



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

PUBLIC HEARING – May 21, 2014

DATE: May 20, 2014

TO: Jim Portner, AICP, Hearing Administrator

FROM: Tom Drzazgowski, Deputy Chief Zoning Inspector

SUBJECT: **P21-14-003 – EL CORTIJO LLC – SOUTH OLD SPANISH TR.**
Type II Conditional Use – Minor Resort

LOCATION:

The subject property is located northwest of the intersection of Old Spanish Trail and Escalante Road. The property is located directly to the north and west of Saguaro Corners which is located on the northwest corner of the intersection. The property is approximately 45.00 acres and is zoned SR (Suburban Ranch).

SURROUNDING LAND USE OR CONTEXT:

Properties to the north, west and south are also zoned SR. All property to the east of Old Spanish Trail is part of Saguaro National Park and is zoned IR (Institutional Reserve). IR zoning is reserved to national parks and other parks and large government land holdings. Saguaro Corners which abuts the subject property to the southeast is zoned CB-1 (Local Business).

PUBLIC COMMENT:

To date staff has received a substantial amount of calls on the case. Callers are concerned about the development far exceeding the density of the surrounding area. In addition, the buffer from the national park and transportation issues were raised by many callers. Staff also has received numerous letters of correspondence. Staff has included the correspondence with the report. Additional comments received will be provided to the Hearing Administrator at the hearing.

PREVIOUS CASES ON PROPERTY:

There are no previous cases on the property.

BACKGROUND INFORMATION

The subject property is located in eastern Pima County in an area classified as low density.

All residential properties in the area are located on property that is zoned SR and requires a minimum lot size of 3.3 acres. Immediately to the east of the subject property is Saguaro National Park which is a regional destination for hiking, biking and other recreational uses. The access to the park is located directly across Old Spanish Trail from the northeast corner of the subject property.

Currently the property has eight rental units on the property. The units were permitted and constructed in the late 1950's and early 1960's. There are no recent permits for updating or remodeling of the rental units.

This project is subject to the Buffer Overlay Zone (BOZO) requirements of the Pima County Zoning Code since this property is a minimum of 25 acres in size. There are design standards that apply because of the BOZO requirements. Some of the requirements are increased setbacks, location and designs of walls and fence to minimize interference with wildlife movements and lighting requirements that will need to be met during the Development Concept Permit and Building Permit process.

The Bike Ranch submittal consists of 49 units plus an onsite manager unit. The development is proposed on the eastern portion of the 45 acre property. The proposal includes 11 casitas which consist of 3 separate, independent suites. There is also a luxury casita and 15 bunkhouses. The bunkhouses are located in the northern section of the property. Some of the bunkhouses are proposed to be two stories. A Bike Barn and Ranch House are also proposed. The Ranch House consists of a large dining room and living room/lounge. There will also be a kitchen and office space in the 12,000 square foot building. The Bike Barn includes a bike shop and other fitness related facilities such as training and fitness rooms and yoga studio.

DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL

The Department of Transportation and the Flood Control District have been provided copies of the Bike Ranch submittal. Both departments provided comment memos which have been included. Neither department objected to the request. The Department of Transportation requested one condition be included which is listed below.

Department of Transportation Special Condition

The property owner/developer shall dedicate 45 feet of right-of-way for Old Spanish Trail, and 45 feet of right-of-way for Escalante Road.

CULTURAL RESOURCES

Please be aware that Pima County cultural resources requirements could apply to Pima County Conditional Use Permits. If cultural or historic sites will be impacted by the proposed use, mitigation of impacts on sites eligible to the National Register of Historic Places could be required before the County issues the building permit. A first step in identifying the cultural resources status of your property is to request an archaeological records review from the Arizona State Museum (ASM), at 621-2096, and submit it with the permit application. The County Office of Cultural Resources and Historic Preservation will review the ASM report and determine whether additional cultural resources actions are necessary.

DEVELOPMENT SERVICES COMMENTS/RECOMMENDATION:

Overall this type of use in the appropriate location appears to be a valuable asset to the community. Tucson Arizona is consistently ranked in the top ten of most bike friendly towns in the country. The combination of natural desert environment, cloudless days and warm climate attracts recreational enthusiasts to Tucson and the surrounding community. Providing these types of visitors' additional recreational options further solidifies Tucson as a recreation vacation destination.

While there are positives to this type of development, there are numerous concerns that staff has about the project. One of the greatest concerns is the amount of opposition to the project. The number of neighboring property owners staff has spoken to on the project is substantial. Some of the property owners who staff spoke stated they had never been contacted by the owners of the subject property. Others had received a written letter from the owners. Staff believes a collaborative approach where neighbors are engaged from the beginning of the project is the best approach. In discussion with neighboring property owners, staff has heard many of the same issues being raised. Most concerns were about increased traffic and safety, density being inconsistent with the surrounding area and the development's proximity to the national park.

An additional concern for staff is the concentration of units on the property compared to the neighboring properties and the area as a whole. Forty-nine units on a 45 acre property equates to one unit for each .92 acres. It appears that every property in the area is located on at least 3.3 acres. The closest residential property where a residence is located on an acre or less is over 1.25 miles away, making the number of units proposed inconsistent with the neighboring properties. Should the Hearing Administrator decide to recommend approval, staff suggests additional conditions be added to ensure the remaining portion of the 45 acre property is left predominantly natural and free of development.

A third concern is the close proximity to Saguaro National Park. The proposed development begins approximately 300 feet from Old Spanish Trail and Saguaro National Park. It appears that portions of the subject property further to the west could provide a better buffer from the park. Staff believes input from the Saguaro National Park and Friends of Saguaro National Park is critical in ensuring that there is limited negative impact on the park. The access road to the site from Old Spanish Trail has existed on the property for many years and can be seen in aerial photos from 1998. This property is subject to Section 18.67 of the Pima County Zoning Code – Buffer Overlay Zone (BOZO). The BOZO restricts access points within 100 feet of a public preserve. While this access drive has existed for many years, staff recommends it should be removed and revegetated, if the project is approved, so access would be limited to Escalante Road. Staff believes the increased traffic related to the Old Spanish Trail access would adversely affect the national park.

Lastly, staff is concerned with the two-story portions of the bunkhouses. The increased height is not in character with the area and could adversely affect neighboring properties and views. Should the Hearing Administrator decide to recommend approval, staff recommends only one-story be allowed for the project.

In conclusion, given the numerous concerns staff does not support this request.

- c: Carmine DeBonis, Development Services Director
El Cortijo LLC, Applicant
John Riggs, Architect



DEPARTMENT OF TRANSPORTATION
201 NORTH STONE AVENUE, FOURTH FLOOR
TUCSON, ARIZONA 85701-1207

PRISCILLA S. CORNELIO, P. E.
DIRECTOR

(520) 724-6410
FAX (520) 724-6439

Memorandum

Date: May 1, 2014
To: Tom Drzazgowski – Deputy Chief Zoning Inspector
From: Jeanette DeRenne, AICP – Principal Planner, Pima County Department of Transportation
Subject: P21-14-003 El Cortijo LLC – S. Old Spanish Tr.

The Pima County Department of Transportation has no objection to the proposed Bike Ranch on the northwest corner of Escalante Road and Old Spanish Trail. The potential trip generation for this project is difficult to calculate because the Institute of Transportation Engineers, Trip Generation Manual, 9th edition, conducted very few studies on resort hotels. Because this use is bicycle oriented, many automobile trips associated with a typical resort will actually be via bicycle. One estimate would be around 13.5 daily trips per occupied room, which would equate to 662 ADT if the resort were at 100% occupancy; however, this estimate is probably high since many trips will be via bicycle.

Old Spanish Trail is designated as a Scenic Major Route on the Pima County Major Streets and Scenic Routes Plan with a planned width of 150 feet. It is currently a paved, two-lane, urban collector road, with 60 feet of existing right-of-way. The current traffic count for Old Spanish Trail is 4,015 ADT and the capacity is 15,930 ADT.

Escalante Road is a paved, two-lane, county maintained urban collector road. It is designated as a major route on the Pima County Major Streets and Routes Plan with a planned width of 150 feet. The existing right-of-way for Escalante Road varies between Houghton Road and Old Spanish Trail, but is generally around 60 feet. The current traffic count for Escalante is 3,040 ADT and the capacity is 15,930.

The Department of Transportation recommends the following conditions for this Conditional Use Permit request.

The property owner/developer shall dedicate 45 feet of right-of-way for Old Spanish Trail, and 45 feet of right-of-way for Escalante Road.



DATE: May 16, 2014

TO: Thomas Drzazgowski, DSD
Deputy Chief Zoning Inspector

FROM: 
Greg Saxe, Ph.D.
Env. Plg. Mgr

SUBJECT: Bike Ranch Conditional Use Permit

I have reviewed the subject request and have the following comments:

1. One mapped regulatory wash impacts the parcel along Escalante Road with a regulatory 100-year peak discharge just downstream of over 500 cfs.
2. In addition to floodplains and erosion hazard setbacks, this wash has Pima County Regulated Riparian Habitat designated as Important Riparian Area associated with it. While the floodplains and setbacks have not been shown the habitat and topography have. The site has been designed to avoid encroachment of these and other non-regulatory washes on the site.
3. A Development Plan is required and these resources will be further identified. Requirements including floodplain delineation, setbacks, habitat avoidance and retention detention will be determined at that time.

Therefore, the District has no objection or special conditions to recommend.

If you have any questions or need additional information, please contact me at 724-4600.

GS/sm

cc: File



BIKE RANCH

Cycling Resort

3700 S Old Spanish Trail
Tucson, Arizona 85730

April 10, 2014

Bike Ranch combines the amenities of a boutique resort with a world-class training facility, an exciting and original concept that will attract enthusiasts at all levels, from leisure to competitive team cyclists.

The architecture of Bike Ranch is based on the iconic Arizona dude ranches of the 1940s, using traditional designs and natural materials juxtaposed with high styled contemporary elements. The goal is to create a sense of place that is uniquely Tucson, a visual metaphor for the city's past and future.

Committed to sustainability in all aspects of its design and function, Bike Ranch will implement many innovations in energy and water efficiency, and will preserve the indigenous landscaping and topography of the site.

With an emphasis on permaculture, water harvesting and water recycling, Bike Ranch will consider its desert landscaping a continuation of the unique natural environment of its neighbor, Saguaro National Park, East.

Cycling represents a new ethos of health and fitness that includes an awareness of conservation and a commitment to a gentler footprint on the environment. For the modern professional, cycling is becoming the preferred method of networking and has been called the "New Golf" by the Economist Magazine.

A rare combination of perfect year-round weather and topography, and leadership that supports and invests in cycling has allowed Tucson to be recognized as one of the country's pre-eminent cycling cities.

Bike Ranch's goal is to propel the recognition of Tucson as a cycling destination to a new level both nationally and internationally. The sport of modern day cycling is multi-faceted, and Tucson offers equally ideal training for devotees of Road Biking, Mountain Biking, Crossover, and Triathlon.

No matter the preference, Bike Ranch is perfectly situated to offer dozens of fabulous rides literally outside its door. Bike Ranch wants to inspire people to exercise, to live healthfully, and to appreciate the natural environment.

Development

Located on 45 acres at Old Spanish Trail and Escalante Road, the property currently has eight rental houses built in 1958-1960 that range in size from 946 to 2556 square feet. These units are clustered on the southeastern portion of the property, adjacent to Saguaro Corners Ice House restaurant/bar.

Utilizing this existing developed core, Bike Ranch creates a consolidated campus on 21 acres that maximizes natural open space, preserves wildlife corridors and native vegetation, and provides extensive buffer area for neighbors.

Bike Ranch Lodging

The Bike Ranch will encompass three tiers of lodging: casita rooms, luxury suites, and Bunk House rooms, a more economical alternative geared toward national and international team cyclists, and young cyclists participating in USA Cycling National Development Program. The Bunk House is configured around a courtyard with a two-story north side providing a visual screen for a neighboring cell tower.

Bike Barn

The Bike Barn is the focal point and heart of the Bike Ranch and will house an advanced sports facility that includes spinning, yoga and exercise rooms, a Performance Lab, Bike Fit and repair, a bike shop with bicycles for rent.

Food

Bike Ranch menus are specially designed to meet the needs of active, health conscious people who are discerning about food and cuisine. Menus will feature pure food, with locally sourced, organic ingredients, and produce from the Ranch's own organic garden. The Chow House will feature a fully open kitchen offering breakfast and dinner to guests of the Bike Ranch. The indoor/outdoor Kickstand, part of the Bike Barn, will be a fun gathering spot open to the public offering fresh pressed juices, smoothies, coffees, teas and light fare.

Project Participants

Owner

J. Peter Lasher & Kelley Matthews
1400 N Smokey Springs Road Tucson Arizona 85749
520 298 0390
Peter's Cell: 520 403 1125
Kelley's Cell: 520 404 7454
bikeranch@outlook.com
www.bikeranch.com (under construction)

Architect

John Riggs
1344 E Renfrew Place Tucson Arizona 85719
520 319 5909
jbr@johnriggsaia.com
www.johnriggsaia.com

Design

Richard Altuna
6900 Oporto Drive Los Angeles California 90068
323 8746698
richyworks@mac.com



Bike Ranch
April 10, 2014

Why This Use is Proposed:

Bike Ranch is a natural extension of the commitment and investment that Tucson has made to establish itself as one of the country's preeminent cycling communities. The proposed property is located in the heart of Tucson's best cycling with easy access to Saguaro Park, Mt. Lemmon, and the Tucson Loop. As Eastsiders for more than thirty years with a deep appreciation of the area and its nature, we feel that Bike Ranch is the best possible use for this property. It is a relevant concept that incorporates health and wellness, environmental custodianship, sustainable design and construction, and creates an innovative business that will make a positive contribution to our community.

The proposed project encompasses a property that was developed in the late 1950s (prior to the development of the adjacent neighborhoods) with rental houses that form a non-conforming use in SR-zoning. Without any zoning change, the existing houses would allow a lodging focused development, but not of the quality, scope or prestige of the proposed plan.

The existing rental houses, along with the commercial corner which has been a restaurant since 1952, form a "developed core" that has always had a distinctly different personality than the adjacent neighborhood.

Why We Believe This Use is Compatible with the Surrounding Area:

Bike Ranch will enhance the area and is an improvement over the existing low quality housing. There are no examples in Tucson where a resort property has negatively affected adjacent property values.

Saguaro National Park is our most important neighbor. Like the historic lodges that co-exist with many of the great parks, we see ourselves as a supportive facility and a beneficial partner with common environmental objectives.

Environment

Bike Ranch is being designed with a commitment to preserve and enhance the natural environment. Natural vegetation will be left intact wherever possible, and the open campus allows wildlife unimpeded movement across the Ranch. New buildings are sited over existing structures to minimize impact on the landscape.

Bike Ranch
April 10, 2014

Aesthetic

Bike Ranch derives its name from its design based on the historic Dude Ranches of Arizona. Buildings will have the authentic look and feeling of the early 1940s and will be constructed using traditional, natural materials which also are the most energy efficient.

Traffic

Bike Ranch will cause a negligible increase in vehicular traffic. The guest and employee population of the Ranch will be cycling, not driving. Guests will be shuttled from the airport and around town, and staff will have showers, lockers, and a pay incentive for commuting to work by bicycle.

Safety

All staff and guests will be instructed in bicycling safety, traffic laws, and courtesy on the roads and in Saguaro Park.

Lighting

Lighting at Bike Ranch will be low level and shielded in keeping with the Dark Skies Ordinance and our own desire to promote astronomy as an activity for guests.

Sustainability

Bike Ranch will be a LEED certified hotel in its design and operations. One of our key obligations as a desert property is to implement an extensive program of water conservation, recycling and rooftop collection.

PROPERTY INFORMATION

OWNER: EL CORTIJO LLC
ADDRESS: 3700 S. OLD SPANISH TRAIL
TUCSON, ARIZONA 85730
PARCEL NUMBER: 205-62-159G
PROPERTY SQ. FT.: 1,968,671 SQ.FT. (45.19 ACRES)
EAST PARCEL: 923,799 SQ.FT. (21.21 ACRES)
ZONING: SR
LIGHTING CODE AREA: E2
LEGAL DESCRIPTION: S800' W440' E1790' S2 SE4 & LSY
PTN E2 SE4 LYG N & ADJ RD
44.76 AC SEC 30-14-16

LOT COVERAGE CALCULATION

PROPOSED NEW STRUCTURES:	
RANCH HOUSE:	11,121 SQ.FT.
BIKE BARN:	9,744 SQ.FT.
MAINTENANCE / LAUNDRY:	2,750 SQ.FT.
BUNKHOUSE:	11,475 SQ.FT.
CASITAS:	38,016 SQ.FT.
LUXURY CASITA:	2,145 SQ.FT.
MANAGER'S RESIDENCE	1,245 SQ.FT.
CABANA:	420 SQ.FT.
SWIMMING POOL:	14,004 SQ.FT.
COVERED AREAS:	15,100 SQ.FT.
VEHICLE USE:	63,802 SQ.FT.
PEDESTRIAN / BICYCLE PATHS:	12,612 SQ.FT.
TOTAL LOT COVERAGE:	182,434 SQ.FT.
RIPARIAN PRESERVED:	35,526 SQ.FT.
TOTAL OPEN SPACE:	741,365 SQ.FT.

TOTAL LOT COVERAGE PERCENTAGE: **19.75%**

PARKING CALCULATIONS

1 SPACE PER GUEST ROOM: (49 GUEST ROOMS)	49
3.5 SPACES PER 1000 SQ.FT. RETAIL: (2,846 SQ.FT.)	10
10 SPACES PER 1000 SQ.FT. CAFE: (992 SQ.FT.)	10
1 SPACE PER TWO EMPLOYEES: (40 EMPLOYEES)	20

TOTAL SPACES REQUIRED **89**
TOTAL SPACES PROVIDED **110**

RETAIL SQUARE FOOTAGE CALCULATIONS

PIMA COUNTY TITLE 18 ZONING CODE / MINOR RESORTS:
RETAIL AND SERVICE ESTABLISHMENTS, PROVIDED THAT THE
TOTAL FLOOR AREA OF ALL SUCH ESTABLISHMENTS DOES
NOT EXCEED FIVE PERCENT OF THE TOTAL FLOOR AREA
OF THE MINOR RESORT.

TOTAL FLOOR AREA OF MINOR RESORT:	76,916 SQ.FT.
RETAIL AND SERVICE ESTABLISHMENTS:	
BIKE SHOP	2,784 SQ.FT.
KICKSTAND (CAFE)	993 SQ.FT.
TOTAL RETAIL AND SERVICE ESTABLISHMENT	3,777 SQ.FT.
	4.91%

PROJECT SUMMARY INFORMATION

WHY THIS USE IS PROPOSED

PROPERTY & PROJECT INFORMATION

LIST OF DRAWINGS

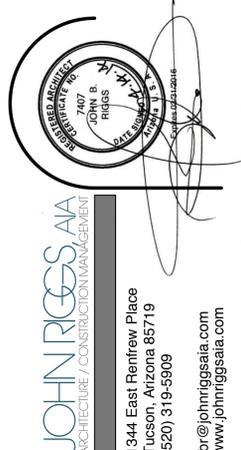
A-1	project description
A-2	site location & preliminary development plan
A-3	floor plans: bike barn & ranch house
A-4	floor plans: casitas & bunkhouse

April 14, 2014

job #13014

A-1
OF FOUR

BIKE RANCH / CYCLING RESORT



Richard Altuna Design, Los Angeles, California

BIKE RANCH RESORT

3700 SOUTH OLD SPANISH TRAIL
TUCSON, AZ 85730



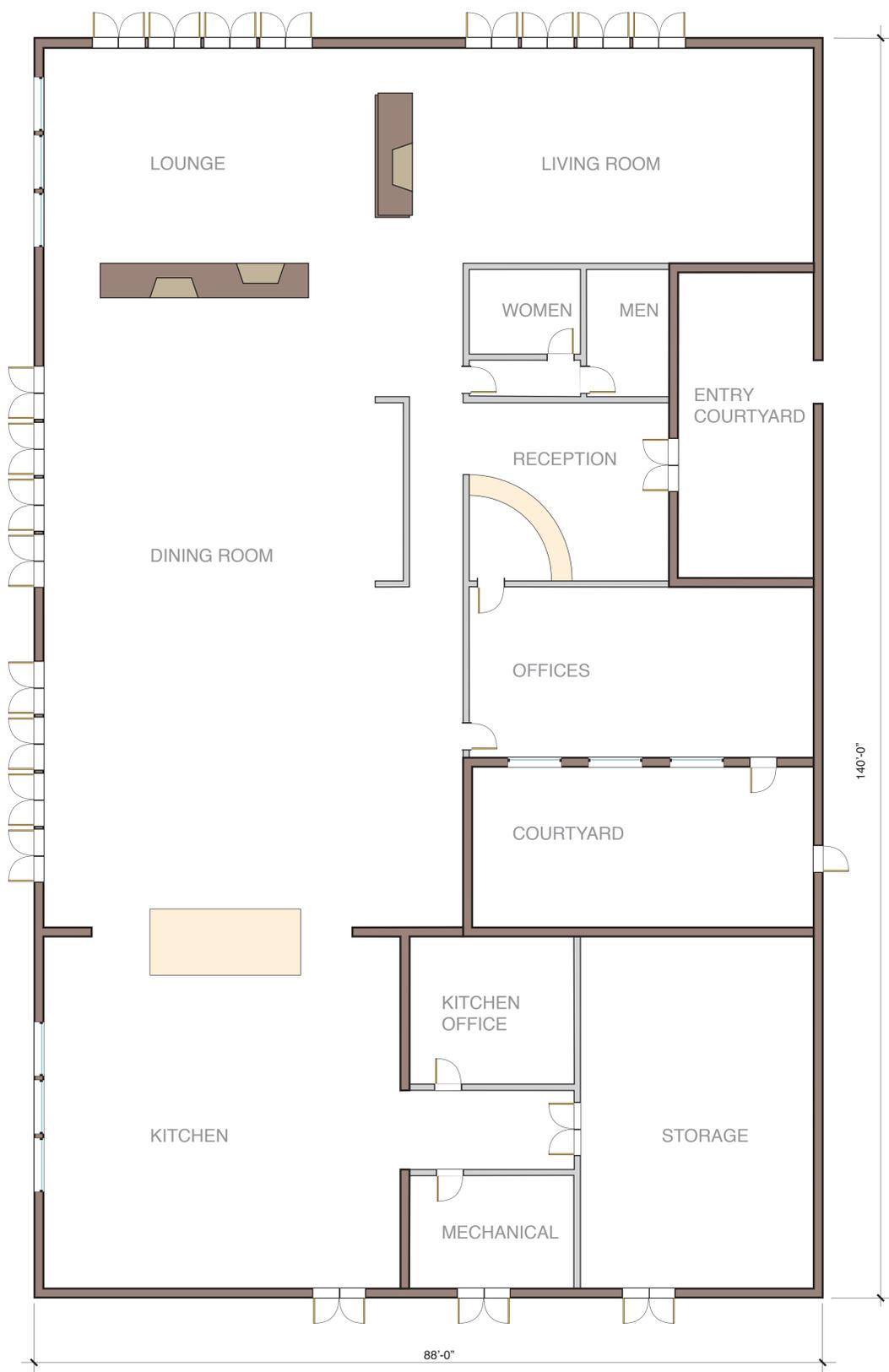
PROJECT DESCRIPTION

LIST OF DRAWINGS	
A-1	project description
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A-4	floor plans: casitas & bunkhouse

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A-3
OF FOUR



RANCH HOUSE FLOOR PLAN SCALE 1/8" = 1'-0"
11,121 SQUARE FEET

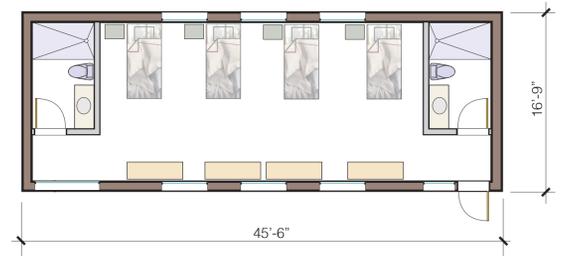


BIKE BARN FLOOR PLAN SCALE 1/8" = 1'-0"
9,144 SQUARE FEET

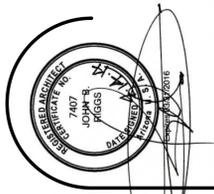
BIKE RANCH / CYCLING RESORT



CASITA "A"
FLOOR PLAN SCALE 1/8" = 1'-0"
 3,456 SQUARE FEET



BUNKHOUSE
FLOOR PLAN SCALE 1/8" = 1'-0"
 765 SQUARE FEET



JOHN RIGGS AIA
 ARCHITECTURE / CONSTRUCTION MANAGEMENT

1344 East Renfrew Place
 Tucson, Arizona 85719
 (520) 319-5909
 jbr@johnriggsaia.com
 www.johnriggsaia.com

Richard Altuna Design, Los Angeles, California

BIKE RANCH RESORT
 3700 SOUTH OLD SPANISH TRAIL
 TUCSON, AZ 85730

CASITA FLOOR PLANS
BUNKHOUSE PLAN

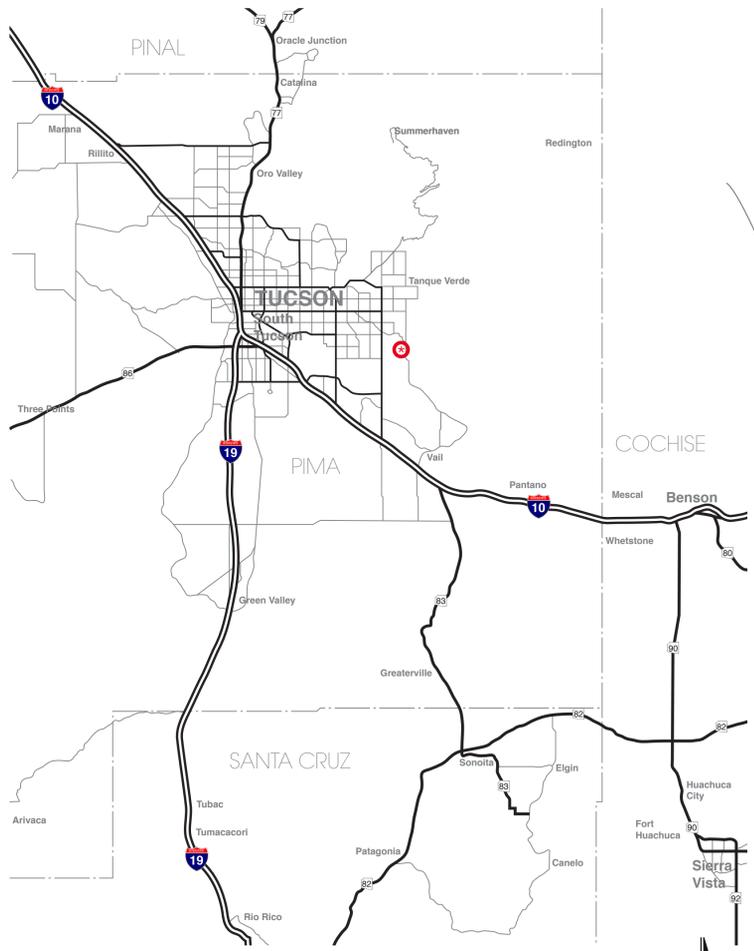
LIST OF DRAWINGS	
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A-4
 OF FOUR

BIKE RANCH / CYCLING RESORT



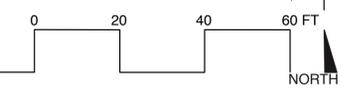
AREA MAP NOT TO SCALE



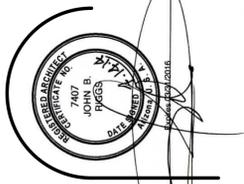
LOCATION MAP NOT TO SCALE



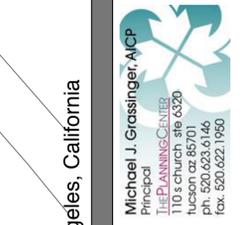
SITE PLAN SCALE 1" = 100'-0"



BIKE RANCH / CYCLING RESORT



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SITE INFORMATION
LOCATION MAPS
PRELIMINARY DEVELOPMENT PLAN

LIST OF DRAWINGS	
A-1	project description
A-2	site location & preliminary development plan
A-3	floor plans: ranch house & bike barn
A-4	floor plans: casitas & bunkhouse

April 14, 2014

job #13014

A-2
OF FOUR

Thomas Drzazgowski

From: Kelley Matthews <bikeranch@outlook.com>
Sent: Sunday, May 18, 2014 9:54 AM
To: Thomas Drzazgowski
Subject: CC&Rs for the 24 Acres

Hi Tom,

If the conditional use is granted, our preference for the remaining 24 acres is to leave it as open space with walking trails.

However, we have told neighbors on the west side of the property that we would place CC&Rs on it to protect it if development ever occurred.

The most important ones are:

- 1.Restricting the property to residential use.
- 2..Requiring a minimum of 90% open space not including driveways and roads.
- 3.Restricting to single story.
- 4.No perimeter fencing.
- 5.No stables or horses.
6. No ATVs or recreational vehicle use anywhere on the site.
7. There will be design guidelines to maintain cohesive architectural character with the Bike Ranch.

Kelley

Thomas Drzazgowski

From: Paula Maxwell
Sent: Monday, May 19, 2014 8:57 AM
To: Thomas Drzazgowski
Subject: Proposed Bike Ranch Rezoning

For your records.

Paula
District 4

-----Original Message-----

From: Eric Christensen [mailto:emkchristensen@earthlink.net]
Sent: Saturday, May 17, 2014 4:58 PM
To: District4; Paula Maxwell
Cc: Christensen Family; kgalepony@gmail.com
Subject: Proposed Bike Ranch Rezoning

Re: Rezoning of land west of Saguaro Corners Restaurant by Bike Ranch LLC

We would like to register our concern with this proposed rezoning.

We have lived within the Saguaro National Park buffer zone since 1997 and close to Old Spanish Trail since 1985. We value the buffer zone in protecting this precious national resource and feel that a variance for the Bike Ranch project would negatively affect our neighborhood and the unique environment of the national park.

In addition, over the last decade we have seen the serious effects of development along Old Spanish Trail. The marked increase in dangerous, high-speed traffic on Old Spanish Trail due to development in the Vail Valley and the numerous parking issues caused by the popularity of Saguaro Corners Restaurant are two examples of the negative impact from development along what is intended to be a scenic, rural road.

We have no objection to the resort as proposed by Bike Ranch LLC as it promotes tourism and good health. However, we feel strongly that this project should be placed outside of the Saguaro National Park buffer zone.

Thank you for your consideration of this issue.

Monica and Eric Christensen
emkchristensen@earthlink.net
4949 S Perlita Rd
Tucson, AZ 85747

Thomas Drzazgowski

From: Frank Franco
Sent: Monday, May 19, 2014 10:21 AM
To: Thomas Drzazgowski
Subject: FW: Ray Carrol, Bike Ranch Resort

Tom,

FYI . I will be sending you a few on proposed Bike Ranch. Thanks.

Frank Franco

Special Staff Assistant to Ray Carroll
Pima County Board of Supervisors, Dist 4
(520) 724-8094

From: Kelly Williams [mailto:kwilliams409@gmail.com]
Sent: Monday, May 19, 2014 9:53 AM
To: District4
Subject: Ray Carrol, Bike Ranch Resort

Ray,

I am writing to voice my concern over the bike ranch resort that has been proposed on Old Spanish Trail.

First off, let me express how distasteful and selfish I believe this proposal is. He can word this proposal any way he would like but it all comes down to one man making a fortune at the expense of the county.

I live on Old Spanish Trail. I utilize the park for both hiking and bicycling. This park is not used primarily by bike traffic, there are many elderly that drive through the park and many out of state visitors that are not able to get out and walk or are not prepared to. If this resort goes through they would have to make the whole loop through the park a walking, biking road instead of a road that many could use.

Next, have you spent much time driving Old Spanish? I suggest you do that, not just one quick pass, but come drive it during rush hour. The traffic is already horrendous, Being an avid bicyclist, even I get frustrated with the bicycle traffic, they refuse to ride single file, even though the county has a law on that, It is never enforced. If you mix the added bike traffic he proposes and the extra vehicle traffic it leaves the county no choice but to widen the road and put in a bike path.

Now add that to the traffic from the development of Rocking K that somehow was passed and we have quite a mess out here in what is supposed to be preserved. The development of Rocking K surprised all of us here as it borders the park.

It seems to me that money is doing a lot of talking and preserving what we have is coming in at the bottom of the list. It will not be long and the attraction to come see the monument will no longer be. Word travels fast among the sect that travels National Park to National Park.

The bike resort should be placed out on the far west side of Tucson or maybe to the South if he would like to preserve Tucson. How about bringing something positive to those areas. They have nothing to offer and could use the help.

The county does not need this resort in this area. It will wind up costing the county more in the long run than it will ever make in taxes. Even if you suggest he pay for part of the road work, like they did in Rocking K, that is not enough when you figure in all the other costs. They are going to dry up the aquifer, and will wind up on city water. They will destroy the environment, no matter how they talk about preserving it. You can not put in what they are proposing and not destroy more than you preserve.

I don't know about you, but I have grandchildren, and I would like to keep something for them to appreciate in the outdoors. We left the town we came from because they did the same..... money talked, only a couple got rich, but in the end no one stayed and no one came to the town. That is what is going to happen to Tucson. There is nothing here for the young people to stay for. The biking resort will not keep out young here. It will bring in short term tourists that really do not care about our state.

He will employ a lot of people at minimum wage or lower as he can use most of them labeled as "food service help" at below minimum wage.

Please really consider all aspects of this.

Once you change the zoning for him it will be a whirl wind of zoning changes for you, as it would be discrimination to only give it to him and Rocking K.

We have decided one of two things, if this goes through, our home is going on the market or we will be the next to jump on the bandwagon. If you are going to allow this then we might as well buy another property to live in where we have the privacy that we bought this place for and then we will start a business here. We have enough land for a business and enough money to pay the right lawyers for the discrimination suit if it is not passed.

As you can see, I do feel strongly about this, as do all of my neighbors.

Please stand up to big business and do what is right, tell him we have seen the quality of his poor style in the structures at Mesquite Homes. Could there be a more poorly designed sub division?

Thank You,

Kelly Williams
7152162655
kwilliams409@gmail.com

Thomas Drzazgowski

From: Frank Franco
Sent: Monday, May 19, 2014 10:22 AM
To: Thomas Drzazgowski
Subject: FW: The Bike Ranch

Frank Franco

Special Staff Assistant to Ray Carroll
Pima County Board of Supervisors, Dist 4
(520) 724-8094

From: BRUCE LAWRENZ [mailto:gsp2sxs@msn.com]
Sent: Monday, May 19, 2014 9:32 AM
To: District4
Subject: The Bike Ranch

Mr. Carroll

I am a graduate of the U of A College of Architecture class of '73, was a licensed and bonded general contractor, as well as a developer in Tucson and Pima County for 45 years, without one single complaint ever filed against me for any reason. In all those years I never violated the trust of the public by attempting to "purposefully get around zoning regulations". This letter is to inform you that I Bruce A. Lawrenz currently reside in the neighbor hood of the proposed "Bike Ranch" and I am **strongly against** the development for a variety of very legitimate reasons.

The **Infrastructure** is not there to support the proposed use as far as I know. **The buffer zone, the Buffer Zone, the buffer zone, hello anybody home? yes I am familiar with the buffer zone amendments, and oh yes the "scenic route designation", but lets ignore that also because somewhere in that ordinance there must be something that will allow the anything goes in any zoning mentality of the Pima County Government.**

Suburban Ranch zoning was and always has been with the individual Rancher/home owner in mind, and yes 60 years ago other uses were permitted under the zoning classification, but these uses were expressly to help the economic needs of the rural community and never intended for the sole **commercial purpose** for which this development is intended.

I believe it is time for all the zoning regulations to be reviewed and redefined in the simplest terms possible, no more subsection X paragraph 6. a 234567898 misinformation. Or the intent of the ordinances being completely irrelevant because of some obscure paragraph written by some county employee long after the "Spirit of the Ordinance" has been agreed to.

If this use is allowed what is going to stop the New Restaurant, the SR zoned heavy equipment yard, the SR zoned home business of recycling oil and gas containers such as but not limited to cars, buses, etc.

Thank You for Your Time and I look forward to meeting you at the Public Hearing and Yes I voted for and Supported You

Sincerely

Bruce A. Lawrenz

Thomas Drzazgowski

From: Frank Franco
Sent: Monday, May 19, 2014 10:22 AM
To: Thomas Drzazgowski
Subject: FW: Please Vote No for Resort at Escalante and Old Spanish Trail

Frank Franco
Special Staff Assistant to Ray Carroll
Pima County Board of Supervisors, Dist 4
(520) 724-8094

-----Original Message-----

From: Jim Sweeny [mailto:jim.and.kathy.sweeny@cox.net]
Sent: Sunday, May 18, 2014 8:16 PM
To: District4
Subject: Please Vote No for Resort at Escalante and Old Spanish Trail

Dear Ladies and Gentlemen,

We are active outdoor enthusiasts in Pima County. Hiking and Trail Riding on Horseback are our main activities. We frequent the intersection of Escalante and Old Spanish Trail at least ten times per week. The resort in question will add to the congestion at the already dangerous intersection and add more cyclists on Old Spanish Trail.

We frequently haul horses south from Irvington Road on Old Spanish Trail. The cyclists are already in too high a volume for safety. They have a three foot bike lane yet their ride on or inside the white line. If I am hauling 7500 lbs of truck, 7000 lbs of trailer, and 2000-3000 lbs of horse at or below the speed limit I cannot slow to pass on many of the hills and curves on Old Spanish Trail. On many occasions I have laid on the horn and prayed while the cyclist continue to behave in a suicidal manner.

The intersection at Escalante and Old Spanish Trail is very dangerous. Many times we turn south on OST only have someone come barreling south and almost run into us and horses. They were not visible when I began my turn south.

My wife and I feel that if you add this resort you will increase traffic at the already dangerous intersection and add more cyclists to OST south of Escalante. This will end in a fatality accident in our opinion. If you support this measure we will hold you in part responsible.

We know you want growth and growth is good, but you must balance growth with risk.

If you support this resort project, then we recommend and expect that you will force the resort to greatly improve the intersection to make it safer ... such as a traffic light; and demand the resort improve and widen the bike lanes on OST and Escalante. All at their expense.

One more thing. I was an avid cyclist before coming to Tucson. I road in cities such as Tampa and St Petersburg FL and San Diego CA. I have never seen such horrible riding conditions as I have in Tucson. If you would just sweep the

bike lanes then maybe the cyclists could stay off the roadways. Many times they are in traffic because of rocks and debris in their lane.

Again, if there is a death on OST ... it is the County's fault for advocating cycling and not keeping the roads.

How close has it come. Four weeks ago near the Julian Wash approaching the Farmers Market. Truck hauling horses coming at me. I am hauling horses. Cyclists going both directions as well. Cyclists over the white line in both directions. The other truck and I hit our horns and put our trailer wheels on the yellow line. I prayed. Not sure what he did. I have not idea how no one or horse was not killed.

Thank you for listening. I do not want to hear that a cyclist has been killed on OST or Escalante.

Jim and Kathy Sweeny

Thomas Drzazgowski

From: Frank Franco
Sent: Monday, May 19, 2014 10:23 AM
To: Thomas Drzazgowski
Subject: FW: Bike Ranch Resort at 3700 S. Old Spanish Trail, Conditional Use Permit For

Frank Franco

Special Staff Assistant to Ray Carroll
Pima County Board of Supervisors, Dist 4
(520) 724-8094

From: David Moritz [mailto:davidjmoritz@gmail.com]
Sent: Sunday, May 18, 2014 1:32 PM
To: District4
Subject: Bike Ranch Resort at 3700 S. Old Spanish Trail, Conditional Use Permit For

Mr. Carroll,

I saw a sign posted by a neighbor to to proposed site of the resort and did some Web research. I have down loaded the Application For Conditional Use Permit and found it to be disingenuous at best.

1. An "Iconic Arizona dude ranch of the 1940s" is not compatible with the architecture of the area. An "Old Tucson" with bicycles just does not fit into the residential nature of the overlay zone!
2. Bike Ranch states that it "...is perfectly situated to offer dozens of Fabulous rides literally outside its door." The issues are how will the number of bicyclist impact Saguaro Nation Park East and the existing roads in the area. Frankly, the bike paths are not properly used by riders now. Remember the "bust" of a bicycle club with riders urinating on the shoulder at Old Spanish Trail and Freeman road. How will Sherriff Dupnik deal with more riders not following the law?
3. The three tier lodging: "casita rooms, luxury suites and Bunk House" will greatly exceed the population density of the area and will adversely impact the adjacent flora and fauna.
4. There is no need for another restaurant next to Saguaro Corners. How will this Bike Ranch restaurant impact the sales at Saguaro Corners and at the Settlement to the south?
5. The existing restaurant (saguaro Corners) and the rental housing DO NOT form a "developed core" The restaurant and rental housing have a distinct personality that is part of the whole Saguaro National Park overlay zone. The proposed resort would destroy that ambiance across the street from the entrance to Saguaro National Park East.
6. It is interesting that the developer calls the rental housing on the property "...existing low quality housing." The property could be subdivided into 3.3 acre plots and sold to maintain the integrity of the overlay and the residential nature of the area.

7. Saguaro National Park East will be negatively impacted by the resort. Saguaro National Park East is not equipped to serve a larger number of bicyclists than already use the park. There has been no mention of the impact to the park on the auto traffic is the main income provider for the park. Why should the Bike Ranch Resort get a free ride using facilities that other visitors pay for!

8. The auto traffic on Old Spanish Trail and Escalante is high every morning and evening. How will this be safe with the major increase in bike riders and autos sharing the road. It must be noted that the bike riders and the high commuter traffic use the roads at the SAME time.

For the reasons stated above, the proposed Conditional Use Permit should be denied!

Yours,

David Moritz
5340 S. Old Spanish Trl
Tucson, AZ 85747
520-296-0515

Thomas Drzazgowski

From: Frank Franco
Sent: Monday, May 19, 2014 10:23 AM
To: Thomas Drzazgowski
Subject: FW: Conditional use permit

Frank Franco

Special Staff Assistant to Ray Carroll
Pima County Board of Supervisors, Dist 4
(520) 724-8094

From: remimc@aol.com [mailto:remimc@aol.com]
Sent: Sunday, May 18, 2014 8:39 AM
To: District4
Subject: Conditional use permit

Ray,

My wife and I are 100% against any expanded commercial development with in the buffer zone around the SNP East. We cannot attend the meeting on 5/21, please pass on our objections.

Thanks,

Remi McKenzie and Amy Redding
11805 E Calle Javelina
Tucson, AZ 85748

Thomas Drzazgowski

From: Frank Franco
Sent: Monday, May 19, 2014 10:23 AM
To: Thomas Drzazgowski
Subject: FW: Resort on buffer zone

Frank Franco

Special Staff Assistant to Ray Carroll
Pima County Board of Supervisors, Dist 4
(520) 724-8094

From: Richard and Theresa Sonnleitner [mailto:rtsonn@q.com]
Sent: Sunday, May 18, 2014 8:25 AM
To: District4
Subject: Resort on buffer zone

Dear Superintendent Carroll,

As a resident living in the area of the proposed bike resort, I am writing to you in the hope that you will consider the ramifications of this proposed change for the buffer zone. The owners "wanted to do something unique with the property that would complement the natural setting." The effects of the venture would negatively impact the environment in terms of wildlife, air quality, traffic congestion, National Park access, and safety. One only has to try and turn north onto Old Spanish Trail from Escalante Road to understand that additional business in that area would put drivers and bicyclists at greater risk than currently exists.

When examining the resort building plans, the 43 units are just the beginning of this enterprise. The domino effect of this proposal related to commercialization would further jeopardize the buffer zone.

Thank you for your review of this e-mail.

Sincerely,

Richard and Theresa Sonnleitner
11141 E. Escalante Road
Tucson, AZ 85730
885-3897

Thomas Drzazgowski

From: Frank Franco
Sent: Monday, May 19, 2014 10:25 AM
To: Thomas Drzazgowski
Subject: FW: Bike Ranch
Attachments: Bike Ranch 1.pdf; Bike Ranch 2.pdf; Bike Ranch 3.pdf; Bike Ranch 4.pdf

Frank Franco

Special Staff Assistant to Ray Carroll
Pima County Board of Supervisors, Dist 4
(520) 724-8094

From: mary karrels [mailto:kmkarrels@yahoo.com]
Sent: Friday, May 16, 2014 3:34 PM
To: District4
Subject: Fw: Bike Ranch

Supervisor Carroll For your information

Saguaro Horsemen Association is a group founded in 1974 whose primary purpose is to ensure equine access to Saguaro National Park. We are dedicated to preserving not only access but the integrity and philosophy of the national Park.

Bike Ranch and Saguaro Horsemen's Association

Saguaro Horsemen's Association Board will meet Monday, May 19 for one hour.

Time: 11:00 AM. Place: Bear Canyon Library meeting Room off lobby. General membership is welcome to come.

What we know

- A proposal for a conditional use permit for a Bike Guest Ranch will be presented at the Pima County Hearing Administrator at 8:30 AM, Wednesday, May 21, 2014 Address: 201 N Stone Avenue in the Basement Conference Room C. This is a public meeting. Concerned residents are encouraged to attend.
- The Zoning hearing is the first and only step before presentation to the full Pima County Board of Supervisors.
- This is not a Pima County project: the reference in the "Vail Voice" article to "Pima County Bike Ranch Project" is misleading.
- A brief description from Ray Carroll, Pima County Supervisor: letter dated May 8, 2014: "A conditional use permit application has been submitted for a Minor Resort (Bike Ranch), on the forty-four acre property located at the 'northwest' corner of Escalante Road and Old Spanish Trail. The property owner is proposing forty-nine units to be used as a bike ranch where bike teams and leisure bike enthusiasts would lodge and train. A central "bike barn" which will

house an advanced sports training facility including spinning, yoga and exercise rooms and a bike rental/repair shop is proposed along with a restaurant. Supervisor Ray Carroll phone: 724-8094.

- Bike Ranch is a private project. Owners of Bike Ranch are: J. Peter Lasher and Kelly Mathews, 1400 N Smokey Springs Road , Tucson, AZ.
- Saguaro National Park has no “official stand” about the proposal but does have concerns per conversation with Chief Ranger Paul Austin, phone: 733-5111.
ie: a. increased impact on park resources
- increased traffic adjoining the park boundary impacting wildlife travel.
- Concerned residents may contact Deputy Chief Zoning Inspector, Thomas Drzazgowski at (520) 724-6675. He can send you the plans for the project and field your questions. These are also “attached” at end of this email.
- Concerns have been voiced by some members of Saguaro Horsemen’s Association: relating to dramatic increase of bicycle traffic on Old Spanish Trail, Escalante and Freeman Road . Increased bicycle traffic in the park itself with inherent probability of incidents between bikes and pedestrians as well as horses and wildlife are equally concerning.

Next: please review the attached information, consider the facts as presented, come up with questions and your concerns and contact your SHA board members or better: come to the meeting – see below.

Letters to Supervisors: a suggestion: rather than just addressing your own supervisor: address your letter to the “Clerk of Supervisors” 130 W. Congress with a request to distribute to all the Supervisors. (you get five for one!)

VERY important!!!!!! Show up at the hearing on Wednesday, May 21 at 8:30 AM!
Public Works Building, 201 N. Stone Avenue. Basement Conference Room C. Try to get there by 8:00: beat traffic; get good parking next door at Stone and Alameda. Your presence speaks volumes.

Thank you for taking the time to consider the implications of a Bike Ranch business near the entrance of Saguaro National Park East.

Mary Karrels
President
Saguaro Horsemen’s Association
Cell 730-1330

Here are some of the plans for the bike ranch. Feel free to call with any questions.

Tom Drzazgowski
Deputy Chief Zoning Inspector
Pima County Development Services
(520)724-6675

Thomas Drzazgowski

From: Tim Staring <Tim@trsbuiders.com>
Sent: Monday, May 19, 2014 1:40 PM
To: Thomas Drzazgowski
Subject: Tim Staring Neighbor of Bike Ranch.

Tom Drzazgowski

I am Tim Staring, neighbor and developer of Saguaro Monument Estates Subdivision located at Escalante & Old Spanish Trail.

Kelley Matthews & Peter Lasher contacted me a few months ago about their future development across the street. After discussions with them, my concerns are related to zoning heights and reflective exterior materials. With these issues addressed I believe the Bike Ranch Development would be a positive addition to the area.

Thank You,

Tim Staring
3885 S. Saguaro Monument Pl.
Tucson AZ 85730

Tim Staring, President
TRS Custom Builders Inc.
3898 S. Saguaro Monument Pl.
Tucson, AZ 85730
Office 520-722-8055
Mobile 520-850-1669

From: Thomas Drzazgowski [mailto:Thomas.Drzazgowski@pima.gov]
Sent: Monday, May 19, 2014 1:22 PM
To: Tim Staring
Subject: Blank Email

Tom Drzazgowski
Deputy Chief Zoning Inspector
Pima County Development Services
(520)724-6675

Thomas Drzazgowski

From: Thomas Drzazgowski
Sent: Thursday, May 15, 2014 3:20 PM
To: JIM PORTNER <jportner@projectsintl.com> (jportner@projectsintl.com)
Subject: FW: Bike Ranch - Parcel 205-62-159G

Jim,
Here is a comment received.
Tom D.

From: zaptel@cox.net [mailto:zaptel@cox.net]
Sent: Thursday, May 15, 2014 2:49 PM
To: Thomas Drzazgowski
Subject: RE: Bike Ranch - Parcel 205-62-159G

Mr. Drzazgowski,

Not sure how large that site plan file is, but I think Cox has a 20 MB limit. Thanks for trying though... Not sure I can make it to your office before the 21st, so I'll just see it when I get there. Hopefully, the site plan will be available for viewing prior to the hearing. As a family that both bikes and runs along Old Spanish Trail in that area, I'd like to provide some comments now anyway....

1. With a national park across the street, I'd prefer another use of the parcel. For example, 9 one-story single family homes on 5 acre lots is a more compatible use than a resort. That being said, if a resort is in the cards then I'd recommend a couple conditions...

2. This parcel abuts Old Spanish Trail (OST) which is a historic/scenic roadway and there is a national park across the street. A large buffer area of natural desert (says at least 200 yards) should be required between OST and the resort structures and parking lots. Resort structures should be one story. The natural desert buffer and low-profile structures should make the resort nearly invisible for those using scenic OST – no one who is out for scenic drive, bike ride or run wants to see a big old resort complex no matter how earth-friendly it is.....

3a. The proposal says there will be negligible traffic increase. I've heard that from developers many times before--what a farce! There is always increased traffic with new development. When you go from a parcel with a few old rental houses to a resort with 49 guest rooms, a bunk house, a bike shop, a kitchen, etc. you are going to have more traffic unless they are going use a mule train to pack in the guests, food, linens, bike parts, and other supplies! So let's be honest and call a spade a spade here – traffic will increase. How do you mitigate that?

3b. First, the primary vehicular access to the resort should be from Escalante Road not OST. OST is already congested in that small stretch from the intersection at Freeman Road to the intersection at Escalante (with the national park entrance in between). In fact, there was a vehicular accident resulting in death at the Freeman intersection just 3 months ago. We do not need a resort entrance increasing the danger on that stretch. Both vehicles and bikers using OST would be safer if the resort vehicular entrance was on Escalante. The resort could still have a bike path running out to OST so bikers have direct access – just no direct vehicle access.

3c. Putting the main entrance on Escalante solves another problem as well – less traffic on scenic OST from Houghton Road. If the resort main entrance is on OST, then most vehicles, especially vendor trucks will come

up OST from Houghton Road. We live just off OST on this winding stretch and don't need more traffic, especially commercial vehicles. With the entrance on Escalante, this resort traffic will probably take Houghton to Escalante and then east to the resort. Escalante is a straight east-west road, that's much better than adding said traffic to historic, scenic and winding OST.

Those are my main concerns. Since I have not yet seen the site plan, maybe my ideas are already incorporated – but that's probably wishful thinking. I've reviewed the minutes of other hearings held by your department and was happy to see many of the public comments were reflected in the minutes no matter how they were received (phone, e-mail, snail mail, in person). Please acknowledge receipt and pass my comments along to the appropriate officials so they are given proper consideration.

Thanks,

Mike Erickson
1769 S Deer Head Pl
Tucson AZ 85748

From: [Thomas Drzazgowski](mailto:Thomas.Drzazgowski)
Sent: Wednesday, May 14, 2014 2:51 PM
To: <mailto:zaptel@cox.net>
Subject: [SPAM]RE: Bike Ranch

Your email keeps getting returned for the a file being too large. You may receive the pages at my office.
Tom D.

From: zaptel@cox.net [<mailto:zaptel@cox.net>]
Sent: Wednesday, May 14, 2014 2:50 PM
To: Thomas Drzazgowski
Subject: Fw: Bike Ranch

Sir,

Please provide sheet A-2 of the proposal (site plan). I'd like to see a diagram of the parcel that shows major streets, structures locations and driveways/parking lots.

Thanks,

Mike

From: zaptel@cox.net
Sent: Tuesday, May 13, 2014 6:35 PM
To: [Thomas Drzazgowski](mailto:Thomas.Drzazgowski)
Subject: Re: Bike Ranch

Mr. Drzazgowski,

Perfect! That's just what I needed. Appreciate your prompt response....

Thanks much!

Mike Erickson

From: Thomas Drzazgowski
Sent: Tuesday, May 13, 2014 3:49 PM
To: mailto:zaptel@cox.net
Subject: Bike Ranch

Mike,
Here are some of the plans for the bike ranch. Feel free to call with any questions.

Tom Drzazgowski
Deputy Chief Zoning Inspector
Pima County Development Services
(520)724-6675

Thomas Drzazgowski

From: Thomas Drzazgowski
Sent: Friday, May 16, 2014 8:32 AM
To: JIM PORTNER <jportner@projectsintl.com> (jportner@projectsintl.com)
Subject: FW: Bike Ranch Project

From: Dr. Martha A. Goodrich [mailto:mgtucson@gmail.com]
Sent: Friday, May 16, 2014 6:11 AM
To: Thomas Drzazgowski
Subject: Bike Ranch Project

Dear Mr. Drzazgowski,

I am writing to express my concerns over the proposed Pima County Bike Ranch Project, tentatively planned to be located near Saguaro National Park East.

My first concern is for safety of both the bicyclists and the local motor vehicle traffic in the area. The roads in this area are only two lanes and have several blind curves and hills. Although many have designated bike lanes, the ability of motor vehicle drivers to avoid bicyclists on these roads is already compromised and will only worsen from the additional congestion. With the expected growth in the Vail area, the number of cars, trucks, and commercial vehicles will increase significantly over time. By putting a Bike Ranch near the area of Old Spanish Trail, Freeman and Escalante Roads, the competition for road space between bicyclists and motor vehicles will only increase. Proceeding with this project in this location seems to me to be a fatality (or two or three) waiting to happen.

Another concern is the adverse impact this would have on the neighborhood. First, the surrounding housing is on lots with significant space between the houses providing a rural ambiance to the neighborhood. Second, the advantage of this sparse housing creates a buffer zone around the National Park for wildlife. I wonder how this Bike Ranch project may detrimentally affect the home values and the wildlife in the area.

Finally, the increased number of bicyclists from this project may result in some economic advantage for Saguaro Park. However, it is equally likely, if not more so, to have a negative effect as the increase in bicyclists inside the Park and impeding the ease of ingress/egress to the Park on Old Spanish Trail may very well drive non-bicycle visitors away. These visitors come from all over the U.S. and the world, and provide a significant economic benefit to the greater Pima County area. Saguaro National Park has been a good neighbor to our community for years. Potentially causing them any harm is unconscionable.

Thank you for allowing me to share my thoughts with you.

Respectfully,

Martha A. Goodrich

Attention Tom Drazgowski,
Development Services,
201 N. Stone Ave.
Tucson Az. 85701

I am writing about the rezoning of the 40 acres for biker's ranch project. I object highly and urge your disapproval this. Because of the buffer zone concept around the Saguaro National Park East more traffic on this road along with many of the others roads in the area the native animals won't have any chance of moving safely around the Park area. With the decline of undeveloped land for our horse people to ride this become very dangerous for both rider and horse. So I am highly against this site to be rezoned for the biker's ranch.....

Marquita Jensen
12121 E. 8th. St.
Tucson, Az. 85748

Marquita Jensen
May 13, 2014

MAY 14 2014

May 13, 2014

MAY 14 2014

Thomas Drzazgowski
Deputy Chief Zoning Inspector
Pima County Development Services
201 North Stone Avenue
Tucson, AZ 85701

Dear Mr. Drzazgowski,

We object to the Biker Guest Ranch Project and urge its disapproval.

We understand two individuals have purchased a substantial piece of land on Old Spanish Trail and Escalante. They are planning to build a resort with rooms and a bicycle themed guest ranch directly across from the main entrance to Saguaro National Park East (SNP-E).

The exact number of guest rooms is unknown to us at this time, but the site is approximately 40 acres. This site was selected because of its attractive riding areas including Old Spanish Trail out and through Vail, Freeman and adjacent roads. For off highway bicycling, all the roads in the Buffer Zone are attractive. SNP-E has an excellent eight or so mile track through varied terrain and a good off road track for dirt bikes.

We object to this proposal because it will forever change the nature of the buffer zone surrounding SNP-E and encourage others to quickly commercialize this entire area. A further discussion of our concerns follow.

Impact on Buffer Zone

The Buffer Zone around SNP-E has been an effective way to keep out high density development, thus allowing the wildlife of the SNP-E to move freely in and out of the park. Efforts in the past to put a nursing home (end of Broadway, land now owned by BLM), a Bulimia Clinic (8th and Aquila), a Conference Center (5th and Aquila), a school at Tanque Verde Loop and Speedway, a wedding chapel on Speedway, and a commercial horse arena on Houghton. This Biker Guest Ranch is more likely to be destructive

of the buffer zone than any proposal we have seen before. To us it is a tipping point for the area around SNP-E.

Traffic on Scenic Roads

The Biker Guest Ranch will directly and negatively impact the already overcrowded confluence of Freeman Rd, Old Spanish Trail, Escalante and the Part entrance.

Citizen Car Traffic

Traffic from Vail and other growing areas frequently come to this intersection. Some drivers take Escalante, some goes into the Park, some continues on Old Spanish Trail, Some take Freeman to Broadway or Speedway to gain access to the city and to other entrances to the Park on Broadway and Speedway.

Now in the middle of this congested area will be added dozens of bikers in large or small groups or singles, supply trucks, buses and other visitors. This area is very biker friendly, but adding clusters of bikers to come here to train and use all of the local roads is an extra heavy burden to an already very busy area.

Service Traffic

In addition to regular citizen traffic, there will be staff, delivery vehicles, and local patrons who will be using the proposed bike shop in the Biker Guest Ranch. Some Tucson visitors will choose to rent bikes for rides when staying at other resorts and hotels. Bed and Breakfast and other hotel guests in the area will be coming and going. Currently, after daily commuters and Park visitors are gone, the traffic on those roads decrease, making crossing the roads safer for night animals to move around safely. With this Biker Guest Ranch, there will now be a hundred or more people in the area to increase this human traffic disturbing this ease of animal movement.

Horse Riding

Bikers will increase competition with horse riders for their dwindling riding space. The Buffer Zone with its SR zoning has many horse properties. However, around the county there has been a decline in the underdeveloped area where people can ride horses freely. The SNP-E is one of the few horse friendly places left. The dirt roads in the Buffer Zone are also favorite riding places. Having biker groups using many of these same roads will create additional hazards and further constrict the "open range" areas for horses. And while the roads in the Buffer Zone are open to anyone, bringing in a Bikers Guest Ranch with many more users will be a heavy burden for the area.

Pressure on Zoning to Legalize Other Commercial Uses

In recent years, there seems to be growing interest and pressures for people to rent out guest houses and board horses for people who want horses and wish to ride but do not live in areas where both are possible. This is adding to the burden on the roads and bringing strangers into what is supposed to be a residential area without commercial uses. Much of this is illegal, but enforcement generally means neighbors complaining, something that is not neighborly to do. Hence the friendliness and cohesiveness of such neighborhoods is being undermined.

Now the prospect of adding a Biker Guest Ranch will increase the pressure to open up the zoning for other commercial purposes. Informal surveys of attitudes suggest that residents do not want to turn the Buffer Zone into a commercial area. They are proud of keeping the area as a semi part of SNP-E, giving much attention to protecting wildlife and the plants and character of the area. They have fought hard to keep out encroachments.

Now Biker Guest Ranch poses the largest single threat to the area in decades. With such a large development there will be others following. Neighbors who have fought hard and long may well decide that we have failed to keep the place residential, and that opening it to become a commercial area may be the only logical move left. We have tested this idea with many. While no one wants that to happen, the logic of it remains. Once developers, entrepreneurs and residents see others exploiting the

area, more will move to get a share of the commercial opportunity of having a business near SNP-E.

Mr. Drzazgowski, we realize the active participation of each of us is important in helping you and the Commissioners decide on projects such as the proposed Biker Guest Ranch. We realize our zoning laws are not always self enforcing. When zoning request are made, it is up to us, whose interest will be adversely impacted, to make the case that it should not be done. Absent opposition, mistakes can be made.

We hope these comments are helpful, and that you will actively seek to protect the Buffer Zone from becoming just another commercial area. We want it to remain a quiet haven adjoining one of the most beautiful national parks in the country. Please do not approve the Biker Guest Ranch Proposal.

Sincerely,

Handwritten signatures of Monty Brown and Barbara McCool in cursive script.

Monty Brown and Barbara McCool
1050 North Avenida Venado
Tucson, AZ 85748
520-885-8752