

From: [Duncan Miller](#)
To: [George Burton](#); [Lisa Collins](#)
Cc: [Jill Keimach](#); [Andrew McGuire](#)
Subject: FW: New eComment for Andaz Resort Item on Thursday's Town Council Meeting agenda
Date: Tuesday, September 6, 2022 3:05:46 PM

Mayor Bien-Willner and Town Council (bcc),

Here is another public comment received regarding the Andaz Resort SUP SOD. This comment will also appear in your iLegislate app.

Thank you,
Duncan

From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Tuesday, September 6, 2022 2:25 PM
To: Duncan Miller <dmiller@paradisevalleyaz.gov>
Subject: [BULK] New eComment for Town Council on 2022-09-08 3:00 PM

External email: use caution with links & attachments

[SpeakUp](#)

New eComment for Town Council on 2022-09-08 3:00 PM

Jeremy Chandler submitted a new eComment.

Meeting: Town Council on 2022-09-08 3:00 PM

Item: 22-257 Discussion of Statement of Direction Andaz Resort Intermediate Special Use Permit Amendment 6160 N Scottsdale Rd & 6041 N Quail Run Rd 45 Minutes

eComment: The proposal to build 10 units in the open space behind The Andaz is probably the least onerous of the options available. However, there needs to be careful consideration with regard to noise and lighting. The two largest units (3 and 4 bedroom) will run adjacent to our property and "scream" party house for bachelorette, wedding, guys golf trip; etc. Each unit has a pool and outdoor entertainment area closest to the property wall and I'm very concerned that we will experience excessive noise.

[View and Analyze eComments](#)

From:

To:

Cc:

Subject:

Date:

FW: Andaz and Quail Run Road

Wednesday, September 7, 2022 8:21:41 AM

[Jill Keimach](#); [Lisa Collins](#); [George Burton](#); [Paul Michaud](#)

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Mayor Bien-Willner and Paradise Valley Town Council Members –

My name is Gary Stougaard and I am the Manager of the ownership group of the Andaz Scottsdale Resort & Bungalows.

Council Member Dembow forwarded the below email from Mr. Robert Rasmussen, the owner of a home on the west side of Quail Run Road across from the 5 acre parcel for which we have submitted a development plan for a proposed expansion of the Resort for your consideration.

Following, please see my thoughts about our expansion plans together with responses to Mr. Rasmussen's comments below in **RED**.

A few notes:

In the nine years that I have been involved with the Andaz Scottsdale Resort & Bungalows property, I have never met or spoken to Mr. Rasmussen nor has he ever attempted to reach out to me directly.

As we prepared our submittal materials for the proposed expansion of the Resort, we reached out to all of our neighbors to the south and west of the Resort and the property upon which we are proposing for the Resort expansion, to give them a preview of our plans and discuss their thoughts about the proposed project. In advance of this meeting, Resort executive committee team members hand delivered notices to the homes of all of these neighbors 3 weeks in advance of our presentation meeting – and again 4 days before. Therefore what Mr. Rasmussen says below about the timing of such notice is therefore simply untrue.

We believe that the plan we are proposing for the development of this 5 acre parcel is the least invasive and most respectful plan we could come up with with respect to our neighbors. When we completed the Resort renovations in 2016, our plan was to add 40 to 50 units on this parcel at some future date – a density consistent with the balance of the Resort. However, subsequent to our reopening, we determined that the addition of more “standard” guestrooms would not substantively

improve our operating results or the overall quality of the Resort.

Thereafter, we considered a plan to build 3 to 4 for sale single family residences on this site, but determined that the sound from our existing nearby event lawn we would create a perpetual source of contention with these new neighbors – and do nothing to mitigate the sound and other concerns of our existing neighbors.

As a result, we arrived at the plan we are submitting for Council's consideration. This plan includes 10 luxury residential style units: 4, 2 bedroom units of approximately 2,100 sq ft; 5, 3 bedroom units of approximately 2,600 sq ft and 1, 4 bedroom unit of just over 4,000 sq ft, each occupying approximately ½ acre. This plan maintains the existing 100 foot set back on the south side of the property and includes a total setback of 65 ft on the west (Quail Run) side including a 25 foot dedication for the possible future widening of Quail Run Road. These single story units will be between 12 and 14 feet tall and, per our acoustics consultant, will provide excellent sound protection to all of our neighbors to the south and west.

Also, like our neighbors, we have no desire to see Quail Run Road widened. Therefore, these proposed new units will be accessible only from within the existing Resort and there will be no access to them from Quail Run Road – which should eliminate any traffic related concerns from our neighbors.

Similar residential style units with access to resort facilities currently exist at many other area resorts and exist or are being built at other resorts in resort destinations across the country. Our feedback from Hyatt is that these will be rented primarily to high end luxury and longer term stay guests, who by their nature typically keep to themselves. Plus having these units on property will enable us to better manage the behavior of our guests.

All things considered, in light of the existing Resort, we firmly believe that this is the best possible use for this property considering the concerns of our neighbors.

We have and continue to strive to be good neighbors – and Paradise Valley community members.

We look forward to an open and direct dialogue with our neighbors, the Planning Commission and Council with respect to our plan for development of this property and the operation of the Resort.

Thank you for your time.

Respectfully,

Gary Stougaard

From: Council Member Paul Dembow <pdembow@paradisevalleyaz.gov>

Sent: Tuesday, September 6, 2022 9:22 AM

To: Gary Stougaard [REDACTED]
Subject: Fwd: Andaz and Quail Run Road

Gary,

I received this email and wanted you to have it.

Thank you for investing in our community.

Regards,
Paul Dembow
Councilman

(480) 348-3690
PDembow@ParadiseValleyAZ.gov
<http://www.paradisevalleyaz.gov>



Paradise Valley is a haven protected by a concierge police force comprised of residences and resorts with no commercial business and no property tax and the highest per capita income and educated constituents in the great state of Arizona

6401 E. Lincoln Dr.
Paradise Valley AZ 85253

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Begin forwarded message:

From: BOB BER [REDACTED]
Subject: Andaz and Quail Run Road
Date: September 6, 2022 at 8:11:44 AM MST
To: athomasson <athomasson@paradisevalleyaz.gov>, eandeen <eandeen@paradisevalleyaz.gov>, Jerry Bien Willner <jbienwillner@paradisevalleyaz.gov>, jpace@paradisevalleyaz.gov, mstanton@paradisevalleyaz.gov, pdembow@paradisevalleyaz.gov, smoore@paradisevalleyaz.gov
Cc: bobber [REDACTED]
Reply-To: BOB BER [REDACTED]

External email: use caution with links & attachments

9/8/2022

This letter is for council consideration regarding the Andaz 5 acre project.

Good morning PV Council,

My name is Robert Rasmussen, [REDACTED]

Quail Run Road has been a quiet street for the forty years that we have lived here, with the exception of the loud parties that have occurred at the resort now known as Andaz.

There have been many additional problems on Quail Run from the resort, such as flooding, **FLOODING ONTO MR. RASMUSSEN'S PROPERTY FROM OURS IS NOT POSSIBLE AS THE WATER RUN OFF TRAVELS EAST – TOWARD OUR PROPERTY. trees down blocking the road I DO NOT BELIEVE THAT ANY TREE FROM THIS PROPERTY HAS FALLEN ON QUAIL RUN ROAD – AND IF IT DID THAT IT WAS NOT REMOVED IMMEDIATELY**, construction noise and dust and traffic, and lots of weeds from poor landscaping maintenance that I have had to clean up from my property. **AGAIN, THE PREVAILING WIND GOES FROM EAST TO WEST SO THE LIKLIHOOD OF WEEDS FROM OUR PROPERTY FINDING THEIR WAY TO HIS PROPERTY WOULD BE REMOTE.**

Quail Run has it's history going back to the Town's inception, 1961, when our house was built. I want the town to know that Andaz gave a one day notice to the Quail Run residents for their private presentation, even tho they've been working on their plans with the town for months. No wonder not many residents could attend. **THIS IS NOT TRUE. WE HAND DELIVERED TWO SEPARATE NOTICES TO ALL OF OUR NEIGHBORS TO THE SOUTH AND WEST OF THE PROPERTY BOTH 3 WEEKS AND AGAIN 4 DAYS IN ADVANCE OF OUR PRESENTATION MEETING TO THE NEIGHBORS.**

I'm not sure where the survey measurements are taken from, but I'd like to see the Andaz's new west fence replicate the back and forth style of their fence at the north and aligned with that north fence. Right now, while there is a back and forth style in the new fence, the set back is no where close to matching their north fence. The new fence is encroaching on the 50 foot right of way and appears to be right on the survey line. **IT DOES NOT – AS CONFIRMED BY THE SURVEY. It looks like it was purposefully placed there to encroach on the Quail Run residents. WE DID NOT – AND I AM NOT SURE WHY I WOULD EVER WANT TO DO THIS.**

The new fence set back should be aligned with their north fence giving more space east of Quail Run Road. Having the fence so close to Quail Run is like sticking it to the residents living there. Andaz is a resort and should not be granted special considerations over and above what should be done to protect the town residents. **WE ARE ASKING FOR NO SUCH SPECIAL CONSIDERATIONS.**

Obviously I say with a resounding **NO** to any widening of Quail Run to fill the fifty foot right

of way. I would be in favor of maybe 3 to 4 feet of extra pavement on the east edge of Quail Run with a roll curb to allow a safer passing of two cars. This should be no problem if the new fence is aligned with their north fence. **THE NEW FENCE IS ALIGNED WITH THE EXISTING FENCE.** Now comes the topic of Andaz's landscaping of the area between the fence west to Quail Run. This is Andaz's property, they should landscape it accordingly to tone down the fence while maintaining it with an adequate watering system. This also should include no bushes or trees right at the east edge of Quail Run like exist now. **WE WILL INSTALL AND MAINTAIN LANDSCAPE IN THIS RIGHT OF WAY AREA.**

I'd like to see the light poles be shorter, maybe 12 feet, as these light poles will be closer to Quail Run than others on the property and possibly be seen from our houses on Quail Run. **THE PROPOSED NEW ROADWAY TO SERVE THE NEW UNITS WILL BE MUCH FARTHER AWAY THAN THE EXISTING PERIMETER ROAD. REGARDLESS, OUR PLAN DOES NOT REFLECT ANY NEW LIGHTING TALLER THAN 7 FEET.**

And a second resounding **NO** to any consideration of extending Quail Run north to Lincoln. We don't need traffic flowing north and south between Lincoln and McDonald Drive making Quail Run a Major Arterial Street. **WE AND WE UNDERSTAND OUR QUAIL RUN NEIGHBORS SHARE MR. RASMUSSEN'S PERSPACTIVE ABOUT THE WIDENING OF QUAIL RUM ROAD. THEREFORE, OUR PLAN DOES NOT PROVIDE ANY PERMANENT ACCESS TO THE RESORT OR THE PROPOSED EXPANSION FROM QUAIL RUN ROAD.**

Thank you for reviewing and considering the points I raised in this letter.

Robert & Eileen Rasmussen



Paradise Valley, AZ 85253

Best Regards,

Jerry Bien-Willner
Mayor
Town of Paradise Valley

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- To receive Town emergency alerts & notifications from Alert PV, click here: www.paradisevalleyaz.gov/AlertPV

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Begin forwarded message:

From: Colleen Manley [REDACTED]
Subject: Re: Andaz and Quail Run Road
Date: September 8, 2022 at 8:21:06 AM MST
To: BOB BER [REDACTED]
Cc: athomasson <athomasson@paradisevalleyaz.gov>, eandeen <eandeen@paradisevalleyaz.gov>, Jerry Bien Willner <jbienwillner@paradisevalleyaz.gov>, "jpace@paradisevalleyaz.gov" <jpace@paradisevalleyaz.gov>, "mstanton@paradisevalleyaz.gov" <mstanton@paradisevalleyaz.gov>, "pdembow@paradisevalleyaz.gov" <pdembow@paradisevalleyaz.gov>, "smoore@paradisevalleyaz.gov" <smoore@paradisevalleyaz.gov>

External email: use caution with links & attachments

I totally agree. This does not sound like a few Casitas. Let me know what ever I can do to help. I love our street so much. As I said before I make sure there's no trash on the street. It is absolutely precious and we cannot let this impact our Quail Run community.

Colleen Manley
[REDACTED] Paradise Valley Arizona

Sent from my iPhone. Please excuse any grammatical errors.

On Sep 8, 2022, at 8:03 AM, BOB BER [REDACTED] wrote:

9/8/2022

What does Andaz want to be?

A resort? A village? Residential R-43? Or as much as they can get?

I think the answer to that is, "As much as they can get!"

In the SOD, they refer to and quote residential R-43 zoning standards applicable

to them, and then shortly thereafter, they refer to and quote resort SUP standards

applicable to them.

Which is it? The answer to that again is, "Whatever benefits Andaz the most!"

I have to ask the council, what about the Quail Run residents? Where are our

protections from commercial, resort, SUP encroachments?

There was talk some time ago about building 4 houses on that 5 acres with Quail

Run addresses. What happened?

I personally can't believe Andaz is building a 5410 square foot unit, 3278 square

foot units, and 2853 square foot units. I reckon they're going to have to rent each

of those extended stay units for about \$15,000 a month, every month for 30 years

to recoup their investment.

To keep Andaz a resort within their limits and not impact the surrounding Quail

Run residents, I implore the town to keep Andaz's western Quail

Run fence aligned

with their northern fence. That will keep the total western fence showing as an

architecturally naturally flowing fence line without any major shift westward at

the 5 acre parcel transition.

The current north fence has a meandering design with a seemingly equal number

of bump outs (westward) as there are bump ins (eastward). The new five acre

fence should follow that design style having the same set backs as the north fence

and never encroach on the 50 foot right of way.

The town needs to protect the Quail Run residents from the Andaz.

Robert & Eileen Rasmussen

[REDACTED]

From: [REDACTED]
To: [Mayor Jerry Bien-Willner](#); [Vice Mayor Anna Thomasson](#); [Council Member Ellen Andeen](#); [Council Member Julie Pace](#); [Council Member Mark Stanton](#); [Council Member Paul Dembow](#); [Council Member Scott Moore](#)
Subject: Andaz SUP Amendment
Date: Monday, September 12, 2022 1:13:17 PM

Dear Mayor, Vice Mayor and Council,

I am reaching out as a neighbor regarding the proposed SUP Amendment for the Andaz Resort. We have been residents on Quail Run Road adjacent to the resort for over twenty years. We appreciate having a quality resort so close and frequent the resort often as well as encourage visiting family and friends to patronize the Andaz. We are cautiously optimistic about the prospect of development on the empty five acre parcel as it has been an eyesore for years.

That said, we have concerns. Finishing off Quail Run in a functional and aesthetically pleasing way is a top priority. Quail Run has been in limbo for decades with debate during various development projects as to whether or not Quail Run should be pushed through to Lincoln. It now seems decided by all parties; neighbors, developers and the Town, that Quail Run does not need to extend north from McDonald to Lincoln. Currently, Quail Run is narrow and it is difficult for two cars to pass safely. Extending the current pavement by a few feet and adding a flat ribbon curb would be very helpful. The curb is needed to preserve the asphalt as well, it crumbles and erodes quickly in it's current state. Storm water runoff drains to the west and many vehicles drive off the edge of the street in order to pass other cars causing the asphalt to degrade quickly.

I am in agreement with the council members who noted that this addition to the resort needs to reflect the designation of resort use and not a higher density housing cluster. The 40 foot set back from the west side neighbors is quite different from the recommended 100 foot set back. I believe additional setback for the neighbors could be gained by reducing/eliminating the carports and driveways in lieu of more traditional casita/resort style parking. With the addition of these larger units, and larger parties occupying these units, the neighbors need a more reasonable set back as guests will tend to congregate on back patios and in the hot tub/plunge pools which are closest to our properties. In addition to the street improvements, I believe the landscape buffer should be the recommended 30'.

In regards to a landscape plan, I invite you to drive down Quail Run and compare the "landscape plan" created as a buffer for the neighbors in this case to other resorts in town. With the last revision to the SUP in 2014 there was a detailed landscape plan. It looked good on paper. Mature desert trees with a variety of various sized desert plants. In reality, the mature desert trees were existing ones that have been there since the inception of the resort. They are random in placement and have never been well trimmed/shaped. There are a smattering of oleanders left over from another era, some bushes that have probably resulted

from bird droppings and a lot of things that turn into tumbleweeds and blow into the yards on Quail Run during storms. There were some small desert bushes added in 2014 but they were so small they died or were eaten by rabbits within the year. Contrast that with the neighbor's buffer to Mountain Shadows on 56th street, or the landscape on McDonald for Sanctuary, or what residents see from the Camelback Inn when they drive on Desert Fairway. It is my understanding that once the resort grants a 25' right of way to the Town it is no longer their responsibility to maintain or provide water to any landscape. This presents a big problem for the neighbors whose "landscape buffer" then becomes an unmaintained no man's land. I'm sure all interested parties can come up with a more workable solution.

Lastly, with regard to the noise issues, I am hopeful that having the most expensive hotel units bordering their neighbors will make Andaz management more diligent in keeping the decibel level in the range allowed and shutting down music at 10pm. I am also hopeful that the Town will enforce any violations.

In conclusion, I believe this expansion will be a nice enhancement to the Andaz Resort. I know the Town stands to benefit from the additional bed tax. As a neighbor, I just want to make sure it is not at the expense of the enjoyment, peace and privacy of our homes. I welcome the opportunity to speak with any of you if you wish.

Respectfully,

Colleen Steinberg

[REDACTED]

[REDACTED]

From: [Vice Mayor Anna Thomasson](#)
To: [George Burton](#)
Subject: Fwd: Andaz project PUBLIC COMMENT
Date: Thursday, September 22, 2022 10:12:05 AM

From: Lee Storey [REDACTED]
Subject: Re: Andaz project
Date: September 22, 2022 at 10:06:15 AM MST
To: athomasson <athomasson@paradisevalleyaz.gov>, Jerry Bien Willner <jbienwillner@paradisevalleyaz.gov>, jpace@paradisevalleyaz.gov, eandeen <eandeen@paradisevalleyaz.gov>, mstanton@paradisevalleyaz.gov, smoore@paradisevalleyaz.gov, pdembow@paradisevalleyaz.gov

Hello Mayor and Council,

I'm a resident of the Town for 30+ years and I live immediately south of Andez. Some of you may recall a complaint I filed against Andez several years ago whereby Andez ultimately agreed to deed restrict the Andez property to maintain a 150 foot buffer along my boundary wall and the boundary wall of my neighbors, the Kims. Part of that settlement included the construction of an 8 foot boundary wall. That 8 foot wall was constructed, but it drops to 7 feet, and then to 6 feet where it meets with the Kims' wall. This was to help with aesthetics, light and sound. Lights are not supposed to shine above the wall height.

I'm in general agreement with the proposed development plan for additional casitas on the 5 acre parcel. However I'd like to suggest that the 8 foot wall be extended all the way along the southern boundary of the Andez property from my place to Quail Run, including the Kim's property, and that section on my property where the wall is 7 feet. A consistent height along the Andez southern boundary will be better fit for everyone, and help with tamping the LED lights.

Thank you for your time and consideration. Please let me know if you have any questions.

Lee

Lee Storey



From: [REDACTED]

Sent: Thursday, September 22, 2022 8:52 AM

To: [REDACTED]

Cc: [Vice Mayor Anna Thomasson](#); [Council Member Ellen Andeen](#); [Mayor Jerry Bien-Willner](#); [Council Member Julie Pace](#); [Council Member Mark Stanton](#); [Council Member Paul Dembow](#); [Council Member Scott Moore](#)

Subject: Re: Andaz new 5 acre project

External email: use caution with links & attachments

Thanks! This is highly technical but I wanted to ask one question. On the west side I have Andorra right in front of me because I am the last house on Quail Run. Is the plan to continue that wall that's in front of my house all the way down Quail run with some nice landscaping in front of it. I'm worried that the landscaping will be run down because they really don't take good care of the property in front of me and I don't think they provide any water. I have very little noise or problems. The fence along the west side had to be high enough so that we don't look directly into the units. Ideally there would be some trees or other foliage that helps hide the property

Thanks for organizing all this and I would be happy to sponsor a get together at my house so we can all talk about it if that would be something that would be helpful. In gratitude Colleen

Sent from my iPhone. Please excuse any grammatical errors.

On Sep 21, 2022, at 10:14 PM, [REDACTED] wrote:

9/22/2022

Good morning,

An alternate idea for the new 5 acre Andaz project.

First, some observations about their new plan:

Andaz has placed their fence further west than the fence line on their northern property thereby encroaching on the Quail Run residents. This is demonstrated by the three bump outs towards Quail Run along their new fence.

Andaz's 5 units on the west side of their new project is split almost in half by a line drawn south from the west side of their most western units on their northern property.

Andaz has not followed their driveway loop design which goes around the outside of their northern property for this new plan. Instead, they've put a single wide street down the center of their new project which happens to be wider than the former described loop driveway.

A reminder here is that Andaz is a resort for temporary visitors. This new 5 acre 10 unit project is part of the resort. **Why does it look like a village?**

New ideas for their 5 acre 10 unit project.

I propose Andaz use the same loop driveway design around the perimeter of their new 5 acre project. This driveway design would surround their new 10 units. It could be set up as a one way loop approximately 17 feet wide.

The most significant design change would be the 10 units would be clustered together with their front entrance and driveways facing outward toward the loop driveway and their pool/rec areas inside the cluster.

This means that Quail Run town residents would not have to contend with loud parties facing their homes from the pool areas on the west. The loud parties would be mitigated by the adjacent 5 units of the complex; one north, one south, one behind, and one each diagonally.

The 10 units may have to be redesigned somewhat to accomplish this along with other design modifications such as shorter driveways to the units, landscaping cutbacks, some shrinkage of their unit design such as smaller pools and associated decks closer to the units, slightly smaller yards, units smaller than 3 to 5 thousand square feet now being considered, etc.

The new loop driveway design on the eastern side of the project, up against the western edge of their existing resort facility, could run right along the fence line, no need for a meandering design or landscaping between the fence and driveways.

The service building, with restrooms, bar, and equipment storage, could be moved to the new driveway entrance. The existing short driveway shown in the drawing could be eliminated thus allowing more design considerations.

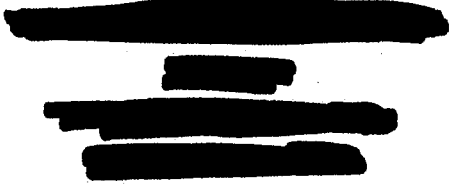
With the loop driveway consideration, there would be no need to provide space for emergency equipment turnaround within the project area at the junction of the service building driveway which could be eliminated. The emergency vehicles could just continue around the loop.

I've attempted to show pictorially the above narrative with the attached drawing with the help of my associates: Rock, Paper, Scissors, and Glue Stick. :-)

Robert Rasmussen



Edward H. Brownfield



October 28, 2022

TOWN OF PARADISE VALLEY COUNCIL & PLANNING

6401 E. Lincoln Drive
Paradise Valley, Arizona 85253
RE: 6041 N. Quail Run Road – Proposed Andaz Resort Expansion

Dear Planning Commission Members,

My name, is Ed Brownfield. I am writing to support the Andaz's request to add 10 new luxury units on five undeveloped acres of their property. I am a neighbor and property owner on Rose Lane that is next to the Andaz Resort. I understand that the new units are larger luxury units intended to target a growing demand for luxury style residential units. These units will serve the market for guest that want to stay for a longer period of time and desire a more residential style accommodation.

I support the expansion based upon trust! The Andaz has earned my trust through its past performance. They are a good neighbor! I walk the Andaz property regularly, the grounds are absolutely beautiful and it is maintained immaculately. The Andaz is a tremendous improvement over the Cottonwoods Resort which had out lived its economic life. The addition of ten residential style units will benefit both the Paradise Valley community and the resort financially.

I hope that the planning commission and the town council vote to grant this request.

Best regards,



Ed Brownfield

George Burton

From: Dewane, Mark [REDACTED]
Sent: Tuesday, December 6, 2022 6:10 PM
To: Gary Stougaard; Steve Chucri; [REDACTED]
Cc: Outside Email Jim Rose; Vice Mayor Anna Thomasson; Lisa Collins; George Burton; Jill Keimach; Jerry Bien-Willner [REDACTED]
Subject: RE: Mark Dewane-PV Resident/Neighbor of Andaz

External email: use caution with links & attachments

Gary,

Thank you for your e-mail and your thorough response. Former Supervisor Chucri and I appreciate it.

Unfortunately, Mr. Chucri and I could not attend your meeting at the Andaz last Thursday as were at a celebration for the Governor. I hope your community meeting went well.

Mr. Chucri and I have spoken on many occasions about the situation of noise radiating from the Andaz and disturbing the silence of the surrounding areas of Paradise Valley, especially at night. Mr. Chucri, owning two properties in close proximity to the Andaz, one due west and one southwest of the resort. My property, which I have occupied for just shy of 30 years, is due south of the resort. Mr. Chucri and I would like to meet with you on your next trip to Phoenix to discuss, in a comprehensive fashion, the direction and scale of any noise mitigation work underway currently and any proposed work in the future, not only for the Andaz itself, but also the proposed Villas for the vacant land on Quail Run.

It is my experience that an individual planning a project can do so with the best intentions of mitigating sound, traffic, congestion, and other challenges for the surrounding residential residents. However, once built, the homeowners may be left with the unintended consequences of poor planning or the execution of a project. To that end, the homeowners have no viable remedies but to continue to complain to the town, call the police, or be inconvenienced. With that said, I would like to schedule time with you and others from the town to fully explore your plans and to also develop a system of remedies for the effected homeowners in the event the mitigation measures fail once the project is completed. Thus, if there is still noise or disturbance after things are built or modified, how do we fix that.

We live in a very exclusive Town with a unique set of values and characteristics which makes Paradise Valley unique and special. We work hard to preserve that for us and many generations to come. I hope you will work with us to this common goal.

What does your calendar offer in the coming weeks for a meeting?

In advance,
Thank you.

Mark G. Dewane
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [Paul Michaud](#)
To: [George Burton](#)
Subject: FW: For Planning Commission from the Quail Run neighbors of Andaz
Date: Wednesday, December 21, 2022 8:52:25 AM

Comment from last night

From: Karen Liepmann [REDACTED]
Sent: Tuesday, December 20, 2022 7:35 PM
To: Paul Michaud <pmichaud@paradisevalleyaz.gov>
Subject: Fwd: For Planning Commission from the Quail Run neighbors of Andaz

External email: use caution with links & attachments

Begin forwarded message:

From: Colleen Steinberg [REDACTED]
Date: December 20, 2022 at 4:56:50 PM MST
To: tcampbell@paradisevalleyaz.gov, jrose@paradisevalleyaz.gov,
wnassikas@paradisevalleyaz.gov, kliedmann@paradisevalleyaz.gov,
klocke@paradisevalleyaz.gov, pgeorgelos@paradisevalleyaz.gov,
ccovington@paradisevalleyaz.gov
Cc: Colleen Steinberg [REDACTED] >, Colleen Manley
[REDACTED], [REDACTED] Glenn Rink
[REDACTED], Cari Miller [REDACTED] Lee Storey
[REDACTED], [REDACTED]
Subject: For Planning Commission from the Quail Run neighbors of Andaz

Dear Planning Commission,

We are reaching out as a neighbors regarding the proposed SUP Amendment for the Andaz Resort. Many of us have been residents on Quail Run Road adjacent to the resort for over twenty years. We appreciate having a quality resort so close and frequent the resort often as well as encourage visiting family and friends to patronize the Andaz. We are cautiously optimistic about the prospect of development on the empty five acre parcel as it has been an eyesore for years.

That said, we have concerns. Finishing off Quail Run in a functional and aesthetically pleasing way is a top priority. Quail Run has been in limbo for decades with debate during various development projects as to whether or not Quail Run should be pushed through to Lincoln. It now seems decided by all parties; neighbors, developers and the

Town, that Quail Run does not need to extend north from McDonald to Lincoln. Currently, Quail Run is narrow and it is difficult for two cars to pass safely. Extending the current pavement by a few feet (approximately 3') and adding a flat ribbon curb would be very helpful. The curb is needed to preserve the asphalt as well, it crumbles and erodes quickly in it's current state. Storm water runoff drains to the west and many vehicles drive off the edge of the street in order to pass other cars causing the asphalt to degrade quickly.

We concur with the council members who noted that this addition to the resort needs to reflect the designation of resort use and not a higher density housing cluster. The 60-70 foot set back from the west side neighbors is quite different from the recommended 100 foot set back. We believe additional setback for the neighbors could be gained by reducing/eliminating the carports and driveways in lieu of more traditional casita/resort style parking. With the addition of these larger units, and larger parties occupying these units, the neighbors need a more reasonable set back as guests in the existing units congregate well into the night, past 10pm, on back patios and in the hot tub/plunge pools which are closest to our properties. This will be dramatically worse with the new units. In addition to the street improvements, we believe the landscape buffer should be the recommended 30'. The neighbors to the south of the resort on McDonald are specifically requesting an 8' boundary wall with all lighting below that wall as to not shine in the neighbors' homes.

In regards to a landscape plan, we urge you to drive down Quail Run and compare the "landscape plan" created as a buffer for the neighbors in this case to other resorts in town. With the last revision to the SUP in 2014 there was a detailed landscape plan. It looked good on paper. Mature desert trees with a variety of various sized desert plants. In reality, the mature desert trees were existing ones that have been there since the inception of the resort. They are random in placement and have never been well trimmed/shaped. There are a smattering of oleanders left over from another era, some bushes that have probably resulted from bird droppings and a lot of things that turn into tumbleweeds and blow into the yards on Quail Run during storms. There were some small desert bushes added in 2014 but they were so small they died or were eaten by rabbits within the year. Contrast that with the neighbor's buffer to Mountain Shadows on 56th street, or the landscape on McDonald for Sanctuary, or what residents see from the Camelback Inn when they drive on Desert Fairway. It is our understanding that once the resort grants a 25' right of way to the Town, it is no longer their responsibility to maintain or provide water to any landscape. This presents a big problem for the neighbors whose "landscape buffer" then becomes an unmaintained no man's land. Certainly all interested parties can come up with a more workable solution.

Lastly, with regard to the noise issues, we are hopeful that having the most expensive hotel units bordering their neighbors will make Andaz management more diligent in keeping the decibel level in the range allowed and shutting down music at 10pm. We are also hopeful that the Town will enforce any violations.

In conclusion, we believe this expansion will be a nice enhancement to the Andaz Resort. We know the Town stands to benefit from the additional bed tax. As neighbors, we just want to make sure it is not at the expense of the enjoyment, peace and privacy of our homes. We welcome the opportunity to speak with any of you if you wish.

Respectfully,

Colleen and Fred Steinberg, [REDACTED]

Colleen Manley, [REDACTED]

Jon and Juli Newman, [REDACTED]

Glenn Rink, [REDACTED]

Cari and James Miller, [REDACTED]

Daran Wastchak, [REDACTED]

Lee Storey, [REDACTED]

From: [George Burton](#)
To: [Lee Storey](#)
Subject: RE: Andez--upcoming hearing
Date: Thursday, December 22, 2022 3:42:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Lee,

The service building will be available to the event lawn and the new guest units

George Burton
Senior Planner
Community Development Department
6401 E Lincoln Drive
Paradise Valley, AZ 85253
O – 480-348-3525
gburton@paradisevalleyaz.gov

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From: Lee Storey [REDACTED]
Sent: Tuesday, December 20, 2022 4:45 PM
To: George Burton <gburton@paradisevalleyaz.gov>
Subject: Re: Andez--upcoming hearing

External email: use caution with links & attachments

Hi George--

Thanks for telling me the boundary wall on the southern border will be 8 along the entire south side of the resort (not just the 5 acres). That will be helpful with the lighting.

Please see attached marked up map with the wall opening areas marked. The drainage area will have a lot of foot traffic through to go to all the parties at the resort. I think the wall in that area can be constructed to account for drainage (grates, for example).

As for the service building, is that to serve the resort or the new 10 units? It looks like another building for activities?

Thank you,

Lee

Lee A. Storey
[REDACTED]

From: George Burton <gburton@paradisevalleyaz.gov>
Date: Tuesday, December 20, 2022 at 3:45 PM
To: Lee Storey [REDACTED]
Subject: RE: Andez--upcoming hearing

Hi Lee,

Yes, I will include this email in the public comment section of the packet/agenda.

Also, I reached out to the applicant and he confirmed that they are planning to increase the height of the entire southern wall to 8' tall.

The draft ordinance will be updated to reflect this.

You noted that the wall is open the resort amenities, however, I don't know which portion of wall you are referencing (is it the area by the new service building?).

Please mark the area on one of the site plans below to identify the area in question.

If you have any questions, please contact me at 480-348-3525.

George Burton
Senior Planner
Community Development Department
6401 E Lincoln Drive
Paradise Valley, AZ 85253
O – 480-348-3525
gburton@paradisevalleyaz.gov

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Lee

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External email: use caution with links & attachments

[REDACTED]

From: George Burton <gburton@paradisevalleyaz.gov>

Date: Tuesday, December 20, 2022 at 12:06 PM

To: Lee Storey

Subject: RE: Andez--upcoming hearing

Hi Lee,

Please reference the responses below

Also, the Planning Commission will be reviewing the draft ordinances in work session this evening and the Commission will be holding a public hearing on this application on January 3rd at 6 pm (in which the Commission will forward a recommendation to Town Council)

If you have any questions, please contact me at 480-348-3525

George Burton

Senior Planner

Community Development Department

6401 E Lincoln Drive

Paradise Valley, AZ 85253

O – 480-348-3525

gburton@paradisevalleyaz.gov

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From: Lee Storey

Sent: Monday, December 19, 2022 5:01 PM

To: George Burton <gburton@paradisevalleyaz.gov>

Subject: Andez--upcoming hearing

External email: use caution with links & attachments

Hello George,

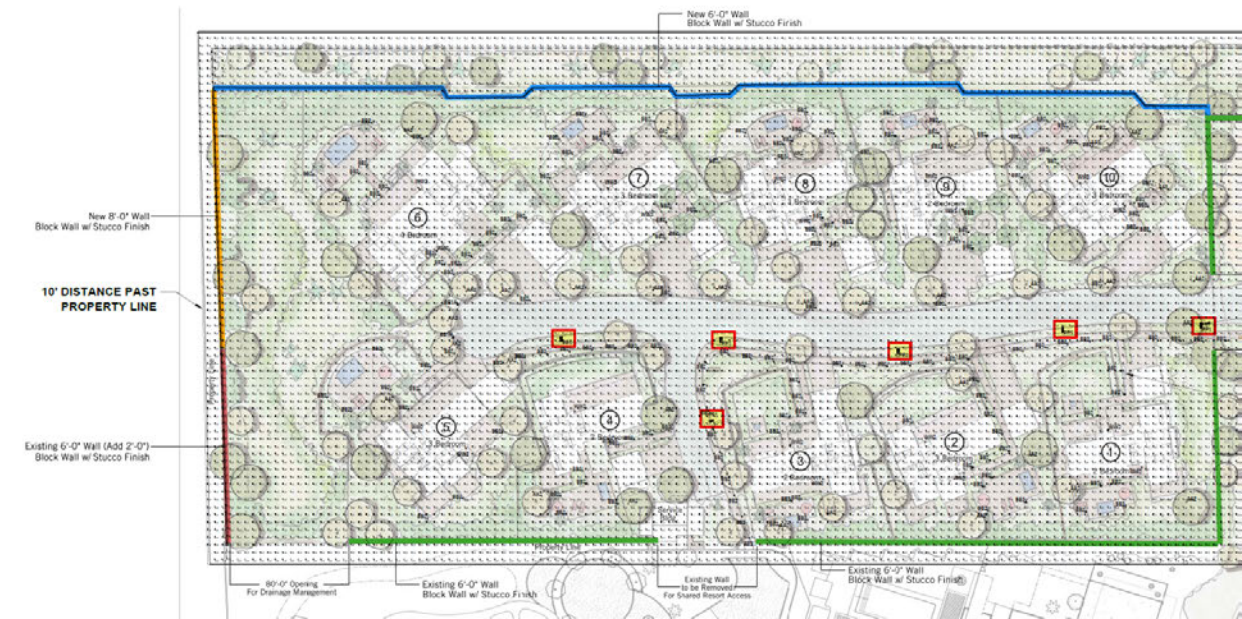
I left you a voice message today about the Andez resort. I have been unable to attend the neighborhood meeting. When the project first started, I provided comments to the Council. I'm wondering if those comments included in the plan? **Yes, all public comment has been included in the packet for Commission review. Please reference the Public Comment in the attachment section of the agenda:** <https://paradisevalleyaz.legistar.com/View.ashx?M=A&ID=998533&GUID=FFA304FE-B945-4A68-A603-F43BC0CCA5FC>. The two in particular relate to the southern boundary wall from my property at 7050 E McDonald going east to Quail Run. Will the entire wall be 8 feet? It starts at 8 feet on my property, drops to 7 then 6 feet at the Kim's all the way to Quail Run. Will it be 8 feet along the southern wall in its entirety? **No, the plans only show to increase the wall height along the southern border of the 5 acres parcel that will be developed (see fence plan below). However, I will check with the applicant to see if they intend to raise the height of the wall on the remaining southern properties.**



The other comment related to the lights (LED is very bright). Will these also be installed and shine below the height of the wall? It's like that near my property and it would be appreciated to have low lighting and below the wall height.

They are using the same light fixtures that are on the existing campus. 6 light poles will be placed along the new drive aisle and the guest unit sconces will be limited to a height of 7'6\"/>

finished grade (see below) I don't know if you will be able to see any light above your fence wall, however, the light fixtures are compliant with Town Code



LIGHTING FIXTURE LEGEND				
SYMBOL	TYPE	QTY	DESCRIPTION	NOTES
	AA2	34	EXTERIOR RATED LINE VOLTAGE LED ACCENT LIGHT WITH 35DEG FLOOD OPTIC AND GLARE SHIELD	TOP OF FIXTURE: 4.75" ABOVE FINISHED GRADE NOT SHOWN IN CALCULATIONS AS FIXTURE IS ORIENTED UP TO ILLUMINATE TREES
	BB1A	2	36" EXTERIOR RATED LINE VOLTAGE LED BOLLARD WITH DOWNWARD ILLUMINATION AND LATERAL THROW OPTICS	TOP OF FIXTURE: 36" ABOVE FINISHED GRADE
	BB2	160	17" EXTERIOR RATED LINE VOLTAGE LED PATHLIGHT WITH CAPPED TOP AND LOUVERS TO SHIELD GENERAL 360 DEGREE ILLUMINATION DOWNWARD	TOP OF FIXTURE 17" ABOVE FINISHED GRADE NOT SHOWN IN CALCULATIONS AS FIXTURE UTILIZES AN LED RETROFIT LAMP
	PP1	6	14 FOOT EXTERIOR RATED LINE VOLTAGE LED POLE LIGHT WITH FORWARD THROW TYPE 4 MEDIUM OPTICS	TOP OF FIXTURE: 14' ABOVE FINISHED GRADE
	WW2	20	15.5" DECORATIVE WALL MOUNTED LED SCONCE LIGHT	TOP OF FIXTURE: 7'-6" ABOVE FINISHED GRADE NOT SHOWN IN CALCULATIONS AS FIXTURE IS DECORATIVE AND IES FILES ARE UNAVAILABLE
	WW5	TBD	EXTERIOR RATED WALL MOUNTED LED SCONCE WITH DOWNWARD ILLUMINATION AND FORWARD THROW OPTICS.	

Please let me know

Thank you,

Lee

Lee A. Storey

[Redacted signature and contact information]

From: [REDACTED]
To: [Planning Commissioner Thomas Campbell](#); [Planning Commissioner Charles Covington](#); [Planning Commissioner Karen Liepmann](#); [Planning Commissioner William Nassikas](#); [Planning Commissioner Pamela Georgelos](#); [Planning Commissioner Kristina Locke](#); [Planning Commissioner Jim Rose](#)
Cc: [George Burton](#)
Subject: Re: For Planning Commission from neighbor of Andaz Resort
Date: Tuesday, January 3, 2023 5:09:08 PM

Dear Planning Commission,

Greetings and Happy New Year. I am a long-time resident of Paradise Valley and neighbor with a home located on the southern boundary of the Andez Resort. I attended the last Planning Commission meeting and noted my appreciation for the added stipulation that the existing boundary walls at both 7050 and 7038 E. McDonald would be heightened to 8 feet. We appreciate the stipulation being modified accordingly. This will help with the light. I also expressed concern about the noise, confirming Mr. Jeremy Chandler's comments, but I'm not sure how to address that aspect of Andez' application. The noise issues are very real and neighbors should not have to "police" the Andez guests, and with 10 more units, this is a significant concern.

When I first saw the proposal for 10 casita height units on a culdesac, I received that information positively because I thought it could work. It still might work, but I want to draw the Commissions' attention to the existing north/south wall that divides the current Andez resort and the 5-acre parcel to be rezoned and added to the SUP. In the original plan I saw, this wall remained intact. Now, 80 feet on the southern part is removed for "drainage" ponds. I would like a stipulation prohibiting any path or golf cart in that area, and that it is landscaped to discourage guests from circulating on the boundary wall. Can that stipulation be added?

Also, a more troubling question is the second segment of the wall being removed for a "service building" with a porch that has access to the "events" area to be accessed as part of the existing SUP. I understand the need for a service building to service the units, but not the need to open the wall to the main resort. Also it appears that this "service building" to be located on the 5 acre parcel has a patio and I understand is also supposed to allow for a bar? Or to provide services for food/drink for the events area for the existing SUP. Simply because the "service building" is located on the 5 acre parcel, it is really a new restaurant/bar and change of use for the existing SUP. One solution is to require the service building to be just that—serving the units. Also, to avoid it being a major amendment, the wall should remain in place in that location and not allow the service building to become another "amenity" to the events area and existing SUP.

As such, I am writing now because I do not understand why this application is Intermediate modification to the existing Andez SUP and not a major amendment? I provide the relevant sections below. Thank you for your consideration.

Lee Storey

[REDACTED]
Paradise Valley, [REDACTED]

Intermediate Amendment

An Intermediate Amendment to a Special Use Permit shall include any proposal

which does not:

1. Change or add any uses; or

2. Increase the floor area of the project by more than 40% upon the existing or, if still under construction, approved floor area square footage of the affected SUP property, with any such increase to be measured cumulatively over a sixty month period; or

3. Have any significant material effect on the adjoining property owners that is visible, audible, or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated.

From: noreply@granicusideas.com
To: [Duncan Miller](#); [George Burton](#); [Lisa Collins](#)
Subject: New eComment for Planning Commission on 2023-01-03 6:00 PM
Date: Tuesday, January 3, 2023 4:37:05 PM

External
email: use
caution
with links
&
attachments

[SpeakUp](#)

New eComment for Planning Commission on 2023-01-03 6:00 PM

Robert Rasmussen submitted a new eComment.

Meeting: Planning Commission on 2023-01-03 6:00 PM

Item: A. 23-002 Andaz Resort Intermediate Special Use Permit Amendment (SUP) - 6160 N Scottsdale Rd and Rezoning of 6041 N Quail Run Rd for R-43 to SUP Resort

eComment: Everyone around the Andaz resort will be affected by this 5 acre expansion, but NOT as much as the 4 houses on Quail Run facing the expansion. The expansion is encroaching on the residential family houses on Quail Run. The new units with their party side will be closer to the property line than any other resort casita and thusly closer to the QR family houses. Place a loop driveway around the perimeter with the units facing the driveway and move the fence further east to further the distance.

[View and Analyze eComments](#)

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From: [REDACTED]
To: [George Burton](#)
Subject: RE: Andaz Project Request
Date: Tuesday, January 24, 2023 4:34:24 PM

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attachmen
ts

George,

As we have discussed previously, throughout the construction period, our plan is to have the construction traffic to the site come from Quail Run Road, accessing the site from a point near the southwest corner of the expansion parcel. While I have not confirmed an exact plan with a contractor, I presume that this plan will be followed through the grading, infrastructure, road work and construction of the buildings phases of the project. However, as we near the end of the project and the site walls are complete and the site is fully enclosed, there will likely be some project related traffic (final finishes, final landscape and other work) that will come through the Resort to the project site. Note however that I do not expect that this traffic (in nature and amount) will differ greatly from normal Resort maintenance levels.

More importantly, with respect to traffic on Rose Lane, our interests are completely aligned with those of the Enclave residents. Rose Lane is the only way that guests can and will be able to access the Resort and it is in our best interests to minimize the amount of traffic on Rose Lane to ensure we provide them the best Resort experience possible. Therefore, we will not be allowing any construction related parking on Rose Lane.

I note that there should be no parking on Rose Lane at all and, until the last couple of years, all of the Rose Lane curbs were painted red, prohibiting parking on this street – something which The Enclave has changed without consulting any of the other owners of the road. We are working on updating the Rose Lane Maintenance Association documents – and I am certain that this issue will be addressed as a part of those discussions.

As for the implementation of the event sound management system, we have added some additional scope to the project and will be finalizing the contract for its implementation with Level 3 within the next week or so. Level 3 has indicated that the equipment delivery may take 14 to 16 weeks and the installation will require an additional 3 to 4 weeks to complete. Based upon these timelines, my guess is that the installation should be complete by mid – June. Obviously, we will do what we can to shorten these timelines, but we are pretty much at their mercy as far as schedule goes.

I look forward to seeing you on Thursday afternoon.

Please let me know if you need anything else from me prior to the meeting.

Thank you.

Gary

From: George Burton <gburton@paradisevalleyaz.gov>

Sent: Tuesday, January 24, 2023 2:23 PM

To: Gary Stougaard [REDACTED]

Subject: FW: Andaz Project Request

Hi Gary,

Please reference the public comment below and let me know how the construction traffic will be executed.

Also, do you have a tentative date on when the event lawn noise measures (outlined in the Town's noise study) will be implemented?

Thanks, George

George Burton

Senior Planner

Community Development Department

6401 E. Lincoln Drive

Paradise Valley, AZ 85253

O – 480-348-3525

gburton@paradisevalleyaz.gov

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From: Jordan Ayan [REDACTED] **On Behalf Of** Jordan Ayan

Sent: Wednesday, January 18, 2023 10:03 PM

To: George Burton <gburton@paradisevalleyaz.gov>

Subject: Andaz Project Request

External email: use caution with links & attachments

Dear Mr. Burton and the Town Council of Paradise Valley:

As a resident of The Enclave at Borgata, I am writing to express concerns about the proposed Andaz Hotel construction sight. A group of our residents recently spoke with Gary Stougaard at the meeting he held at the hotel, and they were informed that there would be no construction traffic on Rose Lane. However, this was not contained in the stipulations, and we are concerned about the impact construction traffic will have on our community.

As you may know, Rose Lane is a shared private road, and The Enclave at Borgata owns a portion of it, along with several others. As owners, we are responsible for the upkeep and maintenance of the road. Heavy construction traffic and equipment will have an adverse and damaging impact on the surface. Additionally, if construction workers are allowed to park their cars there, it will impede our thoroughfare.

Based on Mr. Stougaard's assertion that Rose Lane would not be used during construction, we strongly and respectfully request that an additional stipulation be made that no construction traffic or parking by construction workers be allowed on Rose Lane. This would ensure that the construction does not impact our community and that we can continue using the road for our intended purposes. Thank you for your attention to this matter. If you have any questions or concerns about our request, please do not hesitate to reach out.

Sincerely,

Jordan and Jan Ayan

Resident of The Enclave at Borgata