

Paul Michaud

From: Paul Michaud
Sent: Thursday, December 6, 2018 10:08 AM
To: 'Kenneth M Goldstein'
Subject: Mountain View Medical Center

Dr. Goldstein:

The short answer is yes, I can e-mail you or provide contact to whomever wants to be notified of upcoming meetings. The next meeting on this application is a work session by the Planning Commission on Tuesday, December 18th starting at 6:00 p.m. No action is taken at a work session. Also, public comment is generally not taken at a work session. However, in my experience the Planning Commission Chairperson will typically allow for comment at a work session when time permits. Public comment is scheduled and required when the application is set for a public hearing. There are other applications on an agenda, so the Mountain View Medical application may not be first on that agenda. Meeting agendas are generally posted to the Town website no later than the Thursday before the meeting. You can find the agenda, staff report and related materials for an agenda item at <https://paradisevalleyaz.legistar.com/Calendar.aspx>. The Town also live streams these meetings and posts the video the next day. You can access the videos at the same link above.

I would encourage you to review the application material and video of prior discussions on this application at the above link. The scope of the application request is not the same as the 2016 concept. Traffic is a concern I have heard from another neighbor and one aspect that gets reviewed as part of the application request. The applicant has been encouraged to contact residents early, before the Town's required notification procedures. It is my understanding that some outreach was done and more outreach will be forthcoming by the applicant. The authorized agent for the owner is John Cantrell of Orcutt Winslow Architects.

Below is a brief summary of the various steps that occur when the Town receives an application to amend the Special Use Permit zoning for a non-residential property.

- There is determination on the level of the amendment, as this determines the process. In this case, the request for a phase demolition of all the structures to construct new structures is the highest level of review and called a Major Special Use Permit amendment.
- A Major Special Use Permit amendment requires that the Town Council first approve a Statement of Direction for the Planning Commission to reference in their review and recommendation to Town Council. Council addressed this Statement of Direction at their meetings on October 11, 2018; October 25, 2018; and November 15, 2018.
- Once the Statement of Direction is issued, Planning Commission starts their work session meeting reviews. Their meetings start at 6:00 p.m. This started at their last meeting on December 4, 2018. I do expect there will be at least two or three more Planning Commission work session meetings on this application. These include the following possible upcoming meeting dates:
 - December 18, 2018 (Confirmed)
 - January 9, 2019 (Tentative- Note this is a Wednesday - January Planning Commission dates do not follow the typical 1st and 3rd Tuesday meeting cycle)
 - January 22, 2019 (Tentative)
- The applicant is required to hold a neighborhood meeting at least 10 days prior to the Planning Commission public hearing for their recommendation to Council. This date has not been set. Property owners within 1,500 feet of the site will be notified of this neighborhood meeting. The neighborhood meeting will likely be held in the evening during the work week of January 6th or January 13th. Notices will be mailed to property owners at least 10 days prior to this meeting.

- The Planning Commission will hold a public hearing for their recommendation to Town Council with time reserved for public comment. Of course, getting comment and input from residents sooner is encouraged. Notices will be mailed to property owners at least 15 days prior to the hearing date. This hearing date is not set since the application is still under review/discussion. My best guess as to the date of this public hearing is February 5, 2019; February 19, 2019; or March 5, 2019.
- Once Planning Commission makes a recommendation to Council, the application moves back to Council for discussion at a study session(s).
- After Town Council discusses the application at the study session(s), the application will be scheduled for action at a public hearing. The noticing for this public hearing is the same process as the noticing for the Planning Commission public hearing.

Please let me know if you have any other questions . I am available to meet or speak on the phone to discuss this application request. Also, a good way to provide comments is to submit these in writing (e-mail is ok) so they are in your own voice and can be provided in advance of a scheduled meeting. Your e-mail will be added to the December 18th packet. Typically, the meeting packet is finalized a week prior to the meeting date.

Regards,

Paul E. Michaud, AICP
Senior Planner
6401 E Lincoln Drive
480-348-3574 (phone)
480-483-1811 (TDD)
pmichaud@paradisevalleyaz.gov

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

From: Kenneth M Goldstein <[REDACTED]>
Sent: Thursday, December 6, 2018 9:08 AM
To: Paul Michaud <pmichaud@paradisevalleyaz.gov>
Subject: Mountain View Medical Center

Dear Mr. Michaud:

I am very concerned about the proposed work on the Mountain View Medical Center, at the southeast corner of Tatum and Shea Boulevards.

If there is some way that exists for the public to be notified of upcoming meetings regarding this project, or reports of such meetings, I would very much appreciate being included among those receiving such notifications.

Thanks you for any assistance you can provide.

Kenneth M. Goldstein, Ph.D.
4821 E. Beryl Avenue
Paradise Valley, AZ 85253

Paul Michaud

From: John Cantrell <cantrell.j@owp.com>
Sent: Wednesday, December 5, 2018 3:53 PM
To: Paul Michaud
Cc: Lindsey Kee; Chuck Hill; Bell, Kelly; John Bozzo; Jeremy Knapp
Subject: Re: Mountain View Medical Center

Thank you Paul. We'll follow up Mr. Goldstein and keep you in the loop on what transpires.

john cantrell
ARCHITECT

orcutt | winslow

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FACEBOOK • TWITTER • INSTAGRAM

From: Paul Michaud <pmichaud@paradisevalleyaz.gov>
Date: Wednesday, December 5, 2018 at 1:11 PM
To: John Cantrell <cantrell.j@owp.com>
Cc: Lindsey Kee <lkee@rwpartners.net>, Chuck Hill <hill.c@owp.com>, "Bell, Kelly" <Kelly.Bell2@stantec.com>, John Bozzo <jbozzo@rwpartners.net>, Jeremy Knapp <jknapp@paradisevalleyaz.gov>
Subject: FW: Mountain View Medical Center

John:

This e-mail came to a Council Member. The Planning Commission Chairman asked if your team could reach out to Mr. Goldstein.

Regards,

Paul E. Michaud, AICP
Senior Planner
6401 E Lincoln Drive
480-348-3574 (phone)
480-483-1811 (TDD)
pmichaud@paradisevalleyaz.gov

From: Planning Commissioner Daran Wastchak
Sent: Wednesday, December 5, 2018 12:21 PM
To: Paul Michaud <pmichaud@paradisevalleyaz.gov>
Cc: Jeremy Knapp <jknapp@paradisevalleyaz.gov>
Subject: FW: Mountain View Medical Center

Paul,

Can you please forward this email from Mr. Goldstein to the applicant for Mountain View Medical?

Better for them to reach out to Mr. Goldstein sooner rather than later to see if they can address his concerns since we will definitely hear from him eventually once public notices about a hearing are mailed to the surrounding residents.

Thank you.

Daran

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Daran Wastchak
Planning Commissioner
dwastchak@paradisevalleyaz.gov
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From: Council Member Julie Pace <jpace@paradisevalleyaz.gov>
Sent: Wednesday, December 5, 2018 11:33 AM
To: Kenneth M Goldstein <[REDACTED]>
Cc: Planning Commissioner Daran Wastchak <dwastchak@paradisevalleyaz.gov>; Vice Mayor Jerry Bien-Willner <jbienwillner@paradisevalleyaz.gov>
Subject: Re: Mountain View Medical Center

Thank you for your comments and input

I have copied chair of planning Daran watschak. They are currently addressing the case

You also can sign up for notices on planning card including this one in the town website

There will be public hearings before the planning committee and then the council

Thanks for your input

Julie Pace 602.322.4046

On Dec 4, 2018, at 1:26 PM, Kenneth M Goldstein <[REDACTED]> wrote:

12/4/18

Dear Mayor, Vice-Mayor, and Councilmembers:

Back in September 2016 it had come to my attention that a proposal was submitted to the Paradise Valley Town Council for the rezoning of the Mountain View Medical Center property, at the southeast corner of Tatum and Shea Boulevards. Now an article in the Town of Paradise Valley Independent (12/5/18) indicates that the project is still very much alive. I think it would be a disaster if allowed to progress.

The original proposal was to rezone the property to allow construction of two-story buildings to replace the one-story medically-oriented buildings currently on the property.

The new two-story buildings would provide medical and non-medical offices, plus retail space, with parking for some 770 vehicles. The current article references a Statement of Direction that was approved by the Town Council on 11/15/18.

I urge you to disapprove this project, for the following reasons:

- 1) The intersection of Shea and Tatum Boulevards is one of the most congested traffic areas for our community. At morning and evening rush hours the traffic backs up along both Shea and Tatum. Adding more vehicular traffic to the area would be a disaster. As a resident of nearby Beryl Avenue, it is already difficult (and at times dangerous) trying to exit the community via Tatum because of the heavy traffic.
- 2) Our community is well-served by the outpatient medical facilities already located in and around the Mountain View Medical Center.
- 3) The retail shops around the intersection are extensive and well-serve the community. Bringing more to the area just does not seem to make any sense. Bringing more traffic to the area at night and on weekends does not help the community.
- 4) The Firebrand Ranch subdivision, like most of Paradise Valley communities, is residential. It offers a quality of life that has taken me most of my 78 years to find and enjoy. Please don't destroy it.

Thank you for your consideration.

Kenneth M. Goldstein, Ph.D., 4821 E. Beryl Avenue, Paradise Valley, AZ 85253