 Hearing Date Continuance Request

Jeff,

I have spoken with Peter ad Kelley. They have told me that they want to move forward with the July 2nd date. And I want to add that I remain open to meeting with you and discussing the project. Let me know if you're interested.

Mike

Michael Marks, AICP
MJM Consulting, Inc.
6401 E. Shepherd Hills Dr
Tucson, Arizona 85710
Phone: 520-885-5021
Cell: 520-241-8876

JUN 18 19 04:47 PC CLK OF PD

From: Jeff Bruce [REDACTED]
Sent: Tuesday, June 18, 2019 8:22 AM
To: mjmconsulting@cox.net
Subject: Fwd: P19CU00005 Hearing Date Continuance Request

Michael,
As we discussed please see attached and investigate your clients willingness to agree to our request.

Jeff

Sent from my iPhone.

Begin forwarded message:

From: "Jeff Bruce" [REDACTED]
Date: June 4, 2019 at 17:02:19 MST
To: <cob_mail@pima.gov>, <district4@pima.gov>
Cc: "'Nicholas Coussoulis'" <Nicholas.Coussoulis@pima.gov>, <DSDPlanning@pima.gov>
Subject: P19CU00005 Hearing Date Continuance Request

Clerk of the Board of Supervisors,

Please see attached request.

Best,

Jeff Bruce

Cell: [REDACTED]
[REDACTED]



Virus-free. www.avast.com

AGENDA MATERIAL

DATE 6-19-19 ITEM NO. RA 35

From: [REDACTED]
To: COB mail
Subject: RE: Case P19CU00005 --I'm FOR the building of the Bike Ranch
Date: Wednesday, June 19, 2019 3:44:49 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.

This message contains unscannable attachments that could not be verified virus free. Open only if you were expecting this message.

Attn: Pima County Board of supervisors

Dear Board Members,

I am writing you today to be one of the few that may stand out among my neighbors to say that I fully support the addition of the Bike Ranch near Saguaro National Park East.

I live in the Rocking K Ranch area up the road, a nearby neighborhood. We are quite remote, and I would love more choices for restaurants in that area, which is already partially commercially populated. I do not believe having this ranch will cause things such as pollution, noise or dark skies. Bikers, by and large tend to care about the environment. This is not a Sandals Resort moving in that is going to cause ongoing problems. Neighbors claim increased crime, and diminished solitude. I really don't see any of those issues cropping up with this size, layout and type of place. While there may be an increase in traffic, I don't think it will be very noticeable. Again, as this is not a giant resort, these complaints just don't make sense. There are already many riders in the park itself, so there again, I do not see a vast impact to the wildlife.

I cannot attend any hearings, simply because I am too busy, but I did want to put in my two cents about the matter. Thanks for reading

I prefer my name is not shared with my neighbors.

[REDACTED]

JUN 19 19 04 03 POC KCF HD

6/19

AGENDA MATERIAL

DATE 3-21-19 ITEM NO. RA 35

Katrina Martinez

From: Bike Ranch <donotreply@godaddy.com>
Sent: Thursday, June 20, 2019 12:44 PM
To: COB_mail
Subject: 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.

This message contains unscannable attachments that could not be verified virus free. Open only if you were expecting this message.

[Click here to reply](#)

Name:
Mike Anglin, AIA, LEED AP

Email:
[REDACTED]

Message:

RE: P19CU00005 Dear Pima County Supervisors, Bike Ranch is a natural outgrowth of Tucson's investment in biking infrastructure. As an environmentally-focused Architect and cyclist myself, 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: 610 North Camino Miramonte, Tucson, 85716

JUN 20 19 05:41 PM CLKFB

This message was submitted from your website contact form:

<http://bikeranch.com>

2653226331

Katrina Martinez

From: Bike Ranch <donotreply@godaddy.com>
Sent: Thursday, June 20, 2019 4:58 PM
To: COB_mail
Subject: 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:
Shannon Murray

Email:
[REDACTED]

Message:

I am in support of the Bike Ranch. These are environmentally conscientious owners who have done their due diligence. As someone who graduated from the University of Arizona in the mid-90s, I was forced to find employment out of state due to the lack of jobs in Tucson. In the last 4 years, since my return, Tucson has made significant strides to attract new employers. That is why I hope we, as a city, are not falling back on our old ways of listening to a loud minority. The Bike Ranch will be an asset to our community and poses no threat to the environment. I urge you to vote in their favor on July 2nd! Sincerely, Shannon Murray

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

2653739377

JUN 20 19 05:15 CCKE

June 14, 2019

Supervisor Steve Christy
Arizona District 4
130 West Congress, 11th Floor
Tucson, Arizona 85701

Dear Supervisor Christy,

I'm writing this letter to express my support for the proposed "Bike Ranch". I've followed this proposal since its inception nearly five years ago. It's a "can't miss" concept that perfectly fits the effort to present Tucson as a cycling destination city. And Tucson needs more of this sort of thinking.

I moved to Tucson seventeen years ago. During these years I've watched Tucson lose spring training baseball (and do nothing about it), AAA baseball (and do nothing about it), and fail to bring new amenities, or benefits to the community to make it competitive in its efforts to attract business and stimulate the economy. I recently read that, of forty three cosmopolitan areas studied, Tucson ranked forty third in recovery from the sub prime meltdown of 2009. This is easy for me to believe. I built an expensive home in 2007 that is, twelve years later, worth 75% of what it appraised for then.

The people opposing the Bike Ranch have their own selfish agenda that has nothing to do with their "Save the Park" rallying cry. The park superintendent has expressed no opposition, and that should be all anyone needs to know. The restaurant on the corner of Escalante and Old Spanish Trail has more impact on traffic, night lighting, animal habitat issues, and noise pollution than the Bank Ranch could possibly generate.

I am a cyclist and I ride in Saguaro Park East frequently. The argument that there are already too many cyclists is absurd, as I've never seen an average concentration of more than a cyclist per mile. I've seen too many cars, though. I'd appreciate experiencing more bikes and fewer cars, and I'm pretty sure all the squashed critters that are run over by cars in the park each year would agree.

Please support the proposed Bike Ranch.

Doug Miller
District 4, Pima County

Emailed to: district4@pima.gov
cob_mail@pima.gov

20190614/0615 PM

(10)

AGENDA MATERIAL

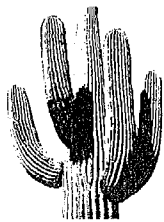
DATE 5-21-19 ITEM NO. RA35

Bernadette Russell

From: Save Saguaro National Park <SaveSaguaroNationalPark@gmail.com>
Sent: Friday, June 21, 2019 12:06 PM
To: COB_mail
Subject: [BULK] Board of Supervisors to Decide Bike Motel July 2nd!!!

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.

[View this email in your browser](#)



WE NEED YOU!

Save Saguaro National Park

Greetings neighbor:

The confirmed date for the Board of Supervisors (BOS) meeting to be held at 130 W. Congress Street where they will decide on the Bike Motel is **July 2nd**. The meeting is to start at **9:00 AM**.

Show up, wear YELLOW!

We attempted to get a continuance until sometime in August so that folks who might have been out of town the week of the July 4th may attend, but it appears the BOS wants to get the issue resolved and will not grant a continuance to our group as they did for the bike motel developers. Doesn't seem quite fair to me.

If you plan on speaking at the meeting in the "call to the public" where

JUN 23 19 02:00 PCD KCFB

audience members are allowed to speak to the supervisors for up to 3 minutes please do so. You will need to fill out a speakers card and turn it in prior to the meeting. This will likely be the last time you will be able to voice your opinion directly to the BOS on what a tragedy it will be allowing a motel across from the Saguaro National Park is.

If you haven't sent in a letter, now is the time to get it done.

At the conditional use meeting we had a 3 to 1 ratio of letters against the Bike Motel. We need to impress the supervisors that the neighbors do not want this type of commercial development across from Saguaro National Park.

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, viewscales, 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

Copyright © 2019 Save Saguaro National Park, All rights reserved.

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: Jean Schroeder
To: COB mail
Subject: Bike Resort
Date: Friday, June 21, 2019 12:53:47 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 the Board of Supervisors;

I am totally opposed to the development of a "bike resort" across from Saguaro National Park. I live in th buffer zone of the park. I live here because it is the buffer zone and I do not want to see it eaten away bite by bite. I do not want to see the wildlife habitats compromised any more than they already have been. I do not want to see the crime statistics creep upward. As a horse owner and trail rider I do not want to see more facilities for cyclists and which with every nod takes away from the places horseback riders can enjoy. To approve this development would be a black cloud on Saguaro National Park, opening the door to a precedent. I hope this is not an issue of greed either from the private sector or the government sector. In a world rampant with greed, please choose for the better good.

Jean Schroeder
11511 E. Twin hills Trail

JUN 21 19 02 30 PCD KDF HD

AGENDA MATERIAL

DATE 5-21-19 ITEM NO. RA 35

From: Kieran Fasse
To: COB mail
Subject: Opposition to case no: P19CU0005, "Bike Ranch"
Date: Friday, June 21, 2019 4:55:11 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.

Re: case no: P19CU0005, "Bike Ranch"

Dear Pima County Board of Supervisors,

I am writing to express my opposition to the proposed Bike Ranch, across the road from the main entrance to Saguaro National Park East, and within the County's Buffer Overlay Zone Ordinance ("Buffer Zone").

I live in within the Buffer Zone. My husband and I bought our house, and its 4.3 acres of land, to be in a Suburban Ranch area of Pima County, a commercial-free, peaceful, semi-rural place. Simply, I oppose the building of the Bike Ranch as a violation of the intent of the Buffer Zone. The Buffer Zone is not meant for commercial development. Further, allowing the Bike Ranch to proceed sets a precedent for other commercial development. Once a project such as the Bike Ranch is allowed, there is no reason to believe that other developers will not apply for, and obtain, variances/rezoning anywhere else within the Buffer Zone. There is a 28-acre plot of land near my house. I am extremely concerned that some commercial development will apply for non-residential development there.

I respectfully request that the Board of Supervisors deny the request of the Bike Ranch and maintain the solitude, quiet and naturalness of the Suburban Ranch character of the neighborhoods in the Buffer Zone.

Respectuflly submitted,

(Mrs.) Kieran Fasse

11560 E. Timrod Street, Tucson, AZ 85748

JUN 21 19 04 57 PM C KCF PD

From: Carleen Carlson
To: COB mail
Subject: Bike Motel
Date: Friday, June 21, 2019 5:15:57 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.

Hello,

I live in the buffer zone to the National Park, and I am deeply opposed to development in this area. Not because I'm a nimbi (we plan on moving soon), but because we need to preserve our natural resources. Tucson planned ahead against this type of encroachment, and you should also be thinking ahead.

Thank you.

Carleen Carlson
11591 E Calle Catalina
Tucson, AZ 85748
[REDACTED]

JUN 24 19 08 16 PC CLKCFHD

Handwritten signature

From: [Richard Hill](#)
To: [COB_mail](#)
Subject: Save Saguaro Park and the Buffer Zone.
Date: Saturday, June 22, 2019 12:25:55 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.

Hello,

My family moved out here off Houghton Rd. 26 years ago from mid-town. We did so to enjoy the desert and the dark night skies. I don't mind an occasional rattlesnake in my yard or javelinas and coyotes running through the neighborhood at night. It's all part of the desert. But in the last few years we have watched as the Buffer Zone has been slowly eroded by commercial interests. Now there is a proposed direct assault on the Monument area itself, in total violation of the promised Buffer Zone. My wife and I are in opposition to this. Leave what little of the desert is still there, alone! There are plenty of areas already encroached upon that can be used for this motel.

Best regards,

Richard & Dolores Hill
10130 E. King Manor Dr.
Tucson, AZ 85730

JUN 24 19 08:16 PC Q KCF HP

From: [Bike Ranch](#)
To: [COB_mail](#)
Subject: New message - bikeranch.com
Date: Saturday, June 22, 2019 9:36:56 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.

[Click here to reply](#)

Name:
Barbara A Gibson

Email:
[REDACTED]

Message:

RE: P19CU00005 Dear Pima County Supervisors, Tucson has too long opposed growth...and where has it gotten them? Change is always going to happen no matter how much one protests and wants to stop change. Best example, Tucson has no freeway system per say (other than around Tucson) because the opposers didn't want change and was afraid Tucson would grow too much. The neighbors who are opposed to the Bike Ranch are more than likely the people who built their homes in that area and I'm sure there were people who didn't want them building there that objected to that change just like they are protesting the Bike Ranch. It's the entitlement attitude that hinders positive change. As an area (Pima County) resident who uses Old Spanish Trail almost daily, I wholeheartedly support the Bike Ranch and see no reason that it should be denied. I definitely would be at the Board of Supervisors meeting on July 2nd if I didn't already have an out of town vacation planned and hope you will give my letter as much support as those attending the hearing. Sincerely, Barbara Gibson

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

2659640547

JUN 24 19:08:16 PCD KLF HP

From: [Jessica Welton](#)
To: [COB_mail](#)
Subject: Bike Ranch case no: P19CU0005
Date: Sunday, June 23, 2019 11:20:57 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.

As a resident of the Notch, I am 100% opposed to a variance for the building of the bike ranch in the buffer zone of Saguaro National Park. I am not opposed to the bike ranch in general, but it can be built anywhere, while the Park cannot be moved. At my age I have seen lots of development, and it has been repeatedly demonstrated that once you grant the first exception in a case like this you have opened the door to many more, and they inevitably come (and cite the first exception as justification for following destruction of protected land).

Many of us who live in this area work to preserve the natural environment. There are thousands of potential sites for a bike park, and many of them are as well, if not better suited for the purpose—and do not require violating Saguaro's buffer zone.

Please, do not allow this variance.

Sincerely,

Jessica Welton
12400 E 8th St
Tucson AZ 85748

JUN 24 19:08:16 PC D KOF RD

From: [E Bud Lewis](#)
To: [COB mail](#)
Subject: Proposed Bike Ranch Development
Date: Sunday, June 23, 2019 2:59:20 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.

I have lived in the Saguaro National Park "Buffer Zone" area for the last 43 years. Freeman Road (Rd), the western boundary of the park, was then a dirt road . . . we had to pick up our mail at Broadway & Freeman, 1.3 miles from our home. Our property is located 1½ miles north of the proposed bike ranch development.

MY concern is the existing hazardous condition that we face on Freeman Rd and the even more dangerous condition that will result with the bike ranch development. Most bike riders that I have spoken with about the situation tell me the stretch of road from Broadway to Old Spanish Trail (OST) is a favorite of many riders due to the challenging topography of the road.

Several years ago, due to increasing traffic & poor road conditions, a neighbor and I requested the county transportation dept (PCDOT) replace the old "dust control" pavement with a good blacktop surfaced road. The PCDOT director denied our request. A little over a year later, in time for the upcoming "El Tour de Tucson", the road was newly paved from Broadway south to OST. Later, and unfortunately, PCDOT double-striped (no passing zone) Freeman Rd from Broadway to over the top of the hill south of Gold Links, a distance of 2.3 miles. This new surface also contains bike lanes on each side of the road, resulting in a more narrow two lane roadbed for vehicular traffic. Another request was then made to allow 2 to 4 passing spots over this distance so cars would not be delayed over the total distance by bicycles, horseback riders, pedestrians and slow-moving cars enjoying the views within the park. This, too, was denied.

There are those few bike riders, however, who believe they have a right to use the car lane as well as the bike lane. Therein lies the hazardous situation, i.e., some cars zip over the double lines, pass and return to their proper lane. This violates driving laws of passing as well as oftentimes excessive speeding. The topography of Freeman Rd is such that adequate distances are visually available to allow passing. Again, PCDOT denied the request. Their position was that the 8 side roads extending westward from Freeman Rd create a passing hazard. Four of these roads were/are county owned and maintained, surfaced roads and the other four were/are private roads. All 8 however, have Stop signs posted at the entry to Freeman Rd.

Development of a bike ranch at the proposed location will assure us of an unacceptable increase in bicycle traffic on the subject stretch of Freeman Rd. This is somewhat akin to "jumping from the frying pan in the frying pan into the fire!"

I strongly recommend denial of this proposed development.

JUN 24 19 08:16 PCDOT HP

Bud Lewis

E Bud Lewis

11620 E Twin Hills Trl.

Tucson, AZ 85748

From: E Bud Lewis
To: COB mail
Subject: Correction to Proposed Bike Ranch Development
Date: Sunday, June 23, 2019 4:50:25 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.

A sentence was left out:

When typing this from my handwritten letter, i inadvertently skipped a critical sentence.

"From my observations, most bike riders follow reasonable regulations, laws and guidelines."

Bud Lewis

E Bud Lewis
11620 E Twin Hills Trl
Tucson, AZ. 85748

JUN 24 19:08:16 PCD KCFD

6

From: Tommy Di Maggio
To: COB_mail
Cc: Eli Karson
Subject: Bike Motel P19CU00005 El Cortijo, LLC
Date: Monday, June 24, 2019 6:37:59 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.

To all it may concern,

I have been mulling over writing my concerns about the proposed Bike Motel on Old Spanish Trail, I decided to let you know my thoughts. I have been living just off Old Spanish Trail, within the "buffer zone" for 25 years. I think having a buffer zone for Saguaro National Park is a good idea, and should be enforced.

I know a little about the property in question, some years back I gave a proposal to the Calvert family to purchase all of the property at that time. I was going to split off the restaurant and create 15 to 18 3.3 acre building sites, as it was zoned for. SR zoning. As it turned out Mr. Calvert turned down my proposal, as the markets changed it was good for me that he didn't sell it to me.

Now someone else has purchased the property and doesn't want to honor the existing zoning. If you let them change the zoning what's next? Circle K, a car wash, not that they're bad things but next to a National Park! If you let this happen you're going to open a can of worms that you may not be able to control in the future. If they want a Bike Motel bad enough let them buy Webb's Steak House down the road, it seems to me it's all ready for some kind of development.

I strongly urge you to vote NO on this matter, that corner so close to Saguaro National Park is not the place for this kind of commercial development.

Thomas Di Maggio
11505 E. Camino del Desierto
Tucson, AZ 85747
[REDACTED]

Sent from my iPad

JUN 24 19 08:16 PCDKCFH

AGENDA MATERIAL

DATE 5-21-19 ITEM NO. RA 35

From: Carrie Franz
To: COB mail
Cc: Peg Franz
Subject: Case no: P19CU0005
Date: Monday, June 24, 2019 9:19:06 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.

Growing up, I lived on Irvington Road - in the buffer zone surrounding what was then Saguaro National Monument; riding my horse in the buffer zone and in the monument. Members of my immediate family still live there, enjoying the solitude, quiet and undisturbed Sonoran Desert. Despite the buffer zone designed to prevent just such development, the Park is now the only one of 62 national parks being encroached on with development associated with a major metropolitan area.

I strongly OPPOSE any zoning variance granted against the very purpose of the buffer zone; but especially a commercial endeavor such as the proposed Bike Ranch.

There is literally no way to mitigate the effects such a development would have on the dark skies; a valued resource deserving of protection due to nearby astronomical observatories that contribute significantly to Tucson's local economy. Something that the city of Tucson recognizes as a valuable resource when they replaced street lamps with LED's to combat light pollution*.

I urge the Board of Supervisors to OPPOSE this application as a violation of the buffer zone purpose.

Carrie Franz
601 N Fairhaven Dr.
Vail AZ 85641

*<https://www.darksky.org/tucson-arizona-u-s-skyglow-reduced-7-after-street-light-conversion/>

JUN 24 19M 1240 PCC/KCF:HD
BR

Date: Mon, 24Jun 2019
From: David A Russell [REDACTED]
To: County Board of Supervisors cob_mail@pima.gov
RE: P19CU00005 El Cortijo, LLC

To: County Board of Supervisors

"The Loop" is considered a premier treasure for all of Tucson.
It is beloved by cyclists, runners, walkers and skaters alike.

I believe it noteworthy that the planners of "The Loop"
located its easternmost leg parallel to but not adjacent
to the western boundary of Saguaro National Park (East).

For their reasoning and all the reasons more eloquently
stated by others than I could myself, the proposed Bike
Motel should be located somewhere adjacent to "The Loop,"
NOT in the Saguaro Shadows neighborhood directly in
front of the Rincon Visitor Center in Saguaro National Park.

Sincerely,

David Russell
8401 S Kolb Rd Unit 310
Tucson, AZ 85756
Supervisor District 04

JUN 24 19W 240 PC CLKCERD

bk

From: Brian Grant
To: COB mail
Subject: NO to a Bike Resort at Saguaro National Park Entrance
Date: Monday, June 24, 2019 1:37:04 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.

Supervisors Steve Christy, Richard Elias, Ally Miller, Ramon Valdez, Sharon Bronson
130 W. Congress 11th Floor
Tucson, AZ 85701

RE: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort

I would like to add my opposition to the application for Conditional Use as a Minor Resort on the property at 3700 S. Old Spanish Trail.

I've visited the Park for over 50 years, spending countless hours bicycling and hiking. I grew up on it (then a Monument). To this day, it is still one of the big draws for my frequent visits to Tucson. As I've watched the city encroach eastward toward the Park, I cringe to think of the ecological impact it has on that area. To think a development of the proposed size directly across from the Park is even being considered concerns me. I understand that it is directly in the protective barrier designed to protect the Park from just this type of development, and zoned Suburban Ranch (SR) for NON-COMMERCIAL USE. It certainly fails the latter test, and with 200 guests and 60 employees this isn't even a "minor resort".

I'm an avid cyclist and bicycle commuter, so I understand the draw of such a resort. However, it should be kept a responsible distance from protected areas. Interested road cyclists can bike a couple of miles to the entrance without detracting from their visit. As for off-road biking in the Park, I certainly do NOT want to see that promoted. The bikers regularly don't yield to hikers. I imagine it's a nightmare for horseback riders!

Keep our protective barrier just that: protective!

Sincerely,
Dr. J. Brian Grant
1380 Pegan Common
Livermore, CA 94550

[REDACTED]

JUN 24 19 02 08 PRC CLK OF RD
BK

AGENDA MATERIAL

DATE 5-21-19 ITEM NO. RA 35

From: Joyce Kurz
To: COB mail
Subject: Bike Motel
Date: Tuesday, June 25, 2019 9:19:13 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.

PLEASE, PLEASE, PLEASE SAY NO TO THE BIKE MOTEL. Our desert needs to be preserved for our animals. The traffic that would be clogging up the area by Saguaro National Park would be very disturbing to animals and the peace of the neighborhoods around the surrounding areas. As it is our desert is building up very fast. There has got to be a limit to where building should even go. Please take this all into consideration when you vote.

Thank you,

Joyce Kurz

JUN 25 19:19:13 2019 PCD KCF RD

JK

From: Monica Montijo
To: COB mail
Subject: NO BIKE RESORT - Case no: P19CU0005
Date: Tuesday, June 25, 2019 9:44:34 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 Esteemed Pima County Board of Supervisors:

Ally Miller
Ramón Valdez
Sharon Bronson
Steve Christy
Richard Elias

My name is Monica Montijo. I was born and raised in Tucson, AZ and attended Vail Middle School, University and Sabino High Schools. I attended Harvard University to play softball and then traveled the world, living in a variety of far off places, different in culture but united on one measure - nature. I love nature. I love wildlife and the open space of the outdoors. That is why I decided to come back to the Old Pueblo and raise my family (I have twins due in November!). We bought a beautiful house last October just a few minutes from Saguaro National Park largely because of the 10 mile buffer zone that was promised and the 3.3 residential lots that compose that buffer. I wanted to be apart of the stewardship of this community.

The proposed bike resort will destroy 19+ acres of the open space that makes this area unique and was the primary draw for me as a resident. The bike resort will create a high density zone with 33 buildings and a 34-foot high multi purpose space open to the public that will increase traffic, lights, noise, and pavement. All of the things I moved here to retreat from.

Your vote will determine the quality of life for me, my newborn twins, and the residents of this area. People come here because of the unspoiled nature and wide open spaces, and there are more than enough accommodations in the area to share this beautiful land with others from around the world. We must protect the land and the quiet serenity that makes this area unique in the world. This bike resort development is an ominous one - one with the potential to grow into future developments and destruction of natural land. It is scary that these prospectors own another 25+ acres. We need your strong leadership to say no to this development.

I urge each of you to vote no on July 2nd and protect the integrity of this community's values.

Sincerely,

Monica Montijo, MA
Ph.D Candidate

JUN 25 19:44:34 MDT
PCD/KCF/HR
MR

From: Dale Vickroy
To: COB mail
Subject: Bike development by Saguaro National Park
Date: Tuesday, June 25, 2019 9:48:43 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 have lived in 3 homes within the buffer zone of the park since 1979, I have enjoyed and relied upon the idea that homes were built on large lots to protect the park from this kind of development. When I purchased my home on a 3.3 acre lot in the 11000 block on Old Spanish Trail, it was basically because I was a believer in the protection of the park area from density and commercial development. I think the proposed development will have major impact on the desirability of our homes when we try to sell them in the future.

My main concerns are:

- Pollution: dark skies, noise
- Increased traffic of vehicles, bicycles
- Increased crime.
- Violation of buffer zone purpose.
- Urban encroachment.
- Diminished solitude, quiet and naturalness.

I urge you to not allow this development project to go thru.

Dale Vickroy

JUN 25 19M 10:43 PCKKFF

From: [Bike Ranch](#)
To: [COB_mail](#)
Subject: New message - bikeranch.com
Date: Tuesday, June 25, 2019 11:30:47 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.

[Click here to reply](#)

Name:
Drew Neptune

Email:
[REDACTED]

Message:

I'm a Vail resident (near Valencia & Houghton). As a runner/cyclist who runs/rides/hikes in and around Saguaro National Park several times a month I welcome the Bike Ranch and believe it would be a valuable addition to our community.

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

2666276101

JUN 25 19M 11:30:47 AM CDT
[Handwritten signature]

DATE 5-21-19 ITEM NO. RA 35

* * * * *

Dear Supervisor Christy,

I'm one of your constituents. I admire your civic accomplishments and voted for you in 2016.

But you will lose my support and that of lots of other people in your district if you vote in favor of the bike resort. Of the 175 members of the public who attended the hearing on April 4 before Pima County officials, 33 spoke on the matter. Only 5 supported the request, with the remaining 28 expressing opposition. At that point, more than 155 letters of opposition had been received versus 53 letters of support. Most of the supporters are bicyclists who do not live in the buffer zone. In addition, about 300 people signed petitions opposing the bike resort. Counting supplemental letters received after the hearing, nearly 400 pages of materials were submitted.

An article (May 16) in the *Tucson Weekly* said you would meet with the neighbors of the proposed bike resort. "Supervisor Steve Christy, whose District 4 includes the entirety of Saguaro National Park-East, said he's still undecided on the project. Christy said he planned to hold meetings with neighbors and the developers between now and the Board's May 21 vote to approve the Bike Ranch's conditional use permit. 'My current position relating to the bike ranch is that I still have some data-gathering to do, particularly with neighbors to the proposed site,' Christy said last week."

We ask that you keep your promise and meet with the neighbors to gather data before you vote. We would be hugely appreciative of your time and interest.

For years, we have attended every meeting about the bike resort, but we'll miss the July 2 meeting. We had bought a plane ticket before we knew the developers would request a continuance from May 21 to July 2 without giving a reason. The neighbors requested a continuance because many of us will be away over the week of July 4. We were turned down.

Talking with your constituents will help you understand how deeply people care about the buffer zone around Saguaro National Park. Think of the gentleman who bought his dream retirement home on protected land near Saguaro National Park so he could enjoy the peace and listen to birdsong? Now, his house will be surrounded on three sides by a 79-space parking lot, a swimming pool and a septic system. No longer will he be able to see the Rincons, which will be blocked by two-story casitas. Bike resort guests will be looking into his yard and even his windows.

We support having a bike resort in Tucson. We just don't want it opposite the entrance to Saguaro

JUN 25 1940 POLICE DEPT

National Park.

Thank you for your time and consideration. We constituents look forward to meeting with you.

Respectfully yours,

Carol B. Schwalbe
4330 South Escalante Ridge Place
Tucson, AZ 85730

AGENDA MATERIAL

DATE 5-21-19 ITEM NO. RA35

From: Frederika Haaften
To: COB mail
Subject: Case P19CU00005, proposed bicycle resort near Saguaro National Park East
Date: Tuesday, June 25, 2019 11:37:14 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.

Dear PCSupervisors,

We are Frederika and Arie Pals van Haaften.

We live on 2405 N. Avenida Sorgo in La Cebadilla, just North of the Tanque Verde wash.

3 years ago we moved from overcrowded Netherlands to the friendly people of Tucson and the space and overwhelming beauty of nature just outside city-limits.

The buffer between the park and the city is great for wild life, less animals get hurt, run over and can go about there business. At times it is super quite.

The quantity and quality of this buffer is reduced by proposed development.

We love cycling the park. It can be busy at times, but there is no year round mass-tourism in Saguaro National Park East imho. That might change with the introduction of the bicycle-resort. Despite what park management might have said earlier they really do not want this to happen either. The sign below is posted in Saguaro Park East and says it all;

JUN 26 19 08 58 PCD KCF HP

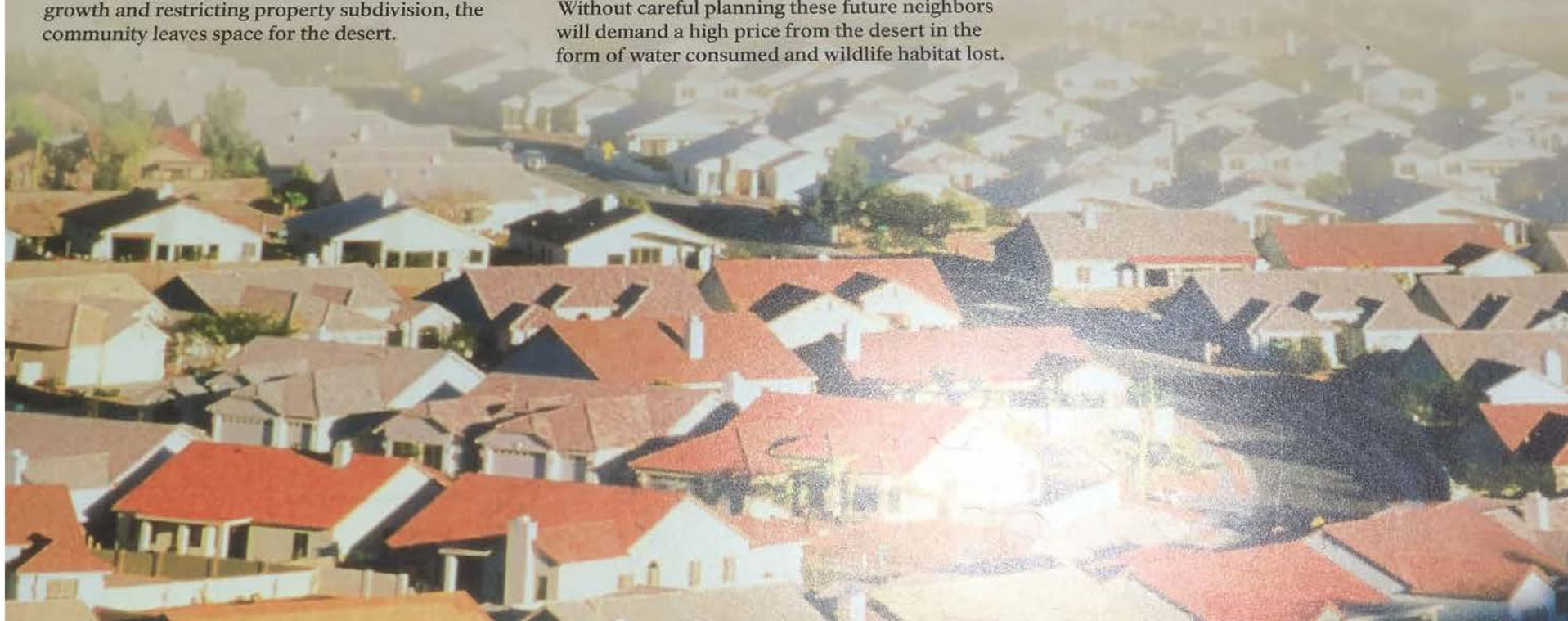


Good Neighbors

Houses in the distance form part of a low-density neighborhood. Neighborhoods like this create a buffer between Saguaro National Park and Pima County's rapidly-growing communities. By limiting growth and restricting property subdivision, the community leaves space for the desert.

Higher-density development can be compatible with nature only if wildlife corridors, recreation areas, and open space are preserved. By 2040 Pima County will host an estimated 1.5 million residents. Without careful planning these future neighbors will demand a high price from the desert in the form of water consumed and wildlife habitat lost.

The crowded neighborhood pictured here is just one of many expanding subdivisions reaching north toward Phoenix and south toward Nogales, Mexico.



A second point is that at the end of Speedway there is already Tanque Verde Ranch. It's a large hotel adjacent to the park, and there is a permanent safari tent park being built at this time, and a gathering hall for 300 persons.

How much more is needed?

We feel very fortunate that we may live in this beautiful area with the flora and fauna.

We truly have our concerns, coming from a over populated place ourselves.

It is a permanent reduction of wildlife habitat and a waste of enjoyment of life for all who live here, and visitors alike.

Let it be clear that we want denial of this proposed development.

Best regards,

Frederika and Arie Pals van Haaften.

6/26/2019

Re: El Cortijo, LLC - P19CU00005

Supervisor Ally Miller, District 1
Supervisor Ramon Valdez, District 2
Supervisor Sharon Bronson, District 3
Supervisor Steve Christy, District 4
Supervisor Richard Elias, District 5

Supervisors,

We are nearing the July 2, 2019 hearing and vote on the above referenced project. There are numerous risks associated with this development.

- The wrong location for a hotel
- Inexperienced developers constructed one retail building
- New business concept – guests limited to bicycle enthusiasts
- No community need for more hotel rooms – 5,600 rooms vacant daily for Tucson's 4th quarter 2018
- Proposed location is 4.2 miles from access to bike loop on street connectors, including Escalante and Houghton Roads
- Strong competition from a new Hampton Inn & Suites on Rita Road which is already marketing to bicyclists - 0.5 mile or a 5-minute bike ride from bike loop

The overriding risk factor, however, is that the room-rental revenues will not be sufficient to cover the project's operating expenses and debt service. Attached is a revised Proforma Analysis, which has not significantly changed from an earlier version. The current one is based on the developers' stated construction cost of \$30 MM versus an earlier estimated cost of \$31.5 MM.

This forecast is extremely generous in forecasting revenues for the following reasons.

- \$250 average daily room rate is 38% higher than the \$180 in-season (winter) suite rates of five competitor hotels. Summer off-season rates are typically in the range of \$119
- Due to the targeted narrow visitor segment of biking guests, it is likely that from mid-May through October guests will be scarce due to Tucson's extreme summer temperatures
- The 2019 El Tour route shortening will bring fewer bicyclists to Tucson, continuing the previous ten-year decline.

JUN 26 19 PM 01:03 PCC CLK FB
AR

- A 2013 USA cycling report footnoted on the attached Proforma reports biking individuals' daily room rates at a modest \$112. These visitors are not "big spenders".

The major constraint to the revenue estimate is the limited number of rooms – 49. Applying the 64% actual 2018 Tucson occupancy factor results in an estimate that only 31 rooms will be rented on an average daily basis. There is no way that 31 rooms can fund operating expenses and the underlying debt service on \$22.5 MM. **Despite efforts to make financial sense of this project, it has been futile. I can find no path for the financial viability of the bike ranch. This project will fail.**

Remember this project is directly across from the entrance/exit to Saguaro National Park. There is a strong probability that if constructed this project could sit in a deteriorating state for decades, while the developers fight in court to gain time to find a buyer. The unfortunate casualty would be Saguaro National Park.

I am appealing to you to please consider the high risk of this development in determining your vote on this project. I see it as your responsibility to protect the Park and adhere to the transitional intent and spirit of the SR Zoning and the Buffer Zone. If you believe as I do that above all else Saguaro National Park should be protected, you must vote "no".

Respectfully,

Charlene Shumaker
3435 S. Spanish Terrace
Tucson, AZ 85730

Bike Ranch Proforma Analysis- Revised (6/24/19)

\$2,861,600	Forecasted annual revenues (1.)
-2,500,000	Payroll-2014 Matthews/Lasher forecast (2.)
-2,744,472	Principal and interest payments (3.)
<hr/> -\$2,382,872	Deficit before other operating expenses

Assumptions:

1. Forecasted annual revenues:

- a. Estimated \$250 average daily room rate (ADR)- (38% premium over \$180 average suite rate of five hotels - attached. *
- b. Occupancy rate based on Tucson's actual 2018 rate of 63.9%;
- c. 49 units
- d. 365 days.
- e. If the ADR is \$180, annual revenues would be \$2.057MM. The estimated **deficit** before other operating expenses would be \$3.187MM.

2. Payroll: Matthew's/Lasher's 2014 estimate (attached).

3. Principal & interest payments:

- a. With the developers' stated construction costs of \$30.0MM (127,000 sq. ft. @ \$235 per sq. ft.), the equity contribution is estimated at \$7.5MM (25%), for an estimated loan amount of \$22.5MM.
- b. The interest rate was estimated at 11.5%
- c. A term of 25 years, with a 10-year stop
- d. Level monthly principal and interest payments would be \$229M or \$2.7MM annually.

The bike ranch will not generate sufficient revenues to cover operating expenses and to fund mortgage payments. The numbers don't work due to the heavy capital investment and the associated debt burden versus the limited number of rooms.

*Per a 2013 USA Cycling Economic Impact Report by Daniel J. Larson Ph.D. at the University of Oklahoma, individual biking visitors spend \$713 for food and lodging combined over a 4.4 day/night period. This results in daily expenditures of \$162; allowing \$50 for meals, **the estimated actual daily room rate is \$112**. This is almost identical to Tucson's 2018 average daily hotel rate of \$108;