

**Nancy O. Swanson
Bart, Carrie and Stuart Swanson**

16th July, 2018

Greg Burton, Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Dear Mr. Burton:

Thank you for offering last week to help us bring our concerns to the attention of the Town of Paradise Valley Planning Commission regarding the current planning application of the Hermosa Inn. You mentioned to our friend, Tom Wilson, that if we sent you a letter by Monday the 16th, you would submit it to the Planning Commission and include it in the official documentation for consideration at the meeting on the 17th.

Summary: We want to express our dismay at what we see as a persistent and creeping expansions of the Hermosa Inn, which taken together cumulatively are negatively affecting our property. Naturally, over the years, it is important to update a property and we have tried to cooperate in the past. However, the commercial aspirations of the Inns' owners have, step by step, changed the character of what was once a delightful boutique Inn...which fit in with the residential nature of our area.

Two Properties of Architectural and Historical importance: The Hermosa Inn was built as the home of Alonzo Megargee a Philadelphian who followed his dream to the desert, became a cowboy artist and built a slump-block studio, home, and later opened it as the "Hermosa" or "beautiful Inn." Our property, 5600 N. Palo Cristi, is immediately north of the Hermosa and is an original Bennie Gonzales slump-block house. Gonzales was one of the first Mexican architects to graduate from Arizona State University. He designed and built contemporary homes in both Mexico and the American southwest, and was honoured and documented by LIFE magazine and many architectural associations. Groups interested in early contemporary design often visit.

History of Incremental Zoning Changes at Hermosa Cumulatively Equates to Major Changes: Over the last twenty years, there have been a series of what were considered by the Town of PV to be managerial or minor changes in the Inn's zoning. However, taken together and particularly in view of the current application before the Planning Commission, the changes have led to a major change in the Inn – which has added rooms, significantly enlarged its restaurant, put in an event center and now proposes additional meeting room, a real spa and considerably more parking. Over that period, **footfall (numbers of visits per day) have certainly more than doubled**, even if numbers of "keys" at the Inn is only up by a

small percentage. This increased footfall has already led to increased noise, traffic and light pollution which is significantly affecting neighboring properties.

From our perspective, the expansion of the Inn, and particularly the proposed increased meeting area, new spa with 50 new members, the loss of the vegetable garden along our property line and corresponding increase of parking spaces from 156 to 187 spots (most of which would be next to us) **will directly and adversely affect our property** due to the resulting further increased footfall at the Inn – which is the goal of these changes.

We would respectfully suggest to the Commission as Follows:

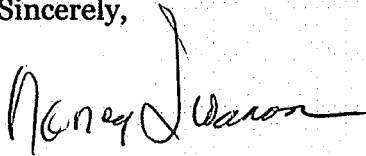
1. **Disallow** the conversion of the current 60-foot wide vegetable garden into parking spots immediately along our property line. The vegetable garden has been a visual and sound setback for 5600 N. Palo Cristi for many years, and is directly next to two bedrooms of our house. Along with the current 20-foot setback to the location of the sound wall that was promised, but never built, by the Inn, the garden separates the parking lot from 5600 Palo Cristi's bedrooms with another 60 feet, making in total an approximately 80-foot barrier currently. That setback should be allowed to remain and should be reinforced by a tall wall – even if the vegetable garden is abandoned, a distance barrier with vegetation, and a sound wall, should remain. We note that the PV Special Use Permit Guidelines state that **a perimeter standard for a resort is a 60-foot setback from residential properties and this should be adhered to in this case at a minimum - Section 4 (3) (a) (v).**
2. The 10-foot border wall / sound barrier that the Inn committed to erect in 2007 20 feet from the Inn's property line along its northern perimeter **should be built.** The wall should run along the entire northern border (not just $\frac{3}{4}$ of that border as currently proposed). And the height measurement of the wall should be from the ground level of the home at 5600 N. Palo Cristi – not from the grade level of the Inn's northern border, which is three feet lower. This grade difference means a 10-foot wall from the Inn's perspective is only 7 feet tall from Palo Cristi's perspective, with reduced sound barrier effects.
3. The existing northern portion of the Inn's parking lot should be **put on a key system with code.** This would prevent guests and spa members from coming to the northern section of the parking lot and increasing noise next to 5600 N. Palo Cristi. It would reinforce the current valet system that the Inn acceded to as mitigation in the Inn's previous 2007 zoning applications for an amendment to the Special Use Permit.
4. It is inappropriate that the Inn's dumpsters and delivery point is right next to a residential property. Why is this – it should never have been allowed in the first place! If it is allowed to continue, **delivery trucks and garbage vehicles should not be permitted to make deliveries to the Inn's dumpster right next to 5600 N. Palo Cristi's bedrooms except from 9AM to 4 PM daily.** The idea here is to reduce loud delivery and garbage truck noise that currently begins sometimes very early in the morning and wakens residents at several properties nearby.

5. Should the Planning Commission see fit to increase the Inn's current parking from 156 spaces to 187 spaces (which we object to), that the Planning Commission mandate that the Inn should ***place those parking spots at least 60 feet away from any neighbours' property lines*** and before those parking spaces are built, that the ***Inn be required to conduct, working in cooperation with residents, a sound study*** to assess the impact on local residents of the cumulative increase in footfall in the last 30 years, and to suggest a series of mitigating measures in addition to the ones above to reduce the impact on neighbouring properties and the overall neighbourhood.

Thank you in advance and we look forward to a dialogue on these issues.

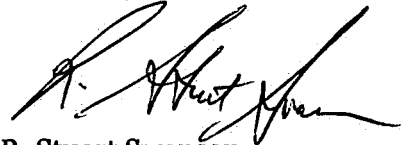
Request to Delay Public Hearing to Allow Proper Attendance: While the Inn's application may be within PV's notification requirements for minor changes under Special Use Guidelines, even given the above points which show that there has been cumulatively intermediate and / or major changes, we would respectfully request that the Town Planning Commission consider ***delaying the proposed August 21 public hearing until late September and also referring this matter to the PV Town Council***, given that many residents of the area are not present in the July – August period. It would go a long way towards fostering a spirit of neighbourly cooperation.

Sincerely,



Nancy Swanson

Sincerely,



R. Stuart Swanson

cc: Nancy Kinney
Michael Hughes
Carrie Swanson-Fleming
Bart Swanson
Kathleen Zywicki
Tom Wilson
Rick Chepeus
Jason Gisi

Greg Burton, Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

July 16, 2018

Mr. Burton:

Hello. My name is Alison Marshall and I live at 5601 N. Palo Cristi Road. I understand you have offered to convey the concerns of neighbors regarding The Hermosa Inn's current planning application to the Paradise Valley Planning Commission. I have several concerns about the proposed changes to the Hermosa Inn and request that you include this letter in the record for consideration at the meeting on the 17th.

The Hermosa Inn has undergone significant changes over the last few years with new construction and the remodeling of existing structures. Those changes have had a negative effect on our neighborhood by increasing car, bus, and truck traffic accompanied by more noise caused by outdoor amplified music, deliveries and trash pickups.

The Hermosa Inn is unique in our Town both from a historical and an aesthetic perspective. It is particularly unique because it exists within a residential neighborhood. Unlike other Paradise Valley Resorts such as Mountain Shadows and the Camelback Inn, the Hermosa Inn is part of a residential neighborhood with historic significance. As the former residence of the artist, Lon Megargee, the Inn was compatible with the other adobe homes built nearby, including our home that was constructed in the early 1920s. The recent expansion of the Inn which includes a very active parking entrance/exit, and the increased noise and activity attendant to the increased number of visitors, has unfortunately made it much less compatible. It is becoming more troublesome than complimentary to our neighborhood as the level of activity has been allowed to increase.

If permitted by the Town, the latest proposed changes by the Inn, would certainly deprive our neighborhood even more of the tranquility and quality of life that initially drew us to live in this location. Event tents, more parking spaces, new office space, and spa facilities to provide services for people other than guests of the Inn are sure to result in much more noise, traffic, and trouble in our neighborhood. With each change that the Inn has requested in the past the amount of disturbance in our neighborhood has increased.

At our home we have been repeatedly subjected to amplified music on the front patio of the Inn played in violation of the Town's ordinance; a bus bringing diners to Lon's collided into and severely damaged one of our trees in front of our house, and there is noise from various trucks early in the morning that routinely disrupt the peace of our neighborhood.

As neighbors we have already been asked - and have - adapted to the Inn's needs, tolerating the noise and increased traffic during the long construction period during which the welcome center, and new casita suites were built and various changes were made to the grounds. The commercial aspirations of the owners of the Inn have incrementally changed the character of what

was once a delightful boutique hotel that fit in with the residential nature of our area. The balance that once existed between the Inn and the neighborhood has succumbed to the objective of the owners' of the Inn to make it a more vibrant/financially successful enterprise. The Hermosa Inn is not behaving as a good neighbor, and if allowed, the proposed changes requested by the Inn will only make it even less so.

Sincerely,
Alison Marshall

George Burton

Subject: FW: Concerns regarding The Hermosa Inn's current planning application to the Paradise Valley Planning Commission

From: alison marshall

Sent: Monday, July 16, 2018 11:29 AM

To: George Burton <gburton@paradisevalleyaz.gov>

Subject: Concerns regarding The Hermosa Inn's current planning application to the Paradise Valley Planning Commission

Hello,
Hello. My name is Alison Marshall and I live at 5601 N. Palo Cristi Road. I understand you have offered to convey the concerns of neighbors regarding The Hermosa Inn's current planning application to the Paradise Valley Planning Commission. I have several concerns about the proposed changes to the Hermosa Inn and request that you include the attached letter in the record for consideration at the meeting on the 17th.

Thank you.
Alison Marshall

Alison Marshall PhD

George Burton

Subject: FW: Hermosa Inn Minor Amendment

From: Lauren Weinstein

Sent: Tuesday, July 17, 2018 10:34 AM

To: George Burton <gburton@paradisevalleyaz.gov>

Cc: 'Lauren Weinstein'

Subject: Hermosa Inn Minor Amendment

Hello George,

We have a home on Palo Cristi Rd. and Stanford Dr. and have just learned about the Hermosa Inn proposed amendment. We understand that there is a planning commission meeting this evening. So in light of this, we are sending this email to relay to you and the commission that we have concerns and are not supporting this change.

Sincerely,

Lauren Weinstein
Mark Clark