

8/13/2020	Gary Stougaard of Andaz Resort concerned with density, setback, and landscape barrier along south property line	Email
8/7/2020	Maria Ruttle, resident southwest of site, had concerns with stacking of vehicles and drivers turning around if they pass the resort entrance on Quail Run Road	Phone and Email
8/4/2020	Michael Shoen, a resident further west of the site, sent an email related to the Town's property tax model	Email
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

Paul Michaud

Subject: FW: Smoke Tree Resort - Comments on Revised Proposed Development Plan

From: Gary Stougaard [REDACTED]

Sent: Thursday, August 13, 2020 10:54 PM

To: George Burton <gburton@paradisevalleyaz.gov>

Subject: Smoke Tree Resort - Comments on Revised Proposed Development Plan

EXTERNAL

George –

Here are my concerns about the Smoketree redevelopment project, my apologies for not getting this to you earlier today.

1. **Density:**

- Most importantly, I am concerned about density, even with the reduction in density from their original proposed development plan reflected in this new plan, the proposed density is well in excess of that allowed on the Andaz Scottsdale site. I note that they are requesting approval to construct 120 guest rooms – about 2/3 of those at the Andaz Scottsdale, on a 5 +/- acre parcel which is approximately 20% of the land area of our Resort.

In order to achieve this density, they are proposing maximum building heights of 36 feet – 12 feet higher than any structure on the Andaz site. While I appreciate that the highest point on the site is close to the center of the site, when completed, the structure will be significantly taller than anything we were allowed to construct.

In addition the proposed density will result in significantly more activity in a smaller space, likely resulting in a higher noise levels than those generated from the Andaz Resort and Bungalows

2. **Set back requirements:**

- My understanding is that the proposed setbacks for the revised project will be 60 feet. This amount is far less than the 100 foot setback required on our immediately adjacent site. Combined with the height of the proposed structures, I am concerned that this project will “loom” over the Andaz Scottsdale Resort & Bungalows and that the increased noise levels from the significantly more dense Smoketree redevelopment will negatively impact the tranquil experience currently provided to guests at the Andaz Scottsdale.

3. **Landscape barrier on the South property line of the proposed project:**

- Both of the above issues **may** be mitigated by the retention of the existing landscape barrier located on the south side of the Smoketree site. Currently, a 15 foot +/- mature oleander hedge exists on the south side of the Smoketree Resort site, which provides an effective visual and noise barrier between the Smoketree and Andaz sites. Retention of this hedge is essential to maintain the visual separation of the properties – as well as an effective noise barrier between the properties.

George, let me know if you need anything else from me relative to this issue.

Thank you,

Gary

Gary A. Stougaard
Chelsea Hospitality Partners



Paul Michaud

Subject: FW: FW: Smoke Tree neighbor Question

From: Paul Michaud

Sent: Monday, August 10, 2020 4:46 PM

To: [REDACTED]

Subject: RE: FW: Smoke Tree neighbor Question

Maria:

Staff discussed your questions this morning and better understand the issue.

Your concerns will be noted in the upcoming August 18th Planning Commission meeting packet on the Smoke Tree Resort.

There will likely need to be a meeting with Smoke Tree, the Town, and your family to discuss potential solutions.

Regards,

Paul E. Michaud, AICP

Planning Manager

Community Development – Planning Division

6401 E Lincoln Drive

480-348-3574 (phone)

pmichaud@paradisevalleyaz.gov

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From: Maria Hontzas Ruttle at World [REDACTED] >

Sent: Monday, August 10, 2020 12:17 PM

To: Paul Michaud <pmichaud@paradisevalleyaz.gov>

Subject: Re: FW: Smoke Tree neighbor Question

EXTERNAL

Happy Monday Paul, I am just checking in to see if you had any confirmation and additional discussions regarding solutions? Sorry to rush you but we would like to give the ok to Jason Harris asap.

Thanks again for your help,
Maria

On Fri, Aug 7, 2020 at 9:42 AM Paul Michaud <pmichaud@paradisevalleyaz.gov> wrote:

Maria:

This helps. As I get more information I will let you know.

Regards,

Paul E. Michaud, AICP

Planning Manager

Community Development – Planning Division

6401 E Lincoln Drive

480-348-3574 (phone)

pmichaud@paradisevalleyaz.gov

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From: Maria Hontzas Ruttle at World [REDACTED]
Sent: Friday, August 7, 2020 9:39 AM
To: Paul Michaud <pmichaud@paradisevalleyaz.gov>
Subject: Re: FW: Smoke Tree neighbor Question

EXTERNAL

Thanks Paul for your call and help with these serious encroachments on all the private properties here on Quail Run.

I have the map highlighted below to show the ownerships.

Red the areas that were Quick Claim deeded to the Town as private access and has never been changed.

Green Owned by Livi

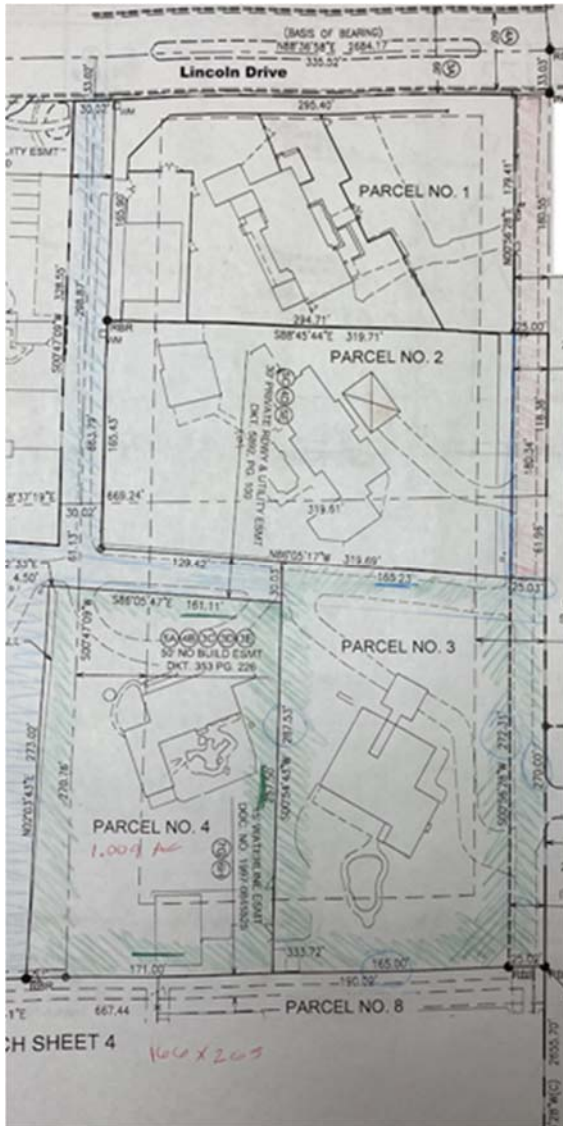
Blue Owned by Cody at the Dog Kennel

We/Ruttle's own the property directly along south lines of the Green lots.

Hope this helps show all the lines and I hope to hear from you soon,

Maria

Direct [REDACTED]



--

Maria Ruttle

Sr Account Executive

World Advertising and Marketing Corp.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [Michael Shoen](#)
To: [Paul Michaud](#)
Subject: Smoke Tree
Date: Tuesday, August 4, 2020 9:16:33 AM

EXTERNAL

To: Town of Paradise Valley Planning Commission

Re: Smoke Tree Development Sept. 15, 2020 Public Meeting

Dear Sirs/Madam:

Please read my comments into the record.

The property tax model for the Town of Paradise Valley is toxic because it continually requires more and more commercial development to pay for the increased town services for past commercial development which, in turn, occurred to pay for services for previous commercial development (and increased density), etc.

On April 21, 2018, I explained this to then-mayor Michael Collins, "The resorts damage our peace, tranquility and beauty. They increase noise, traffic, congestion and transients. Wish I could pay my own PV share of property taxes. The property tax model is toxic."

Mayor Collins responded, "I don't disagree. However the revenue model in place is dependent on this resort industry. Changing the revenue model would take a different Council makeup."

So we can agree that the resorts damage our peace, tranquility and beauty and increase noise, traffic congestion and transients, but the "leaders" of TPV are going to do it anyway. A simple solution is to tax residents for services they receive, like every other residential community in America.

I moved to PV in 1964 and have witnessed the transformation AWAY from an extraordinary one home-one acre residential paradise. The property tax model is suicidal. We are killing the goose that laid the golden egg.

Thank you. Sincerely,

Michael L. Shoen

[REDACTED]

Paradise Valley 85253



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
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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