

# AGENDA MATERIAL

DATE 7-2-19 ITEM NO. RA 34

**From:** kirsten walker  
**To:** COB mail  
**Subject:** Conditional User Permit for Bike Ranch: Case P19CU00005  
**Date:** Thursday, June 27, 2019 4:58:46 PM

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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.  
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Dear Board of Supervisors

Please do NOT grant a conditional user permit for the Bike Ranch Motel that is purposed on Old Spanish Trail across from Saguaro National Park East. Case P19CU00005

My husband, sons, and I live at 11835 E Calle Aurora across from Saguaro National Park off of Freeman Road. We are not fans of the cyclist packs that frequent Freeman Road and we are not fans of the traffic that has increased on Freeman road, due to all the new construction in Vail. The combination of these two is bound to lead to catastrophe. Many commuters use Freeman/Old Spanish Trail to access mid-town Tucson and many cyclists use Freeman/Old Spanish Trail. The cars are frequently exceeding the speed limit and the cyclists are frequently disobeying laws, such as stop signs and riding more than 3 abreast over blind hills. We do not want to see MORE cyclists introduced to the area, we would like to see less. And we don't not want to add more traffic to an already congested area.

We also do not want to encourage any type of business into the Buffer Zone, it is simply going to spiral out of control, leaving room for multiple businesses along the quarter that was intended to remain as natural as possible. Please do NOT grant a conditional use permit and do not set a president for encouraging commercial establishments in this area.

Thank you

Kirsten Walker

JUN 28 19 08 23 PCD KDFM *bl*

**R. ROY JOHNSON**  
**3755 S. HUNTERS RUN**  
**TUCSON, AZ 85730**  
Phone [REDACTED]  
E-MAIL: [REDACTED]

June 24, 2019

Dear Supervisors:

I oppose the proposed Bike Ranch across from the entrance to Saguaro National Park. My wife and I have been residents of this neighborhood for 30 years. In addition to being a concerned Park neighbor I speak as a PhD scientist that worked with National Park Service issues for 3 decades. In 1973 I began as a member, of the Western Regional Advisory Committee, a western U.S. group that served as consultants to the National Park Service on management and science issues. From 1974 to 1992 I was a National Park Service Research Scientist. During that time I was involved in numerous research projects that studied impacts of various activities on Park resources and how factors such as crowding affected the Park visitors' experience.

**Old Spanish Trail in the vicinity of Saguaro National Park headquarters is already a dangerous road with bimonthly vehicle mishaps (see attached table) including at least 1 fatality at the corner of Old Spanish Trail and Freeman Road.**

**Allowing the construction of the proposed Bike Ranch across from the entrance to Saguaro National Park would increase CONGESTION in the area, thus increasing the probability of a vehicle collision with a bike or horse, possibility causing serious injury or death to a bicyclist or equestrian and/or to a vehicle occupant. Knowing of this congestion in advance and ignoring warnings of liability increases the legal liability of the Bike Ranch and perhaps any governmental agency approving its construction.**

A "CONGESTED AREA" standard highway sign has already been placed on Old Spanish Trail 0.1 mile south of the Park entrance. Also, when approaching the Park entrance from the north on Old Spanish Trail there are numerous highway warning signs declaring: "CURVES AHEAD," "WATCH FOR ANIMALS," an equestrian sign, and speed limit signs.

The proposed Bike Ranch would be in the midst of a 0.4 mile stretch of Old Spanish Trail (OST) that already has 8 entrance/exit points onto OST:

1. 2 Major intersections
  - (A) OST and Escalante Rd. to the south
  - (B) OST and Freeman Rd. to the north
2. 1 Minor intersection
  - (A) OST and Pantano Trail
3. 5 Entrances to OST from local establishments
  - (A) Saguaro National Park, directly across from a proposed Bike Ranch entrance
  - (B) Saguaro Corners restaurant
  - (C) 2 Private residences
  - (D) Driveway to a series of houses rented by the previous owners

JUN 28 19 08 23 PCD KCFB

27

The proposed Bike Ranch would also have 2 entrances and even though the entrance directly across from the Park entrance might be chained and for emergency vehicles, etc., bicyclists would have no trouble bypassing that chain, directly into Old Spanish Trail traffic.

In 2014, approval for the proposed Bike Ranch was blocked by then County Supervisor Ray Carrol, Park Superintendent Darla Sidles and Assistant, Scott Stonum. We have been told that since 2014 the Bike Ranch developers have made modifications to their original plan in order to make it more palatable. Alternatively, we would suggest that the developers instead (1) waited until there had been a turn-over of the County Supervisor as well as both Park Administrators in an attempt to do an end run and seek approval for their plan and (2) found a way to make their venture more profitable. There has been only one meeting between developers of the proposed Bike Ranch and Park neighbors, and then not until toward the end of the planning process. In addition, I have worked closely with leaders of Save Saguaro National Park, met with Park Administrators, and have been involved in several neighborhood meetings about the proposed Bike Ranch. I have yet to hear of a single person that has been contacted and asked for input by either Bike Ranch developers or Saguaro National Park administrators.

In the meantime, Bike Ranch developers have received a report, dated February 25, 2019, from the engineering firm, Psomas. This report is entitled “an evaluation of traffic conditions associated with the proposed Bike Ranch Resort.” What is perhaps more interesting about that report is what it does not say rather than what it does say. For example, in the “smoke and mirrors” of this report the term CONGESTION is never used despite the “CONGESTED AREA” highway sign on OST where the Bike Ranch is proposed and located just a couple of hundred yards south of the Park entrance. Nor does the report mention the numerous highway signs immediately north of the Park entrance that warn of things such as horses and riders, and curves ahead. That report also has an online reference to a regional bike map that shows Old Spanish Trail north of the Park as a SHARED USE bike path. That is because that section of Old Spanish Trail (OST) is shared by bikes, horses and riders, cars, trucks pulling trailers, and hikers, all approaching the Park from the north, adding to the congestion of that section of OST. In addition, within a distance of 0.2 of a mile there are:

1. A sharp curve on OST
2. The Park entrance
3. The major intersection of OST with Freeman Rd.
4. The intersection of Pantano Trail with OST
5. The entrances to 2 residences

So, you can understand why we’re skeptical when the engineering report done for the Bike Ranch suggests that everything should be hunky dory with the Bike Ranch being plopped down on top of all of this congestion and that no traffic problems are expected to be associated with development of the Bike Ranch. I would term it differently—**as an accident waiting to happen.**

As a resident of the area and a retired National Park Service Research Scientist I request that you not approve the proposed Bike Ranch. Thank you for the opportunity to present my views on the subject.

Sincerely,  
R. Roy Johnson

VEHICULAR MISHAPS ALONG OLD SPANISH TRAIL (OST) AND ASSOCIATED  
ROADWAYS ADJACENT TO SAGUARO NATIONAL PARK AS REPORTED BY  
PIMA COUNTY SHERIFF'S OFFICE—January, 2015-May, 2019

Reports abstracted by R. Roy Johnson, PhD

CRASH REPORTS

Date	# of pages	Location	Details
2015			
1/10	5	OST & Escalante	Vehicle rear-ended another vehicle turning left onto Escalante pushing it off of roadway
2/12	5	OST & Escalante	Vehicle rear-ended another vehicle stopped for 3 <sup>rd</sup> vehicle turning left onto Escalante
4/11	5	OST & Escalante	Vehicle turned from Escalante into pathway of oncoming vehicle on OST causing collision.
10/19	5	OST & Escalante	Vehicle turned from Escalante into pathway of oncoming vehicle on OST causing collision (see also INCIDENT REPORT)
11/15	5	OST & Freeman	Vehicle on curve traveling NW past Freeman Rd. lost control and veered SW across OST and into desert vegetation
2016			
10/29	5	OST & Freeman	Vehicle turned from Freeman Rd. onto OST, hitting oncoming vehicle on OST.
2017			
1/28	5	OST & Freeman	2 vehicle collision at junction of 2 streets
2/25	5	Freeman & OST	Single vehicle found w/o occupants in ditch along Park boundary (see also INCIDENT REPORT)
3/13	5	Escalante ca. OST	Two vehicle collision at entrance of private road on Escalante ca. OST
4/10	5	OST & Escalante	Vehicle rear-ended another vehicle stopped for oncoming traffic before turning left onto Escalante
6/20	5	OST & Escalante	Single vehicle ran off of OST
10/28	5	Escalante ca. OST	Vehicle rear-ended another vehicle turning into private driveway
12/17	5	OST & Freeman	Single vehicle damaged in accident on OST, driver arrested for DUI (see also INCIDENT REPORT)
12/19	5	OST & Escalante	2 vehicle collision at junction of 2 streets
12/26	5	OST & Escalante	2 vehicle collision at junction of 2 streets
2018			
4/09	16	OST approaching Escalante from S	Single vehicle ran off of OST, damaging vehicle; possible DUI (see also INCIDENT REPORT)

2019

3/17	3	OST & Freeman	Two vehicle collision at junction of OST & Freeman
3/21	3	OST & Freeman	Single vehicle turned onto Freeman from OST and ran off of roadway & through fence into Saguaro National Park
4/12	3	OST & Escalante	Vehicle rear-ended another vehicle turning L from OST onto Escalante
5/4	3	OST & Escalante	2 vehicle collision at junction of 2 streets

PAGES 90

INCIDENT REPORTS

Date	No. of pages	Location	Details
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2015

2/13	8	OST & Escalante	Two vehicle minor accident in Saguaro Corners parking lot
3/18	13	OST & Freeman	Vehicle traveling 83± MPH in 45 MPH zone, driver intoxicated
5/28	7	OST & Escalante	Driver arrested for driving on suspended license
10/19	5	OST & Escalante	Vehicle turned from Escalante into pathway of oncoming vehicle on OST causing collision (see also CRASH REPORT)
11/30	4	OST & Escalante	Hit and run when a pickup hit a vehicle turning onto Escalante from OST and pickup sped off

2016

12/27	3	OST and Pantano Trail	Vehicle traveled around curve too fast, ran off of Pantano Trail over bolder and cacti, leaving parts of the vehicle that then fled
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2017

2/21	12	OST and Saguaro National Park	Park officer reported irregular driving and driver arrested for DUI
2/25	7	Freeman & OST	Single vehicle found w/o occupants in ditch along Park boundary (see also CRASH REPORT)
3/9	3	OST & Freeman	Vehicle off of the roadway near Park
4/12	17	OST & Escalante	Vehicle off of the roadway near Park, driver arrested for DUI
12/17	12	OST & Freeman	Single vehicle accident on OST, driver arrested for DUI (see also CRASH REPORT)

2018

4/09	16	OST approaching Escalante from S	Single vehicle ran off of OST, damaging vehicle; possible DUI (see also CRASH REPORT)
8/15	3	OST N of Escalante	While parking Sheriff Dept. vehicle beside OST ran into road sign damaging rear bumper
9/25	4	OST near Escalante	Jeep driving erratically reported to Officer, went off road, almost hitting other vehicles
10/9	5	Driveway near OST	Side of driveway gave way and caused dump truck to roll onto side

**PAGES 119**

**GRAND TOTAL 209 pages**

**From:** [Bike Ranch](#)  
**To:** [COB\\_mail](#)  
**Subject:** New message - bikeranch.com  
**Date:** Thursday, June 27, 2019 10:01:45 PM

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[Click here to reply](#)

**Name:**  
Dr's Lila and Samuel Flagler

**Email:**  


**Message:**

Bike Ranch Tucson is a no brainer...! It helps the much needed ecotourism of Tucson. It gives bikers a great place to bike in nature. It creates jobs. It brings in more money to the Tucson economy We strongly support this project. Dr's Flagler.

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

2676474908

JUN 28 19 08 23 PCD KLF BD

38

**From:** John Kuebler  
**To:** COB mail  
**Subject:** Bike Motel  
**Date:** Friday, June 28, 2019 7:27:21 AM

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I bought my property at 720 S. Freeman in 1974 so I could enjoy the peace and quite in the buffer zone. I am opposed of the Bike Motel. Let's keep it quite. Please vote NO.

Thank You, John W. Kuebler

JUN 28 19M0823 PC CLKF HP

BR



**From:** Rebecca Wolcott  
**To:** COB mail  
**Subject:** Bike Motel  
**Date:** Friday, June 28, 2019 9:19:29 AM

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Good Morning,

I wanted to let you know of my and my family's concern about the Bike Motel. I drive my daughters to school and pick them up every single day. We live in Rocking K so I get to see, many times a day, how the cyclists ride. Most riders DO NOT FOLLOW the rules. They mostly ride on the white line or outside of it. It is extremely dangerous to be riding at that time in the morning and during rush hour in the pm. It will only get worse once the new high school is built. Old Spanish Trail is a 50 mph road. There is always traffic from the other direction and it's very hard to go around them. They do not stick to the 1 or 2 rider positions. Especially when racing season is coming. They ride in large groups and refuse to move over because they don't want to loose their place. I really hope this does not get approved along with most of our neighbors. We care about this town and the park. We do not want our small special place to have even more people or dangerous conditions.

Thanks for reading,  
Rebecca Wolcott and family  
Sent from my iPhone

JUN 28 19:09:25 PCD KDF RD

**From:** [REDACTED]  
**To:** [COB\\_mail](#)  
**Subject:** Re: Case P19CU00005 Bike Ranch  
**Date:** Friday, June 28, 2019 11:01:14 AM

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I am opposed to this Bike Ranch being built in violation of the buffer zone of Saguaro National Park. The natural beauty of the park will forever be ruined. With the increased lighting we will no longer see as many of the stars as we do now with the dark skies. It's nice to be able to go a few miles to experience the beauty of the nighttime skies without light pollution.

By allowing this "Ranch" (hotel) to be built next to park will create more traffic in the already congested area. There are many walkers and cyclists that use this park and surrounding area. It is very peaceful. Adding a hotel will create more noise and ruin the tranquillity of the area.

Although I don't live next to the park, I do live in the Discovery Ridge neighborhood which is off Houghton and Old Spanish Trail. I moved here 32 years ago because of the open space and rural feel to the area. As Tucson grows, it is inevitable that there will be housing growth. But building in a Buffer Zone right next to Saguaro National Park is wrong. The buffer zone was put in place to protect the park from encroachment. The park is for ALL to enjoy.

I am OPPOSED to this Bike Ranch or anything else being built in this buffer zone that is not within the zoning currently being allowed.

Sincerely,

Mary Hensley  
1601 S. Barbados Pl  
Tucson, AZ 85748

COB\_mail  
JUN 28 11:01 AM '19

28 June 2019

Dear Chair Elias, Supervisors and staff

The Tucson Audubon Society, National Parks Conservation Association and myself appreciated the opportunity to meet with MJM Consulting (Michael Marks) and an owner/developer of the proposed Bike Ranch, Kelly Matthews, on June 18<sup>th</sup>, at Mr. Marks request. We had a cordial meeting where we were informed of the desire of the developer to make this a net-zero example of sustainable development that would not only comply with, but also exceed the expectations of the Pima County Buffer Overlay Zone Ordinance (BOZO). We applaud this goal and incorporate the Bike Ranch LLC Program for Sustainability by reference.

Though there seemed to be no opportunity to address any changes in the configuration of the proposed development plan, nor any willingness to include discussion of the adjacent parcel to the south of the parcel in question and it's future development, which will actually be contiguous with the proposed Bike Ranch, we appreciated the opportunity to express our concerns. Though Ms. Matthews was not amenable to any further delay of the upcoming hearing, we wish to reiterate our willingness to work together to exceed the basic BOZO requirements and contribute to the creation of a model project.

Mr. Marks offered a few additional special conditions the developer would entertain and we adjourned to consider same. Below, please find special conditions we would suggest might be appropriate for consideration, subject to staff review for conformity.

**ADDITIONAL SPECIAL CONDITIONS REQUESTED, if approved**

1. The owner/operators of the Bike Ranch shall maintain an open, collaborative and cooperative communication program with Saguaro National Park (SNP) administration/staff during all planning, permitting, construction, and operational stages of the Bike Ranch. This agreement shall be formalized and shall be recorded as a covenant, to run with the parcel(s) in perpetuity.
2. The design, construction and operation of the parking lot, driveway, all structures, walkways, and other common areas, including swimming pool and seating areas, and any disturbed lands shall implement 1) measures to reduce the heat-island effect including the use of permeable pavement alternatives, pergolas and lattice structures to support vines, trees, and solar panels, or a combination thereof for shading, 2) measures for the use of water harvesting throughout the site, from buildings, permaculture techniques, low impact

JUN 28 19 02:41 POC/KCF/ED

design and other green infrastructure, etc., 3) enhanced vegetative and/or other visual screening to mitigate the visual impact on Saguaro National Park, both from the entrance and from heights within the Park, and 4) enhanced vegetative and water harvesting features to support suitable habitat for resident and migratory birds, other pollinators such as butterflies, moths and bats, herps, small mammals and other wildlife and provide permeability for wildlife.

3. The owners/developers/operators of the Bike Ranch shall consult with the Tucson Audubon Society (TAS) during the design, planning, construction and operational phases, at minimum prior to groundbreaking, during surface disturbance and construction activities, and post-construction, and at 6 months intervals thereafter to monitor vegetation development and implementation of permaculture principles, and for input on matters raised by that organization in the letter it wrote to the Pima County Board of Supervisors May 17, 2019, such as the following point.
4. The owners/operators indicated the intention to seek LEED Platinum certification for all construction. We encourage and applaud this standard, and would request the inclusion of the LEED Pilot Credit #55 – Reducing Bird Collisions. Building ‘bird friendly’ is compatible with the LEED system, especially when included in construction planning from the beginning.
5. The owners/operators shall reestablish and restore all existent drainages (minor washes) on the property post construction utilizing permaculture techniques to slow flow and establish suitable vegetation, wildlife habitat and wildlife permeability values.
6. Roof colors shall comply with or exceed the Buffer Overlay Zone (BOZO) restrictions found in Zoning Code Section 18.67.050.C. Additionally, any roof coating material used shall be colored tan or grey or light green or a combination thereof, whichever is deemed best for visual screening from the Park, in consultation with the SNP administration/staff and TAS.
7. All graded or otherwise disturbed but not built on land shall be revegetated with plants on the BOZO Plant List, at minimum, and may be augmented, based on elevation, soils, and microhabitat characteristics, to provide groundcover, mid-story and canopy suitable for the site to enhance habitat and permeability for birds and other pollinators, herps, small mammals and other wildlife, subject to the prior approval of the planning director or authorized county representative.
8. All exterior lighting fixtures shall be shielded at the top and sides so as to provide for the minimum requirements for public safety while at the same time not be more visible than necessary from beyond the property to minimize light pollution to the maximum extent practicable, even if this exceeds current BOZO requirements. That could include

incorporating red lights, such as those used on Kitt Peak at night, to minimize impacts.

9. No erosion hazard setback variances shall be sought or granted.
10. Exterior paint of any structures shall be chosen so as to minimize visibility from all aspects of SNP, even if this exceeds the requirements of the BOZO.
11. A conservation easement shall be placed on all natural, undisturbed open space pre ground disturbance and shall be expanded to include all restored functional open space post construction, that shall allow vegetation planting, irrigation (if appropriate) and maintenance but shall preclude any other future disturbance or development, pursuant to Arizona Revised Statutes Section 33-271, et seq.
12. As the Bike Ranch is a multistory structure, all interior lighting shall be shielded/screened between sunset and sunrise, to the maximum extent practicable, from SNP at night, to maintain Dark Sky goals, even if this exceeds the BOZO requirements.

Respectfully submitted,

Jonathan Horst  
Director of Conservation and Research | Ecologist, Tucson Audubon Society  
520-971-6238 [jhorst@tucsonaudubon.org](mailto:jhorst@tucsonaudubon.org)

Nicole Gillett  
Conservation Advocate, Tucson Audubon Society  
520-209-1810 [ngillett@tucsonaudubon.org](mailto:ngillett@tucsonaudubon.org)

Kevin Dahl  
Arizona Senior Program Manager, National Parks Conservation Association  
520-603-6430 [kdahl@npca.org](mailto:kdahl@npca.org)

Christina McVie  
[REDACTED]

From: [REDACTED]  
To: COB\_mail  
Subject: P19CU00005  
Date: Friday, June 28, 2019 1:23:09 PM

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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.  
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To all the Board of Supervisors,  
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

I live just south of the purposed "Bike Ranch". I am so opposed to this development for many reasons.

The buffer zone should be respected to protect the wildlife. It will destroy any peaceful existence in the immediate area, With light and noise and TRAFFIC!!!! Because there has been so many developments that you all have approved to the south in the Vail area, you all have NOT addressed the need for improving the traffic flow coming and going from the south and north. We now need a stop light at our road in order to pull out on OST. Besides all the vehicle traffic the increase of bicycle traffic has increased and there is ALWAYS the bike people that do NOT observe the rules of the road. Riding 3-5 abreast and not moving over for the

traffic coming from behind them. Old Spanish Trail (in case you don't know) is a 2 lane road and it makes it difficult to get onto OST. We have had at least 3 accidents at OST and Camino del Desierto in the last few years, one involving a bicyclist.

So, I'm asking you to start respecting the desert, animals, environment and those who live and pay taxes in the area. Just to suit a few people on bikes. You know that the Hilton Hotel on east Broadway is a much better place for people who want to use the LOOP to ride their bikes.

So, do your jobs or leave Tucson and our desert if you can't protect it!!!

PROTECT THE DESERT  
PROTECT THE DESERT  
PROTECT THE DESERT

Lois Bowen  
11545 E Camino del Desierto

JUN 28 19 02 42 PC CLK OF BD  
B/C

**From:** [Bike Ranch](#)  
**To:** [COB\\_mail](#)  
**Subject:** New message - bikeranch.com  
**Date:** Friday, June 28, 2019 1:55:49 PM

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[Click here to reply](#)

**Name:**  
Elaine Walsh

**Email:**  
[REDACTED]

**Message:**

I have lived near Houghton & Old Spanish trail for more than 20 years, a native Arizonan born here more than 60 years ago, so you might think I'd be in the NIMBY camp with this project. Although I'll admit to having concerns at first, after careful research and consideration, I support it. This is the best possible use for a unique piece of land. Unlike more housing - which hasn't improved our neighborhood - this will showcase East Tucson, Saguaro National Monument East and Tucson on an international level. It's an exciting, thoughtful and innovative project that will increase our housing values and lead to less traffic, not more.

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

2680596261

JUN 28 15:02:42 PC CLK CF RD  
BL

**From:** [Bike Ranch](#)  
**To:** [COB mail](#)  
**Subject:** New message - bikeranch.com  
**Date:** Friday, June 28, 2019 1:58:18 PM

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[Click here to reply](#)

**Name:**  
French Thompson

**Email:**  
[REDACTED]

**Message:**

In todays society people value those bicycle friendly communities both to live in and to visit. Tucson has the potential to create a greater awareness of bicycle friendly with the addition of Bicycle Ranch Tucson. This would be a great addition to any city in Arizona but Tucson is the chosen location. I urge you to both support it and help make it an outstanding asset to the community.

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

2680598894

JUN 28 19:02:42 PC CLK OF B1  




**From:** Leslie Lowell  
**To:** COB mail  
**Subject:** bike resort  
**Date:** Friday, June 28, 2019 2:37:57 PM

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Leslie Kennedy Lowell  
11361 East Escalante Road  
Tucson, Arizona 85730

June 28, 2019

Pima County Board of Supervisors  
Re: P19CU00005 El Cortijo, LLC, S. Old Spanish Trail #2 Minor Resort

As a resident of East Escalante Road for fifty-five years, I have had plenty of time to watch greedy developers systematically rip the soul out of Tucson, destroying forever the very things visitors come here to see. Predictably, I strongly oppose the proposed bike resort. It simply does not belong across from a beautiful National Park. Most importantly, it would be a huge violation of the buffer zone, which is designed to "enhance the CONSERVATION value of an area," specifically Saguaro National Park. Please consider this matter carefully.

Thank you for your attention and time,  
Leslie Kennedy Lowell

JUN 28 19 02 43 PCD KDF RD

**From:** Kimberly Kistner  
**To:** COB mail  
**Subject:** Please Save Saguaro National Park  
**Date:** Friday, June 28, 2019 4:34:06 PM

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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.

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To whom it may concern:

I am writing this letter to support the natural beauty and unencumbered surroundings of Saguaro National Park and to DENY the Bike Ranch that is proposed to be built. While I am not a resident of Tucson, I visit often and was greatly disappointed to learn that a Bike Ranch is potentially going to be built right next to Saguaro National Park. Because of the close proximity to the park, the proposed Bike Ranch, while not expecting to cause harm or damage to the natural beauty of the park, would disguise its view, diminish its peaceful setting and infringe on the environment that exists today. There are many places to build a Bike Ranch, but this park is fixed in its existence and is there to provide peace and beauty to the residents of Tucson. I kindly ask that you reconsider the placement of a Bike Ranch in another location. As a visitor to Tucson, I would be disheartened to see this development take place near Saguaro National Park.

Thank you for hearing my voice and for your further consideration!

Sincerely,

Kimberly S. Kistner Headen  
320 W. 96th Street Apt. 6B  
New York, NY 10025

JUN 28 19M0439PC1K1E PD

