



AGENDA MATERIAL

DATE 7-2-19

ITEM NO. RA 34

We're leading the movement to build a Bicycle-Friendly America for Everyone

1612 K STREET NW, SUITE 1102, WASHINGTON, DC 20006

| phone 202-822-1333 | fax 202-822-1334 |

WWW.BIKELEAGUE.ORG

Pima County Board of Supervisors
130 West Congress Street
Tucson, AZ 85701

June 26, 2019

Dear Pima County Board of Supervisors:

I am writing in support the Bike Ranch, a proposed eco-resort devoted to bicycling who aspires to offer a premier lodging and vacation experience for people on bikes. The Bike Ranch requires a conditional use permit in order to move forward as a project that will promote the enjoyment of the Saguaro National Park and surrounding areas by bicycle.

The League of American Bicyclists (League) supports the Bike Ranch as a sustainable and bicycle-oriented development. According to statements by the Saguaro National Park Superintendent and others the Bike Ranch is a development that will support strategic initiatives of the National Park Service and is an appropriate land use for the area.

Tucson and East Pima County are currently recognized as a Gold Bicycle Friendly Community through the League's Bicycle Friendly America program. This recognition is based on Tucson and East Pima County's investments in bicycle infrastructure, education, culture, and safety. These investments, including in the signature 131 mile Loop, are a current and potential draw for bicyclists throughout the United States and internationally. The Bike Ranch and other bicycle-oriented businesses can leverage these public investments to help more people experience the great places that Tucson and Pima County have helped create.

Bicycle-related tourism is a major business and can contribute to the economic vitality of Pima County. A study of the Virginia Creeper Trail, a 34 mile trail, estimated that visitors spent \$24-28 per visit or \$1.2 million annually. The University of Montana estimated that bicycle tourism generated \$75.75 per day or \$38 million annually for the 500,000 non-resident tourists who biked in the state. With Pima County's existing investments and access to the Saguaro National Park, significant bicycle tourism benefits should be expected from the Bike Ranch and other bike-oriented businesses.

The League is glad to support the Bike Ranch and continued efforts to create great places to bike in Tucson and Pima County. Please contact me at ken@bikeleague.org if you have any questions.

Sincerely,

Ken McLeod
Policy Director

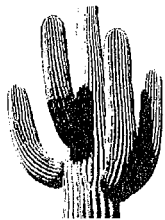
JUL 27 19 09 05 PCD KOF RD
BR

Bernadette Russell

From: Save Saguaro National Park <savesaguaronationalpark@gmail.com>
Sent: Thursday, June 27, 2019 12:09 PM
To: COB_mail
Subject: [BULK] Board of Supervisors Meeting, Tuesday July 2nd, 9:00 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.

[View this email in your browser](#)



WE NEED YOU!

Save Saguaro National Park

Greetings neighbor: REMINDER

WHO: Pima County Board of Supervisors (BOS)

WHAT: BOS will vote on the conditional use permit for the bike motel

WHERE: 130 W. Congress Street, BOS meeting room

WHEN: Tuesday July 2nd @ 9:00 AM

WHY: Pima County Zoning requires the BOS to vote on
conditional use permits to ensure that the planning services
hearing administrators are held in check.

Please Show up, wear YELLOW!

JUN 27 19PM 0230 PCC CLK RD

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 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, 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](#).



From: [Bike Ranch](#)
To: [COB_mail](#)
Subject: New message - bikeranch.com
Date: Thursday, June 27, 2019 1:41:04 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.

[Click here to reply](#)

Name:
Todd Anchondo

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: 848 E. Elm St. Tucson, AZ 85719

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

2676276650

JUN 27 19M02G0PCC KCF PD

From: Diane Marie Notarianni
To: COB_mail
Subject: Case P19CU00005
Date: Thursday, June 27, 2019 1:59:26 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 live in the "buffer zone" of Shauro Park East. I would like to protect our quiet suburban ranch from increased activities such as the proposed Bike Ranch. I believe we should all be able to share the beauty of this environment and am not against bike riders per se. I am not however in favor of anything that violates the buffer zone intention, wildlife and frankly, noise—noise that one hears and that other type of noise that one experiences by too much of anything.

The bike ranch is a commercial project in what should be a non commercial area of a National Park—not just any park but a National Park.

Thank you,

Diane Notarianni, Ph.D.

JUN 27 19 02 00 PC CLK F HP

From: Coral Jones
To: COB mail
Subject: Case P19CU00005
Date: Thursday, June 27, 2019 2:21:49 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.

Pima County Board Of Supervisors

Charles and Coral Jones
3525 S Saguaro Shadows Dr
Tucson AZ 85730

We are concerned of our water well being polluted from their industrial size septic tank . We are within 750ft from their site I believe it will impact our water .

We also feel the road here is very dangerous as it is without hundreds of bikes on it daily .

We realize they close it down for El Tour De Tucson knowing the roads here cannot hold them and cars at the same time , I'm afraid of all the fatalities we may be facing .

I would like to know an answer on the water well is most important to us as it runs right in line with our property ; meaning it could harm our well and water

Coral Jones
[REDACTED]

Sent from my iPad

JUN 27 19 02 31 POC KOFB

[Handwritten signature]

From: [REDACTED]
To: COB_mail
Subject: P19CU00005 - EL CORTIJO LLC - SOUTH OLD SPANISH TR.
Date: Thursday, June 27, 2019 2:54:11 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.

COB_mail@pima.gov
Attn: Clerk of the Board
Pima County Board of Supervisors
Pima County Administration Building
130 W. Congress Tucson, AZ 85701

June 27, 2019

RE: # P19CU00005 CONDITIONAL USE PERMIT REQUEST

Pima County Board of Supervisors:

The intent of the Pima County Buffer Overlay Zone was to protect and enhance existing, designated public preserves from the encroachment of sprawling, high density developments that would lessen the overall natural experience that visitors and residents desire.

The buffer zones have worked to keep these special areas relatively low density for several decades. As the area population grows, more of the Sonoran Desert is destroyed to accommodate this growth. At the same time, the general public wants to engage in more nature experiences. Most visitors to the Tucson area come precisely to experience the unique Sonoran Desert environments of these public preserves. The parks are well used and many, to their detriment, are experiencing problems with overuse.

Now is not the time to reverse a standing county policy of protection of sensitive areas (designated public preserves), by allowing the narrow, protective buffer zones to be diminished. High density development of any type should not be allowed in these zones regardless of how "sustainable", or environmentally friendly they claim to be. Tucson and Pima county have many areas where a high density resort would be an accepted addition. The buffer zones are relatively few, with limited area and should remain low density, to help preserve and sustain our existing environment.

We ask that you do not approve the conditional use permit for a resort in the buffer overlay zone adjacent to Saguaro National Park East.

Jean Boyce and John Fenlon
1781 S. Monument Trail
Tucson, AZ 85748

Sent with ProtonMail Secure Email.

JUN 27 19M0313PC CLK OF PD
RC

From: Bernice Edwards
To: COB mail
Subject: Vote no on the Case P19CU00005
Date: Thursday, June 27, 2019 3:03:42 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.

Please vote NO on the conditional use permit for the bike motel aka Case P19CU00005. There are way more reasons to vote NO than to vote yes, so we expect you to vote NO!

JUN 27 19:03:13 PCD KCF RD

A precedent for making the correct decision on the “Bike Ranch”

Dear Supervisors Bronson, Christy, Elías, Miller and Valadéz:

On May 21, I addressed you to explain my opposition to the so-called "Bike Ranch. I mentioned that, as a regular rider for over 40 years, and the father of a professional cyclist, I am a fan of bicycles. But as a native Tucsonan, I care care more about the environment in which we live. Therefore, I cannot condone the construction of a large commercial business in a Buffer Zone established to protect natural resources such as Saguaro national Park.

But the chief reason for this letter is to urge each of you please to review pages **40 - 47** of the Minutes of the meeting of the Board on June 6, 2000, regarding arguments for and against a similar proposal on the west side of Tucson. That proposal, for a business resort, "Rancho del Monaco," would have had more casitas, but the highest building would be 24 ft., not 35 ft. The "Rancho" was also to be on a scenic route, Gates Pass Rd., and directly across that road from land that was, or soon would be, part of Tucson Mt. Park.

The Gates Pass Rd. residents raised the same objections being raised against the Bike Ranch, including offensive night lighting, increased traffic, damage to wildlife habitat, and the degradation of the trip westward up the valley leading to Gates Pass, taken by probably most visitors to Tucson to visit the Desert Museum.

On June 6, 2000, the Board voted, 5 - 0, to deny permit for the "Rancho." We ask that on July 2, 2019, you make the same decision for the environment and beauty of the Tucson region. Thank you much .

Sincerely yours,

Roger E. Carpenter

[illegible]

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

June 25, 2019

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

Reference "Case P19CU00005"

I am a resident of the Rincon Buffer Zone which is intended to protect the Saguaro National Park from commercialization. The Saguaro National Park is a part of all our united states of america National Parks that belongs to all living in america. Our international visitors also look forward to being at the Park viewing the cactus and all the natural vegetation as well as the wide open spaces. The only ones that can see benefiting from the bike resort is the petitioners financial profit and that not a guarantee either!

I am enclosing copies of letters and articles to the Tucson Daily Star. I hope you will read them again even if you have read them before.

Trusting you to do the right thing for now and future generations by Declining the petition for the bike resort.

Thank you for your time.

Sincerely & Respectfully,
Donna Dunn
4205 S Perlita Rd.
Tucson, az. 85730

JUN 27 19 02 12 PCD KOFBD
A53

Arizona Daily Star 3/31/19

Bike ranch doesn't belong so close to Saguaro East

By Mike Willman

SPECIAL TO THE ARIZONA DAILY STAR

When my wife and I moved to Tucson in 2011, we sought a country lifestyle away from dense population and protected from commercial growth. We found it just across Old Spanish Trail from Saguaro National Park East in an area known as the "buffer zone"—the collar of land that protects our national park from inappropriate influences of surrounding activities. That pleasant, pristine area and the quiet stillness we enjoy are about to be compromised by a commercial motel cleverly dubbed the "Bike Ranch."

Developer El Cortijo LLC originally filed with Pima County in 2014 for a conditional use permit that would allow them to build directly across from the park's entrance. The filing met strong opposition from homeowners, county development staff and the park itself, and was denied.

The developer's latest filing is carefully designed to come in under existing suburban ranch zoning put in place in the mid-1990s that calls for single-family housing on 3.3-acre lots throughout the 1-mile buffer zone. While the targeted 19-acre project would allow for six residences, the plan calls for 49 casitas (many are two-story buildings), a 34-foot-high bike barn, a restaurant, at least one liquor license, a swimming pool, lighted outdoor gathering areas and lighted parking for 79 vehicles. The finished project would employ 60 people and could house more than 100 guests per night.

As an avid cyclist, I support the idea of a resort for cyclists. Tucson draws cyclists from around the country and the world for winter training. Our attention to bike trails, bike safety, El



Mike Willman

Tour de Tucson and the recently completed Loop was another reason we settled here. But Saguaro National Park is protected for good reason. Locating what amounts to a resort motel directly across the street from the entrance is not in keeping with that protection.

The planned development would blade down more than 13.5 acres of natural desert landscape, displace and kill wildlife, block natural migratory paths, illuminate the park's dark skies, block now-unobstructed views of the Rincons, result in waste disposal issues, raise noise levels and create both traffic and safety issues along Old Spanish Trail and East Escalante Road.

The area around Saguaro National Park's entrance is already unsafe. Increased traffic to and from the development boom in

Vail has made it a dangerous spot for cyclists, one where frequent accidents are already happening. Neither the roads nor the bike lanes are wide enough to accommodate groups of cyclists, literally forcing traffic to swerve into oncoming lanes. Adding hordes of cyclists would be a huge mistake. They would either be crossing Old Spanish Trail to ride inside the park, or riding down Escalante to get to the Loop.

But cyclists would come to a resort only in the winter months. In the summer months, they'd be home training, competing or simply riding. And the developers admit that they would book the casitas to area visitors during the off-months. So it's a motel.

Possibly most important, allowing the proposed resort to locate within the buffer zone would set a precedent for further high-density commercial expansion all along the park's corridor. Tucson enjoys the beauty and al-

BIKE RANCH HEARING

If you would like to support preservation of the pristine and protected areas around Saguaro National Park, please join other supporters at the upcoming public hearing on April 4 at 1 p.m. in the Board of Supervisors Chambers, 130 W. Congress St. For more information, visit savesaguaronationalpark.com.

ture of national parks on our east and west sides, and they must be protected. Creeping commercialism will ruin the approaches to our parks and drive down nearby property values.

Mike Willman is the former head of marketing communications for Kansas City Power & Light. He retired and moved to Tucson, where he runs a small entertainment business. He volunteers for a host of local causes, including clean-ups along the fringe of Saguaro National Park East.

az Daily Star
Sunday 3/24/19

RON MEDVESCEK / ARIZONA DAILY STAR
This 19.26-acre lot across the street from the entrance to Saguaro National Park East would be the site of the bike resort. Neighbors say the plan violates the intent of the zoning.

Neighbors near Saguaro Park on east side oppose plan for casitas, bicycle resort

By Joe Ferguson
ARIZONA DAILY STAR

A fight is escalating over plans to build a bicycle-centric resort on a mostly undeveloped, 20-acre parcel across the street from Saguaro National Park East's entrance on Old Spanish Trail.

On one side are a local husband-and-wife development team who have been trying to develop the property for the last five years.

The project has the blessing of Saguaro National Park's superintendent, a recommendation for approval by county development staff, and does not have to undergo a lengthy rezoning process because the planned 49 "casitas" comply with existing zoning standards.

However, a well-organized group of east-side residents has formed the "Save Saguaro National Park" effort, deeply opposed to the proposed resort. Their last public event drew roughly 100 people.

Their argument, in part, is that high-density commercial development near the entrance to the national park violates the intent of the low-density suburban ranch zoning there.

IF YOU GO

The next step in the process is the Pima County Planning Department's hearing on April 4 at 1 p.m.

The public meeting will be held in the Pima County Board of Supervisors chambers, 130 W. Congress St.

PROPOSAL HAS EVOLVED, DEVELOPER SAYS

The current proposal to build 49 small cottages, a 34-foot high "Bike Barn," a 79-space parking lot, a restaurant, cafe, and a lighted outdoor public gathering area is about 2 years old.

But the controversy over development of the land dates back to 2014.

After months of public discussions about the bike ranch, local developers Kelly Matthews and her husband, Peter Lashar, decided to withdraw their application for a conditional use permit in late 2014 just before it was scheduled for a Pima County Board of Supervisors vote.

County development staff had recommended in

See RESORT, C9

2014 that the supervisors reject the permit, in part because of the public opposition to the project, which would be located in the one-mile buffer zone around Saguaro National Park.

Matthews says the proposal has since evolved, and that the time is right to build an environmentally friendly resort catering to the international cycling community that already sees Tucson as a popular destination.

"Our idea was to create a 21st-century guest ranch," Matthews said. "The idea was to still come here and appreciate Tucson and enjoy our immense natural beauty," she said. "Instead of having horses, they would have bicycles."

Her husband, she said, has dreamed of building a bike-themed resort for the last 30 years.

NEIGHBORS SKEPTICAL OF PROMISES

Jeff Bruce, one of the organizers behind the Save Saguaro National Park group, says trust is in short supply when it comes to the resurrected plans for the bike resort.

There is a site plan, and the developers have made some small changes, but the proposed density is similar as before for the 20-acre site.

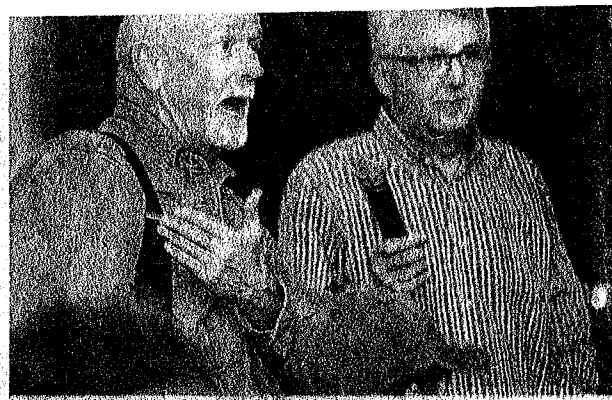
And the plans rely on what opponents see as a loophole in density requirements.

At the heart of the dispute is suburban ranch zoning, a low-density rural designation that is principally for single-family residences and associated conditional uses on 3.3-acre lots. It allows one home for every 3.3 acres.

While the proposal doesn't need a rezoning, the developers have again asked the county to approve a conditional use permit, which gives the property owner some leeway on how to build on the site.

Too much leeway, Bruce says, noting the existing zoning for the 20-acre parcel would typically allow for six homes to be built on the property.

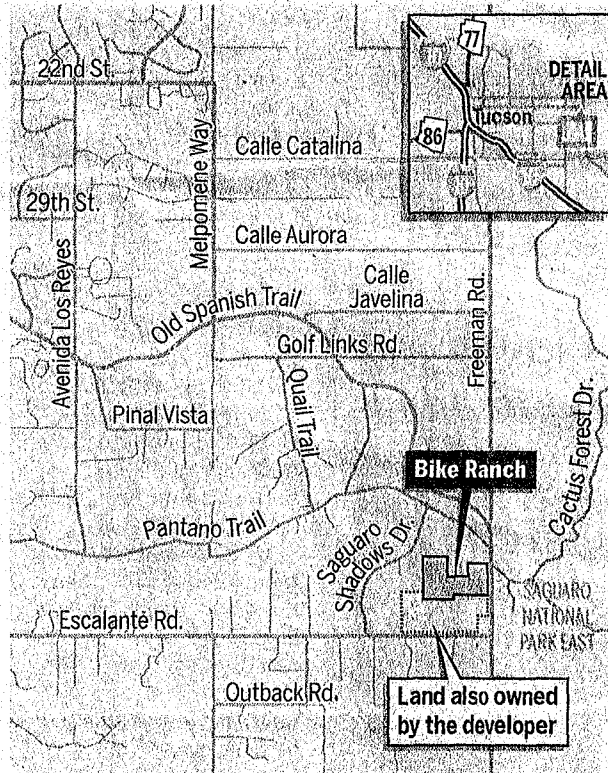
"It isn't right. To us, (SR



Dr. David Robinson, left, airs his feelings about the development. With him is development opponent Jeff Bruce, who opposes the plan, in part because it is so close to the park.

Residents clash with a developer over proposed bike ranch

Residents living on Tucson's far east side are opposed to a proposed 20-acre "bike resort" across from the entrance to Saguaro National Park East. County development staff have backed the proposal, which would build 49 casitas in the buffer zone of the park. The proposal still needs approval from the Pima County Board of Supervisors.



3/24/19 Source: Pima County records

ARIZONA DAILY STAR

zoning) meant 3.3 acres or above for a single-family home," he said. "I think it is a loophole."

In a county staff report released last week, a planning staffer said the bike resort meets the spirit of SR zoning, and that one permitted use under the zoning is intended "to meet the lodging, convention and recreational needs of short-term visitors."

"The bike ranch is an allowed use. 49 rooms or

less," Matthews said.

After working with area residents for the last year, Matthews contends groups like Save Saguaro National Park are relying on emotional arguments.

"Their arguments are not fact-based," she said.

The developers say not everyone in the area is opposed to the development, but they are nervous to come forward.

"They have to live in those neighborhoods"



PHOTOS BY RON MEDVESCEK / ARIZONA DAILY STAR

"The idea was to still come here and appreciate Tucson and enjoy our immense natural beauty," says Kelly Matthews, who would develop the land with her husband, Peter Lashar.

Matthews said.

But Bruce says the designation of a buffer zone around the park is meaningless if a dense development can be built that close to the entrance of the park.

"It is one of our major complaints," he said.

He also says the area is not suited to be a destination for cyclists, claiming that Old Spanish Trail is too narrow and too busy to accommodate large packs of cyclists.

"As a cyclist, it is a beautiful place, and I enjoy it," he said. But it is not a safe place, he added, saying there are all-too-frequent accidents involving cyclists in the area — and most don't make the news.

Nearby neighbors are also anxious about plans to build a large on-site sewage-disposal system, concerned whether the developers will spend enough to mitigate odors.

"They don't trust them

on doing the right thing," Bruce said.

After months of interactions with the developers, Bruce is skeptical that the couple doesn't have long-term plans to expand the bike park — noting the pair own an adjacent 26-acre parcel.

Matthews says they has no immediate plans to develop the second parcel, but Bruce and his group think the developers will expand the park if the Board of Supervisors signs off on the development.

For Save Saguaro National Park supporters, the bottom line is their contention the proposal to build a bike ranch simply won't work as proposed in the buffer zone.

"There is only one Saguaro National Park. It cannot be moved," organizers argue in printed materials. "The bike resort can be built anywhere."

Contact reporter Joe Ferguson at jferguson@tucson.com or 573-4197. On Twitter: @JoeFerguson

3/26/19

SR zoning offers little protection

Suburban Ranch zoning is intended as a low-density, single-family residences with conditional use allowed on large lots. However, conditional uses permitted are subject to approval by the Board of Supervisors.

One conditional use permitted is the "minor resort." The intent was to allow for lodging, convention and recreational needs of short-term visitors, not for permanent residential units. NO SUCH NEEDS EXIST, but the minor resort "loophole" could allow a "bike motel" proposal at Saguaro National Park, with 49 rooms, to once again to be considered although denied five years ago. In spite of this being an obvious hotel development, it is now presented as an eco-friendly bike

ranch, (with no bike trails?) at the entrance of Saguaro National Park, distinctly unwelcomed by virtually all local residents. Whether or not neighborhood interests are considered will depend on our county supervisors, especially Steve Christy. He needs to hear from us!

Eli Karson
East side

Bike motel not needed

I recently attended a hearing at the Pima County Board of Supervisors hearing room to listen to testimony on a request to build a motel adjacent to Saguaro National Park East. What I learned was that a similar request was made, but turned down, in 2014. Nothing much seems to have changed but the emphasis on a "Bike Ranch" to disguise what is simply a glorified motel.

Water, sewer, wildlife, traffic and neighbors will be impacted. You can call a javelina a gazelle, but it doesn't leap gracefully through the air. It continues to knock over garbage cans and chomp on cactus. Similarly, a motel is a motel even if you call it the Taj Mahal. Noise accompanies the glitter. Motel occupants come and go at any hour, and not on bikes. Trucks supply food for the restaurant; garbage trucks take some away. Neither the neighborhood nor the county needs it.

**Vicki and Patricia Mitchell/
Grossman**
Southeast side

Letter to the Editor - March 19/19

Two sides on bike ranch

Re: the April 14 article "Support Bike Ranch as Tucson's first eco-resort for cycling."

Yes! Bikes are an efficient form of transportation and Tucson is a top-rated cycling city and destination for cyclists. And bicycles

Ann Star

cont' 4/30/19

OPINION • A5

Two sides on Bike ranch

are a healthy, non-polluting way to travel; their employees and guests are the kind of people who prefer time on their bikes. Guests will explore Tucson on their bikes, using The Loop! And the bike ranch will use LEED guidelines!

I was a regular bicyclist for 40 years, and while I agree with the claims in the column in favor of bikes, there is not a single argument in the column for why this resort should be located adjacent to a national park, other than that they own the land and it will be a good business investment for them.

Roger Carpenter
West side

Ride bikes to the park

Do cyclists really need a special motel near the entrance of Saguaro National Park? Wouldn't most out-of-town cyclists have a bike rack and be able to transport their bike to the park, or be fit enough to ride it to the park from anywhere in Tucson?

In high school, when it was called Saguaro National Monument, my husband and his friends used to ride their bicycles to and around the park, then back to their neighborhood all in a day. They also did the Mount Lemmon Hill Climb, embarking from their houses.

And speaking of high school, in the '70s, the eco raiders used to spray-paint, "No more urban sprawl!" They vandalized and it was wrong, but since then the city has grown like a blob with so many vacant or dilapidated buildings.

We should use, keep up or repurpose what already have without expanding to the very brink of Saguaro National Park.

Cindy Hansen
Northeast side

*Wok May 8, 2019
by Daily Star
OPINION • A7*

5/6/2019 Monday
Az Daily Star
Buffer for bozos

The buffer zone is a mile wide and extends 45 miles around the entire western edge of Saguaro National Park-East, with the park entrance at the midway point. Supposedly, the specific ordinance was enacted to protect the park from commercial encroachment. The acronym for the Buffer Zone Overlay Ordinance is BOZO. According to the urban dictionary, bozo is also a name for someone who is easily led and influenced by anyone who appears sympathetic. It therefore strikes me as most ironic and unusual that both the national park superintendent and public hearing administrator have recommended approval of a developer's bike motel at the entrance to the park. If a buffer zone is not effective at that point, then what is the point anyway? This is a question that needs to be answered by our elected county Board of Supervisors when they meet May 21.

Dan Jarvis
Northwest side

'Bike Ranch' is a hotel in disguise

"Bike Ranch": A hotel in disguise. The name chosen creates the illusion of being environmentally friendly because everyone will be "biking" to the "ranch." Makes me wonder why a 79-space parking lot will be needed for the 49 casitas and a 34-foot-high bike barn. Can only those with bikes come to the bike ranch? No bike, no casita? It's a hotel in an area zoned for one house on 3.3 acres, that sounds more like environmentally friendly to me. But it is right across the street from Saguaro National Park. Who wouldn't want the profits of a hotel next to a National Park? By the way, superintendents and other National Park personnel are instructed by their superiors to stay politically neutral. The superintendent of the park approves? I think not. And county decision-makers, elected and otherwise, need to lose their jobs should this be approved.

Virginia Stanek
Southeast side

5/20/19 az Daily Star
Not a NIMBY issue;
we just love our park

I am a resident within the buffer zone that protects the Saguaro National Park. I cycle, hike and horseback-ride in and around the national park on a weekly basis. I encourage any and all to come enjoy this jewel on the east side of Tucson. However, I expect the Board of Supervisors to vote against the proposed "Bike Ranch" development.

This is not an anti-bike or pro-bike issue. Quite simply, this is a commercial development issue in which a resort will be built within feet of the park entrance. By approving this resort, the supervisors would set a precedent for future commercial development and will negate the positive impact of the buffer zone.

This is not a NIMBY issue. All Tucson residents should be anxious to protect our most valuable

resource in the Saguaro National Park.

Monica Christensen
Southeast side

az Daily Star 5/20/19 Monday

Bike resort raises safety, fairness issues

Building directly across from the entrance to the Saguaro Park is a recipe for deadly accidents. Frequenting the park for six decades, I've seen a huge increase in traffic on Old Spanish Trail that will exponentially grow with the thousands of new homes slated for Rocking K Ranch. The safety issue of hundreds of bikers a day using up to 50 mph area roads should be of paramount concern. Inevitably bikers will want to experience not just the eight-mile Park Loop but the 131-mile Loop surrounding Tucson, a long distance away. It would be safer and much less impact to build closer to the larger Loop.

Supporters are turning a blind eye to destroying animal corridors, disturbing predatory bird activities with additional night sky light and the outdoor noise from a hundred people on vacation once biking is over. How unfair to existing neighbors who built their dream homes decades ago for the peace and quiet and assurance that a project like this would never occur.

Filomena Blankenship
East side

MY HOMETOWN

TUCSON, AZ

Lexy Ward, a mom of two and founder of DIY and lifestyle blog *Proper* (theproperblog.com), takes us on a tour of her favorite spots.



→ eat

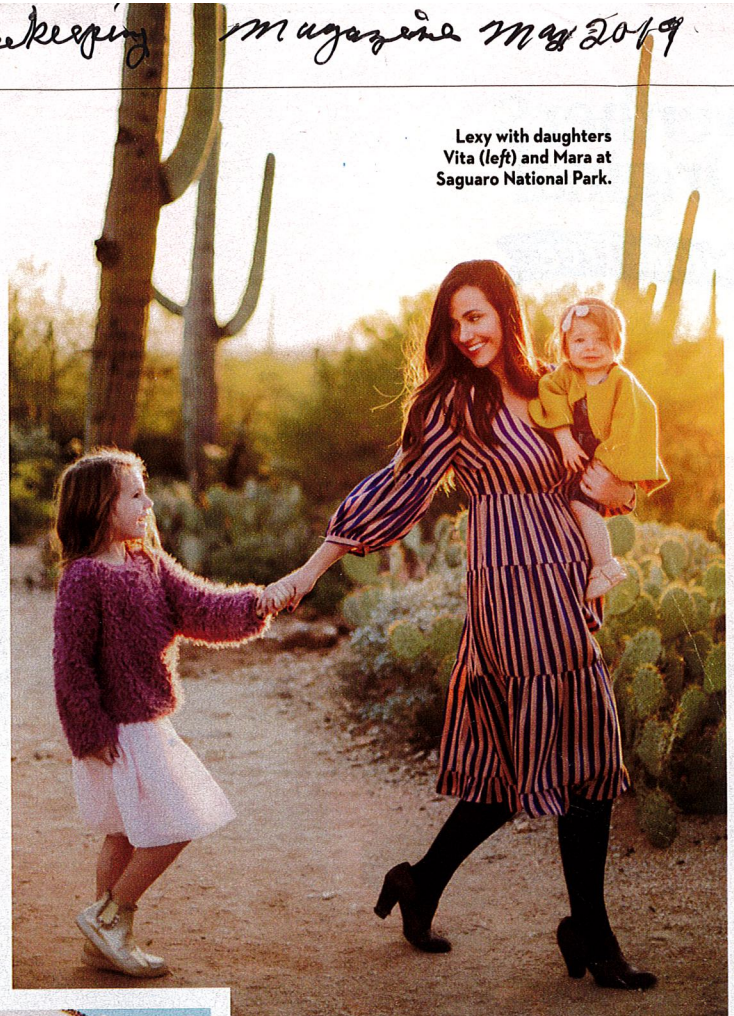
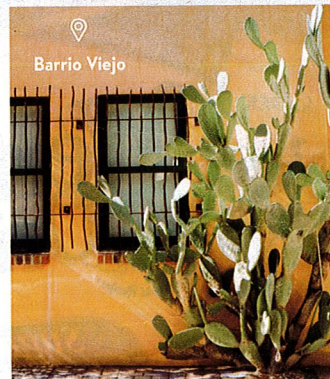
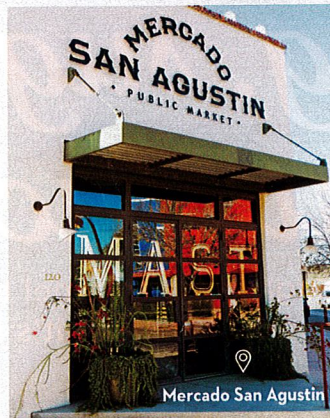
"In addition to the good taco trucks in the city, **Boca** is my go-to for when friends come to visit. I've never met a Boca taco I didn't like. **Mercado San Agustín** is home to a variety of shops and restaurants that'll give you a taste of the Southwest. While you're there, be sure to try the pan dulce from La Estrella Bakery."

→ shop

"**Bon** sells a carefully curated collection of items ranging from clothing to unique planters to kitchen and entertaining ware. They even have a section of stylish goods for kids."

X → explore

"What do you come to the desert to see? Cactuses, of course! At **Saguaro National Park**, you'll be surrounded by some of the tallest ones in the nation. Also check out **Barrio Viejo**, a neighborhood filled with a colorful selection of 19th-century homes built from adobe. Some of these have been converted into offices and bars, but they all still have that old-world charm."



Lexy with daughters Vita (left) and Mara at Saguaro National Park.

