

<u>Date</u>	<u>Comment</u>	<u>Type</u>
7/7/2020	Melvin Comstock who lives north of the Judson development on Cheney Drive. He respects the risk of the developer in that a certain number of guest units is necessary to make a project feasible, but has concerns with a density since it is almost 2.5 times that of the Special Use Permit Guidelines. He noted that density impacts traffic in an area with a lot of congestion which will be more challenged as the Five Star property fully develops.	PC Meeting
6/26/2020	Patti McCaleb email not support the density	Email

From: [Paul Michaud](#)
To: [REDACTED]
Subject: Smoke Tree Comment
Date: Thursday, July 2, 2020 2:53:00 PM

Ms. McCaleb:

Thank you for your interest again in the Smoke Tree Resort Special Use Permit Major Amendment application request. As noted previously, your email comment from June 26th was in the July 7th Planning Commission packet.

The Planning Commission may wish to address your question separately, but I did want to respond from a Town staff perspective.

The short answer to your question is that there are several factors that the Town looks at in determining whether to approve an application request. There is no precedent set with the approval of a different amendment application on a current request. Although, comparisons to past approvals for information do come up in the review process. Some of these factors the Town looks at include [Article XI](#) of the Zoning Ordinance that provide general purpose, intent, and allowed uses. Being a rezoning matter, the goals and policies of the [Town's General Plan](#) comes into play as well. Another important document is the [Special Use Permit Guidelines](#). As you may be aware, the proposed density does exceed the Special Use Permit guidelines. Each member of the Planning Commission for their recommendation and each member of Town Council for their action will weigh all these factors as they review the material provided, get input from the applicant, and get comments from residents like yourself.

Regards,

Paul E. Michaud, AICP
Planning Manager
Community Development – Planning Division
6401 E Lincoln Drive
480-348-3574 (phone)
pmichaud@paradisevalleyaz.gov
Office Hours: Mon-Fri 7:00 a.m. – 4:00 p.m., closed noon-1:00 p.m. and holidays

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New eComment for Planning Commission on 2020-07-07 6:00 PM - IN-PERSON ATTENDANCE AT PUBLIC MEETINGS HAS BEEN SUSPENDED UNTIL FURTHER NOTICE. WATCH LIVE STREAMED MEETINGS AT:

<https://paradisevalleyaz.legistar.com/Calendar.aspx>

Patti McCaleb submitted a new eComment.

Meeting: Planning Commission on 2020-07-07 6:00 PM - IN-PERSON ATTENDANCE AT PUBLIC MEETINGS HAS BEEN SUSPENDED UNTIL FURTHER NOTICE. WATCH LIVE STREAMED MEETINGS AT: <https://paradisevalleyaz.legistar.com/Calendar.aspx>

Item: A. 20-307 Discussion of a Major Special Use Permit Amendment (SUP-18-05) - 7101 E Lincoln Drive - Smoke Tree Resort

eComment: Can you specify on what grounds a variance or SUP could be granted to Smoke Tree Resort that would allow them to bypass the same building density and height requirements that the Town of Paradise Valley council and planning commission required of the Andaaz Resort?

[View and Analyze eComments](#)

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Paul Michaud

Subject: FW: Smoke Tree Resort

From: Vice Mayor Julie Pace <jpace@paradisevalleyaz.gov>
Sent: Sunday, June 28, 2020 7:16 AM
To: Jill Keimach <jkeimach@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>; George Burton <gburton@paradisevalleyaz.gov>
Cc: Duncan Miller <dmiller@paradisevalleyaz.gov>
Subject: Fwd: Smoke Tree Resort

Public Comments for the file that goes to planning. Thx

Vice Mayor Julie Pace
602.256.4488
Dictated but often not proofed. Have a great day!

Paradise Valley is comprised of residences and resorts, with no commercial businesses, no local property tax, and protected by a concierge police department.

6401 E. Lincoln Drive
Paradise Valley, Arizona 85253

Begin forwarded message:

From: Patti McCaleb [REDACTED]
Date: June 26, 2020 at 6:46:21 PM MST
To: Mayor Jerry Bien-Willner <jbienwillner@paradisevalleyaz.gov>, Council Member Scott Moore <smoore@paradisevalleyaz.gov>, Council Member Ellen Andeen <eandeen@paradisevalleyaz.gov>, Vice Mayor Julie Pace <jpace@paradisevalleyaz.gov>, Council Member Mark Stanton <mstanton@paradisevalleyaz.gov>, Council Member Anna Thomasson <athomasson@paradisevalleyaz.gov>, Council Member Paul Dembow <pdembow@paradisevalleyaz.gov>
Subject: Fwd: Smoke Tree Resort

EXTERNAL

----- Forwarded message -----

From: **Patti McCaleb** <[REDACTED]>

Date: Fri, Jun 26, 2020 at 6:39 PM

Subject: RE: Smoke Tree Resort

To: <JBienwillner@paradisevalleyaz.gov>, <smoore@paradisevalleyaz.gov>, <EAndeen@paradisevalleyaz.gov>, <pdembow@paradisevalleyaz.gov>, <JPace@paradisevalleyaz.gov>, <mstanton@paradisevalleyaz.gov>, <AThomasson@paradisevalleyaz.gov>

Dear Commissioners:

I read with great interest and no small amount of concern the article on page one of the Independent newspaper of June 24th regarding the Smoke Tree Resort. I am happy to see Mayor Bien-Willner feels the town council and planning committee need to have the public weigh in on this matter. I was also gratified to see that Ms. Thomasson had genuine concern over the latest proposal from Smoke Tree which did not significantly reduce density.

Over 16 months ago the new owners of the resort brought to the planning committee and the town council a proposal that was outlandish in it's request for building height, condo element, and overall density. Mr. Stougaard, owner of the Andaaz Resort, rightfully addressed the inequity of allowing such concentration of hotel keys when he himself was made to abide within the town's density requirements.

My research shows the following:

Andaaz Resort

185 rooms on 26 acres 7.1 rooms per acre

Smoke Tree Resort (current)

26 suites on 5 acres 5.2 rooms per acre

Newest Smoke Tree Resort proposal

122 rooms on 5 acres 24.4 rooms per acre

I would like to see some clarification as to why the TPV would even consider a proposal that on a side by side comparison with Andaaz Resort, is requesting an increase in density of over 242.%. Again, that is an increase of 242% over what the TPV allowed Andaaz to build.

Factoring in the Lincoln apartments and Ritz Carlton, the increase in traffic (as well as noise, pollution, and increased congestion), I fail to see why Smoke Tree Resort should not adhere to the same density rules that applied to Andaaz.

I thank you for your hard work and attention to detail and would enjoy any feedback you might give.

Respectfully,

Patti McCaleb

[REDACTED]

Paradise Valley, AZ