



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes – FINAL

Planning Commission

*Chair Pamela Georgelos
Commissioner Robert Brown
Commissioner Charles Covington
Commissioner Craig Curtis
Commissioner Timothy Dickman
Commissioner William Nassikas
Commissioner James Rose*

Tuesday, June 17, 2025

6:00 PM

Town Hall Boardroom

1. CALL TO ORDER / ROLL CALL

Chair Georgelos called the meeting to order at 6:00 PM.

Present – Chair Pamela Georgelos
Commissioner Robert Brown
Commissioner Charles Covington
Commissioner Craig Curtis
Commissioner Timothy Dickman
Commissioner William Nassikas
Commissioner Jim Rose

STAFF MEMBERS PRESENT

Town Attorney Andrew McGuire
Community Development Director Chad Weaver
Planning Manager Paul Michaud
Town Clerk Duncan Miller

2. EXECUTIVE SESSION

3. APPROVAL OR AMENDMENT OF MINUTES

A. 25-142 **Approval of June 3, 2025 Planning Commission Minutes.**

A motion was made by Commissioner Brown, seconded by Commissioner Nassikas, to approve the June 3, 2025 meeting minutes as presented. The motion carried with the following vote:

Aye: Chair Georgelos, Commissioner Brown, Commissioner Covington,
Commissioner Curtis, Commissioner Dickman, Commissioner Nassikas,
Commissioner Rose

4. PRESENTATIONS

5. STUDY SESSION ITEMS

6. PUBLIC HEARINGS – LEGISLATIVE ACTIONS

A. 25-161 Discussion of Smoke Tree Resort Minor Special Use Permit 7101 E Lincoln Drive (SUP-25-03)

Chair Georgelos recused herself from the item since her firm has represented the applicant in various transactions. She appointed Bill Nassikas as acting Chair and exited the room.

Acting Chair Nassikas welcomed the presentation from Staff.

Mr. Michaud presented the item. He noted the applicant was requesting to increase the guestroom count from 82 to 95 keys, increase the number of parking spaces, modify the spa and fitness area, and change certain square footages. Mr. Michaud explained the difference in setbacks, difference in pool size and shape, and provided details on how additional keys were being accommodated. He also verified that the meeting space was increased by widening the pre-function area and shared an estimate for construction timing. Mr. Michaud addressed the intersection at Lincoln Drive and Scottsdale Road, noting it is under the jurisdiction of Scottsdale. He briefly discussed density, parking, traffic, setbacks, height, open space criteria, landscaping, lighting, drainage, signage, minor amendment criteria, architecture, color and public comment.

Commissioner Brown wondered if the public comment received from the neighboring medical plaza would be accommodated in the stipulations.

Mr. Michaud advised that construction timing related to the south and east wall was not included in the draft stipulations. He deferred to the applicant.

Mr. Benjamin Tate, representative for the applicant, stated they would be more than happy to accommodate the construction of the wall and use Quail Run Road for construction traffic. He noted that the request to widen the shared drive could not be specifically accommodated at this time as it has not been designed or approved by the Town.

Mr. Michaud presented a site plan at the request of Acting Chair Nassikas. He noted that a detailed plan would need to be reviewed to ensure metrics of the shared drive work.

Details of the shared drive were discussed amongst the Commission, Mr. Tate, and staff.

Commissioner Rose asked where the additional 6 parking spaces were located.

Mr. Tate pointed out that the parking spaces were added to the southern end of the property.

Acting Chair Nassikas addressed the lack of a deceleration lane near the shared drive, where deliveries would access the property. He voiced concerns with delivery trucks entering the property.

Mr. Tate stated that the deceleration lane was a subject of discussion with the original application, and it was concluded that the deceleration lane was not warranted. He stressed that the overall scope of the request today has made zero change to the way the service entrance was originally designed to operate.

Commissioner Covington confirmed that the size of the restaurant was being reduced and wondered if this was communicated to the operator. He asked if the room sizes were reduced.

Mr. Tate stated that the operator of the property, as a whole, was aware. He explained how the

room sizes were slightly increased.

Acting Chair Nassikas sought confirmation on the addition of square footage to support pre-function. He asked the size of the ballroom.

Mr. Tate stated that the ballroom was the same size, and a hallway which was too narrow had been widened. He stated there were only two breakout rooms now and briefly addressed parking. He added that decomposed granite was an acceptable method of surfacing for fire lanes in municipalities around the valley.

Acting Chair Nassikas opened the public comment at 6:48 PM

Mr. Robert Rasmussen, a resident in the area, addressed concerns with pedestrian access to the resort and asked if the sidewalk would be setback further from Lincoln Drive. He was not sure there was a sidewalk provision off Quail Run Road.

Bill Daugherty, owner of Walton Global, briefly spoke as to the current conditions of the sidewalk.

Mr. Weaver clarified that Mr. Rasmussen was asking about future conditions.

Mr. Michaud shared that the sidewalk along Lincoln Road would meander slightly but there would be no sidewalk down Quail Run Road, past the resort.

Acting Chair Nassikas closed the public comment at 6:54 PM

A motion was made by Commissioner Covington, seconded by Commissioner Dickman, to deem the amendment to the Smoke Tree Resort Special User Permit as a Minor Amendment per the criteria listed in Section 1102.7.B of the Zoning Ordinance. The motion carried with the following vote:

Aye: Commissioner Brown, Commissioner Covington, Commissioner Curtis
Commissioner Dickman, Commissioner Nassikas, Commissioner Rose

Abstained: Chair Georgelos

A motion was made by Commissioner Brown, seconded by Commissioner Rose, to approve item 25-161, a Minor SUP Amendment to the Smoke Tree Resort Special Use Permit to increase the guestroom count from 82 keys to 95 keys (along with the other modifications in SUP-25-03), subject to the 5 stipulations noted in the staff report. The motion carried with the following vote:

Aye: Commissioner Brown, Commissioner Covington, Commissioner Curtis
Commissioner Dickman, Commissioner Nassikas, Commissioner Rose

Recused: Chair Georgelos

7. ACTION ITEMS

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

Mr. Michaud stated that a Joint Training Session was scheduled for July 15th, and the next regular Planning Commission meeting was scheduled for August 19th. He noted that upcoming items included a possible lot split and intermediate SUP amendment for Phoenix Country Day School.

11. ADJOURNMENT

A motion was made by Commissioner Nassikas, seconded by Commissioner Brown, to adjourn the meeting at 7:04 PM. The motion carried with the following vote:

Aye: Chair Georgelos, Commissioner Brown, Commissioner Covington,
Commissioner Curtis Commissioner Dickman, Commissioner Nassikas,
Commissioner Rose

Paradise Valley Planning Commission

By: 

Cherise Fullbright, Secretary