



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Planning Commission

Tuesday, August 18, 2020

6:00 PM

Council Chambers

**IN-PERSON ATTENDANCE AT PUBLIC MEETINGS HAS BEEN SUSPENDED UNTIL
FURTHER NOTICE. WATCH LIVE STREAMED MEETINGS AT:
<https://paradisevalleyaz.legistar.com/Calendar.aspx>**

1. CALL TO ORDER

Chairman Wainwright called the meeting to order at 6:04 p.m.

STAFF MEMBERS PRESENT

Town Attorney Andrew M. Miller (attended remotely)
Senior Planner George Burton
Planning Manager Paul Michaud

2. ROLL CALL

Present 7 - Commissioner Jonathan Wainwright
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Daran Wastchak
Commissioner Orme Lewis
Commissioner Thomas G. Campbell
Commissioner James Rose

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

- A.** [20-319](#) Continued Discussion of a Major Special Use Permit Amendment
(SUP-18-05) - 7101 E Lincoln Drive - Smoke Tree Resort
- Mr. Gilbert, representing the applicant, presented and expressed thanks to the Commission. There had been contradicting information found from the last meeting regarding the APS cabinet.

Owner Taylor Robinson clarified that they were able to confirm the electrical source to the Smoke Tree Resort was indeed the cabinet in the discussion,

previously thought not to service the Resort. For APS to determine the plan for that cabinet, they required a full load calculation. The design and engineering of that cabinet would have to be decided at a future date. The number of cabinets would be between 0-2 cabinets.

Mr. Gilbert updated the revisions made and additional materials submitted since the last meeting. There were no revisions to the application but did submit new materials. They submitted the Parking Management Plan that was under review by Town Staff. They provided an acoustical study that was under review by Town Staff and a third-party consultant. The right-of-way cabinet could either go in the right-of-way or the Southwest corner of the Resort property. He stated the applicant was willing to stipulate that once the SUP was approved and the Engineered drawings were submitted to APS, they would comply with the Town's Visually Significant Corridor and APS requirements.

Additionally, he was in the process of having the photometric plan updated as requested by the Commission to show a minimum, maximum, and average foot candles and that the light source on the signs were shielded.

They would be holding their Neighborhood meeting on August 20, 2020. It would be a mix of in-person and virtual meetings. The in-person portion would be conducted on-site by Mr. Robinson, and the virtual portion would be controlled by Mr. Gilbert via a Zoom conferencing call.

Chairman Wainwright asked how many Commissioners could attend that meeting.

Planning Manager Paul Michaud noted that the Town Clerk posted there may be a quorum of the Commissioners present, and therefore all could attend.

A Commissioner commented that the Commissioners should avoid having extended discussions at the meeting. They should just hear comments from the public. If they discuss items, there would need to be someone present taking minutes. Additionally, the applicant should record the meeting for future purposes.

Mr. Gilbert continued by addressing items on the agenda.

Lot Coverage and Floor Area Ratio

The SOD required that this item be discussed, and the unique

characteristics of the development area and amendments made to the site since it was last evaluated should be considered. The site was at the border of Scottsdale and surrounded by three commercial or resort properties; the fourth side was residential. The residential properties were included in the redevelopment area designation in the General Plan. However, they continued to consider the area as a residential zone and tried to provide protections for that side. They had reduced the number of rooms from the original proposal.

Reasonable Separation and The Buffering of Noise, Lights, Traffic and Views

They had protected the residential property area bordering the Resort. On the west side, balconies had been removed, a 100-foot set back was in place, the higher density uses were located on the center and East portions of the property and lush landscaping was proposed along the west side. Other areas were buffered from traffic and offsite noise. They eliminated the tiered heights along the South and proposed a sixty-foot set back from the Andaz property and limited the building height to two stories. The only balconies would face the pool area. The three-story element was on the East side of the property. The noise generating elements were focused at the center and East of the property. The entrance to the market and coffee shop were internally facing. There were a few spots that exceeded the open space criteria, which were reviewed with the Commission. They screened the buildings from offsite views using setbacks and landscaping.

Mr. Gilbert stated that a neighbor had expressed concern that guests of the hotel might come onto her property. They worked with her and the Town and presented multiple proposals that were acceptable to her.

All the Resort aspects had been carefully considered to support the operations of the Resort but also achieve stabilization. They would enter referral relationships. For example, they would refer most of the spa guests to the Andaz Resort. The Mountain Shadows Resort did not have a spa, and they provide referrals as well. They did not want to compete but enhance their surroundings. The proximity to the Scottsdale/Lincoln Corridor resulted in a walkability score of 57. That score was given by an independent firm called [walkscore.com](https://www.walkscore.com/). It evaluated walking distances to retail and dining. Their score was high.

The SOD suggested 25% lot coverage, and the Smoke Tree was 29.3%. This compared favorably to other resorts located in Town. There was not an existing Code or SUP guideline concerning floor area ratio.

Density and the SUP Guidelines

Mr. Gilbert suggested they merited a less restrictive guideline due to the following factors. They were next to Scottsdale; the property was under five acres and surrounded by commercial uses on three sides. During the SOD process, the Council acknowledged that some leeway regarding density should be granted considering the size of the property. He referred to the current SOD. Density had been reduced on the West and South sides of the property. They considered it to impact the residents and felt most of the residents were supportive of the project. Each component had been well thought out.

He had received a copy of the proposed ordinance, which had been reviewed but had not received it in time to submit written comments. They were prepared to discuss the proposed Ordinance with the Planning Commission.

Commissioner Campbell asked if they could be provided the information to join the neighborhood meeting virtually.

Mr. Gilbert had already sent the information.

Mr. Michaud stated he would send the information again after the meeting.

Chairman Wainwright asked the Staff to move forward with their presentation.

Mr. Michaud presented. The project summary included 122 guest rooms, 20 were detached suites. The Resort included a restaurant and bar/lounge, third story amenity, accessory uses, and indoor/outdoor event space.

Parking had been discussed in previous meetings. The Commission had heard from the parking/traffic consultants with the agreement that the Resort could be fully parked on site. The applicant stated they would provide extra parking capacity during large events, retain a contract for 25 spaces at Lincoln Medical Center, employ alternative offsite parking for employees, and review stipulation 45 and/or 47 for edits or clarify in the Parking Management Plan. A few Commissioners were still concerned the site was under parked.

The existing APS cabinet along Lincoln Drive was discussed with a clarification that the cabinet serviced the site, stipulation 12 addressed

utilities and screening, they provided two possible locations for the cabinet relocation.

Landscaping was reviewed, resulting in the South and East perimeter hedges and staggering of trees, buffers along the street were less than the SUP guidelines, there were less trees on Quail Run Road, less Ironwood trees per the guidelines, and no specific concerns were noted.

The lighting was discussed in the previous meeting. Lighting fixtures and photometric discussion resulted in an agreement that the 16' pole lights along Lincoln Drive would be screened by the proposed trees. An issue arose in case a pole light fell, and that needed to be addressed in the development agreement, or an added stipulation. There was general support for the landscape, right-of-way bollard, and palm tree lighting. The applicant was to provide a light output summary table on the photometric plan/report.

The right-of-way discussion clarified the Lincoln Drive 45'6" dedication. The general agreement was based on no future widening of Lincoln Drive to three lanes. The challenges of acquiring land from other properties along the corridor were noted.

The Resort identification signs complied with the SUP Guidelines, except the number of signs. Many Commissioners found the number of signs acceptable because the applicant reduced the number of existing driveways and worked out a shared driveway. The accessory use signage would not be outward-facing and was added as Stipulation 50. The applicant was to provide information regarding light source shielding, color temperature, and output levels.

The acoustical study and Parking Management Plan were being reviewed by a third party and Town Staff. That information could be expected at the next Planning Commission meeting.

There were three new public comments since the last Commission meeting. All three comments were concerning density. One comment was concerned with vehicle stacking and turned around on Quail Road. The owner of the Andaz Resort was concerned with density, setbacks, and landscaping along the South property line. The Oleanders along the South would remain and were located on the Andaz property, the hedges proposed would go in front of the Oleanders. Staff highlighted the turn around on Quail Run Road.

The Smoke Tree Resort proposed a 29.3% net and 27% gross lot coverage, an 85% net and 78% gross of impervious surface, a 15% net, and 12% gross of open space, a proposed 64% net and 59% gross for floor area ratio (FAR).

Additionally, staff presented the draft stipulations. The Commission would review Attachment Q and he expected further edits based on the following discussions. The ordinance format generally followed other resort SUPs. The stipulations exhibited had fifteen categories, and the text in bold brackets were known areas for further edit/input. Some items would be in the development agreement that the Council would approve along with other specific items like right-of-way, financial, or other related matters.

The next meeting would be held on September 1, 2020, and include a Citizen Review, redlines of the Draft Ordinance, and revisit any items from prior meetings. The meeting on September 15, 2020, would be a Public Hearing or a request to extend the September 30 finish date.

The presentation was concluded.

Chairman Wainwright opened the public hearing.

There were no public comments and the public hearing portion was closed.

Chairman Wainwright wanted the Commission members to be clear with the applicant regarding any items that Commissioner could not support.

He addressed the right-of-way dedication issue. He asked if any Commissioners had an issue with the proposed 45'6" dedication. No Commissioners commented.

He asked if any Commissioners were opposed to the third story element. Commissioner Campbell asked what the height of the Lincoln Medical Center was. He had issues with the third story elements after reading the Andaz Resort comments.

Commissioner Wastchak also read the letter from Gary Stuttgart at the Andaz resort. He visited the Andaz property and looked North at the Smoke Tree Property. There were concerns with noise, height, and density. He felt that the letter indicated if the Oleanders stayed in place, then many concerns would be mitigated.

Commissioner Covington had the same impression of the letter.

Commissioner Rose also agreed.

Commissioner Georgelos felt that the letter listed important factors and that if the oleanders stayed, it would help but would not make all of the issues okay.

Commissioner Wastchak clarified that he knew the oleanders staying would not make all the issues go away.

Commissioner Campbell was concerned that the Commission considered that eight feet of building would show over the oleander bushes. He encouraged the Commission to go to the Andaz site and visualize the Smoke Tree Resort buildings. There was not much of a landscape buffer on the West side of the property.

Commissioner Georgelos agreed with Commissioner Campbell. She asked what the precedent for third story structures was in the Town.

Mr. Michaud commented that there was a third story element at the Mountain Shadows, Five Star, and Montelucia Resorts.

Commissioner Georgelos felt those properties were further away. The Andaz property next door did not have third story elements and she felt that a third story at the Smoke Tree would loom over the Andaz. Generally, the Resort was building and parking heavy, which did not allow for landscaping and buffering.

Andrew Miller pointed out that the Andaz property went through a rezoning process. There was a third story element proposed on the East side against residential areas. The third story element was not viewed as favorable and removed.

Commissioner Lewis thought there was a tentative solution for the third story as it was not to be used for residents but a guest amenity. On the north side of the property may be a better place for a coffee shop eliminating the need for a third story. He felt the issue could be reviewed and determine the best solution for all parties.

Chairman Wainwright was comfortable with the right-of-way if the Town was and wouldn't ask for more. He felt the third story element had been addressed thoroughly, and he felt that Mr. Gilbert needed to get support from the Andaz for the third story element. He was supportive of the third

story element as long as the neighbors of the property were as well.

Mr. Gilbert commented that in previous meetings, there was a consensus that the third-floor amenity was acceptable. He suggested they conduct site-line studies to demonstrate there would be no adverse effect.

Owner Taylor Robinson stated they would discuss this issue with the neighboring properties in detail. The Town had a standard for evaluating if a structure would loom over another. The standard of open space criteria was used in designing the buildings and also the maximum height on the Southern boundary. He would report back to the Commission on the findings.

Chairman Wainwright clarified that adjacent properties did not have the right to veto the design. He felt the feedback to the applicant was that the issue was thoroughly discussed, but the change in the Commissioner's opinion came once the letter from the Andaz Resort was brought to attention. He advised the applicant to get support from adjacent property owners.

Commissioner Campbell wanted clarification that the oleanders were an existing mitigation element and that they were not on the Smoke Tree Resort property. He noticed the roots were on the north side of the fence wall.

Mr. Michaud stated that looking at the aerial view of the site the applicant felt the oleanders were not on their property but could be a mixture of both properties. The roots did not appear to be on the north side based on the aerial view. The applicant would need to verify the roots conclusively were not on their property.

Commissioner Wastchak stated if the oleanders exist on the Andaz property, he did not believe that Smoke Tree wanted to take them down. They could be left up. He asked if Mr. Robinson could give any information or insight about that boundary.

Mr. Robinson commented that the image shown was from the County Assessors Office, and they had confirmed that it was correct. The wall on the north side of the Andaz property was 4-6 feet South of their property line. His intent was that the oleander hedge remained and was supplemented with the sour orange hedge and staggered trees.

Commissioner Wastchak suggested that their landscaping plan showed

the oleanders. He hoped that Mr. Robinson would have a conversation with the Andaz to clarify those would stay.

Mr. Robinson stated he would do that.

Commissioner Campbell asked that those drawings be shared with the Commission as well.

Commissioner Covington noted that the Lincoln Medical Center was heavily reviewed about the screening of their mechanical equipment on the roof. He asked what the requirement of that height was.

Chairman Wainwright remembered it was higher than what it ended up being.

Mr. Burton remembered that the proposed new building roof height was 30', but the mechanical screen would extend 2' above that. He recalled that they recessed the mechanical screen, and it was invisible from off the property.

Chairman Wainwright noted the letter from Andaz made an impact and he wanted the applicant to work with the neighbors. The parking was an issue in the previous meeting. According to the parking analysis, the consultants agreed that the parking was fine.

Commissioner Wastchak commented that they were waiting to see an additional document regarding the parking. He wanted to hold off on the parking decision until they had the Staff review on the information.

Chairman Wainwright noted that was fine, but if there were significant concerns, they could make the applicant aware now.

Commissioner Rose understood the parking analysis but felt there would still be a parking issue for weddings, events, and the restaurant while at 100% occupancy.

Chairman Wainwright addressed that the APS cabinets did not delay the projects. He asked if the Staff could handle the stipulations of the cabinets.

Commissioner Campbell asked the applicant at the last meeting to show potential accommodation for the cabinets and wanted to see the potential renderings.

Chairman Wainwright asked if he could draft a stipulation to help the Commissioners be comfortable with the potential options.

Commissioner Campbell would have rather seen a prospective site plan showing a second cabinet accommodated.

Mr. Michaud commented that there was a site plan not included in the Commissioners packets, showing two cabinets on the Southwest corner and the other in the Quail Run right-of-way at the South end.

Commissioner Campbell asked if that accommodated a second cabinet.

Mr. Michaud stated his understanding from Town Engineer Paul Mood that it would connect from the West so that the connection would be to the West or in the right-of-way.

Commissioner Campbell asked if they were positive that there would not be a second cabinet accommodated East of the existing cabinet on the Southeast corner.

Mr. Michaud noted he was not in the meeting with APS, and Mr. Mood may need to answer if he was present at the next meeting.

Mr. Robinson shared his perspective from the meeting with APS. The lines were fed from the North. The cabinet existing was a special cabinet installed when the Town did not have sufficient right-of-way for a standard size cabinet. If that cabinet were to change, APS would update it to a more modern cabinet design.

Chairman Wainwright wanted to clarify Mr. Robinson's comments that the cabinet would remain as it was, or APS would update the cabinet equipment. He asked if they update the cabinet would it be moved to either across the street on the corner of Quail Run Road or down to the Southwest corner of the property. The new equipment would mean a new location, or it was left where it was.

Mr. Robinson commented that what Chairman Wainwright stated was correct. During the design review with APS, new locations would be proposed if needed. They could not identify the location yet if it was required to be moved.

Chairman Wainwright felt that the applicant had tried to accommodate the Commission well. The motivation of his question was the timing of giving

approval. He understood it was expensive to move the cabinet.

Mr. Robinson was willing to accept a stipulation to the effect of cabinet placement and screening. When APS finished their final design, they would comply with the Town and APS requirements.

Mr. Miller noted that when the stipulation was drafted, he wanted to have the flexibility and input from Town Engineer Paul Mood. There were other opportunities to allow the Staff flexibility for placement. He preferred high accessibility and beautification of the cabinet boxes on Quail Run.

Chairman Wainwright asked if there was a way to allow approval of that later or allow for the Staff to approve the cabinets.

Mr. Miller said yes, there was a way to incorporate a stipulation regarding that approval. He wanted objective criteria established before the Staff approval of the cabinet.

Chairman Wainwright stated that Commissioner Campbell could create stipulations for the cabinet.

Commissioner Rose commented that by fitting 122 units on the property that had taken away the resort feeling of the project. The views from the rooms were not favorable. The density had made it apparent to the architect that they had to design the Resort in the way it was currently. In a conversation with Jason Walton, Montana Hotels, indicated it was not a resort but imbedded and interactive with the local environment. He felt it was important to know what was built on the 4.6 acres.

Commissioner Lewis agreed with Commissioner Rose's comment. He was concerned about the coffee shop near a busy road, and perhaps, there were ways to reconfigure amenities.

Commissioner Georgelos agreed with Commissioner Rose. She reviewed the density of various resorts in Town. The density exceeded any resort they had seen. The 4.6 acres and 26.5 units per acre seemed high density. There were large structures and parking surrounding it with a small pool. It did not seem like a resort. She detailed the retail, gym and guest room amenities. There should be reduced density to feel like a resort, larger pool area, and lush landscape. The Southeast side had a large building and drove more parking.

Mr. Gilbert wanted an opportunity to evaluate and address the comments in

a future meeting.

Chairman Wainwright stated the Commission would try to be as transparent as they could with the applicant.

Commissioner Wastchak wanted to know the other Commissioner's opinions on the issue and if it was in alignment with Commissioners Georgelos, Lewis and Rose.

Commissioner Covington was sympathetic to the comments made by the Commissioners. He was concerned about the Resort being at the entrance of the Town. He was uncomfortable with the third story due to the architectural rhythm of the Town. The density issue would be a continued discussion and wanted to know how that could be addressed. He wanted the Resort to be profitable. He asked if the lighting outside the property wall along Lincoln Drive discussed in the last meeting was still in the plan. He was not in favor of the lights.

Mr. Michaud stated his impression was they were still in the plan. Most of the Commissioners were in favor of the bollards and lights in the right-of-way.

Chairman Wainwright wanted clarification on what lights he had referenced.

Commissioner Covington clarified it was the lights along the street and illuminating the sidewalk. He felt it was contrary to the rest of the Town and that they were a dark sky Town.

Chairman Wainwright asked what the resolution was regarding the safety of the sidewalk or dark sky environment.

Mr. Michaud commented that the Staff stated there would be no light fixtures in the right-of-way. Usually, there were landscape lighting in residential subdivisions. Not all the Commissioners at the last meeting voiced their opinion, but a few were in favor of the bollard lighting and landscape lighting. The applicant was fine to keep or remove the bollard lighting.

Mr. Robinson noted that in the last meeting, there was a discussion regarding the bollard lighting. They received a redlined draft of the SUP inserting language that the bollards and lighting would be removed from the right-of-way. The liability was not wanted by the Town in the event of a

dedication. He wanted the Commission to quantify what was expected of them to do the best they can to address the concerns.

Commissioner Rose believed that some effort on the architects and applicants' part with the unit count. If 122 units were not needed, could it be reconfigured to have more pod units like on the Southwest side. He asked if there were any alternatives to the architect's drawing currently.

Chairman Wainwright asked if it was a true resort given the size.

Commissioner Rose stated the architect would need to look at the property and the applicant would need to give the Commission the least amount of rooms that the Resort needed to be profitable. The market and coffee shop used resort space. He was led to believe that the third-floor element was going to be where guests would visit for snacks and coffee.

Commissioner Lewis agreed.

Commissioner Georgelos commented that the density was 2.5 times greater than the Town guideline of 11 units per acre. She wanted to get as close to that as possible. She felt that it could feel like a resort with changes made. She noted the Hermosa Inn was the most similar property to this and it had a resort feeling.

Mr. Gilbert commented that the Hermosa Inn was a restaurant primarily. It was not designed as a hotel and felt it was not a fair comparison. The five-acre property had to be reworked entirely. The guidelines were set were for twenty-acre properties. The properties could go higher or lower than the guidelines set. He felt the SOD and Guidelines instructed them to take into consideration the small property size. The Commission had asked the applicant to make difficult changes. They had hearings with the Town Council, but there were no major concerns over density. Part of the Resorts flexibility was to have for-sale units. They were not prohibited, and they had been allowed elsewhere. The Commission did not want those units, and so the applicant removed them. Those units were a way to finance the project. He did not suggest they be brought back.

Chairman Wainwright noted that significant changes had been made and that they wanted to consider all of the elements of the property that made the Resort a challenge.

Commissioner Rose asked what the fewest number of rooms that could make the project successful.

Mr. Robinson stated that Jason Walton, Montana Hotels, and the architect was also on the call. If additional materials were needed, that would take time, but they were all willing to answer questions at tonight's meeting. He wanted to reach a consensus. The pro forma was the historical analysis of similar properties' performance. The average resort occupancy was 68%; the average daily rate of a resort room was \$250. The operating costs were deducted and that arrived at the sustainability on an ongoing basis. To answer Commissioner Rose, if the daily rate could be increased, that could be done but would drive the occupancy down. The alternative was to reduce the number of rooms and drive the rate high enough to sustain the maintenance of the rooms. It was not feasible in the current market. They conducted a sensitivity analysis on where the room count could be pushed, including techniques to drive occupancy. The 122 rooms were the result. For sale units would drastically change the numbers. With the Town Council against dwelling units, that was the best they could configure.

Commissioner Wastchak referred to Mr. Robinson's comment that when a price point was elevated, the price point per room put them in direct competition with other resorts. He asked what the issues would be if he moved their Resort into a more competitive price point with other resorts nearby.

Mr. Robinson noted that from a number's perspective, the resorts in the Town have distinct market segmentation where they had been established in their niche for different appeals of resort guests. The Town of Paradise Valley did not currently have a property for the niche that the Smoke Tree Resort would fill.

Jason Walton, Montana Hotels, commented that there had been struggles with the Andaz performance. He felt the owner pushed against the competition. He believed the Resort was the right size for that location. Paradise Valley was not a strong luxury resort market. The Courtyard Marriott was doing better at ADR and occupancy than some resorts. In the broad scope of a luxury resort, Paradise Valley had a casual inventory of properties with a unique following. They wanted to compliment what was currently available in the Town. They did not want to offer more of the same product. They viewed the Smoke Tree Resort as a modern-day reinterpretation of a resort experience. He leveraged the surroundings and whatever was done would be done exceptionally. A self-contained resort was not possible on the property. If they wanted them to lower density and create more luxury, this was not a good site for that.

Chairman Wainwright asked Mr. Walton to explain why it was not a good site for a luxury resort.

Mr. Walton answered there was an easing of open area criteria and setbacks on their plan. On a five-acre property, one hundred and twenty-two rooms were considered low density. Usually, they would hold six hundred rooms. The room count at the Smoke Tree was a balancing act because of scalability. The property offered the least views and had high traffic on Lincoln Drive. The percentage of the property exposed to Lincoln Drive was high. He felt that they filled a niche to complement other resorts. The redevelopment area calls for high intensity. He felt this property was an ideal density for the area. Their guests would be drawn to the Resort for its location and proximity to amenities instead of a secluded resort.

Chairman Wainwright reiterated what Mr. Walton said that the Resort could not be like others in the Town. He asked how their target guest differed from others.

Mr. Walton noted that one signature feature was for small groups to come and stay booking six-to twelve rooms and find small areas to congregate. That was the largest competition for Airbnb type rentals. The pods would allow small groups to have communal areas linked to their rooms.

Mr. Robinson commented that the third-floor amenity was different than what was previously discussed.

Mr. Walton stated that the Resort would not be a large corporate group resort. They were not a branded resort. Their guests would be a family with older children. There was an opportunity for overflow at the Ritz-Carlton. Their guest would also be attending weddings and reunions.

Chairman Wainwright noted that the third story amenity could be blocked off to accommodate different groups. The guests would have a group area in the hotel. He asked if the plan on the screen was one of the areas he was describing.

Mr. Walton replied, yes. A group or family could reserve a space and have keyed access. He explained the guest and corridor rooms that could be reserved with different services. It was their modern-day interpretation of a resort.

Chairman Wainwright recognized that the size and location of the Resort were unfair to compare to other resorts in the area. He wanted the flexibility

to be given to the applicant.

Commissioner Rose referred to Table 3, page 21, of the Traffic Study done by Simtech. The trip generation summary included weekday trips. He asked if there was a study done for weekend trips. He read on page 20 that event space was not anticipated to generate offsite trips. The event space and meeting area were not expected to impact trips during the peak hour and including that number in the study would double count anticipated trips. He gave a scenario stating that over 140 cars could be at the Resort. He wanted to see where that was in the Traffic Study.

Mr. Robinson clarified that Commissioner Rose's questions had two parts being how the number was dependent on if the traffic had been modeled to include the weekends and how the event space was accounted for in the traffic. The methodology used for the event space was the ITE. That traffic generation calculation had base rates. The traffic engineer used a base rate for the rooms that included event space. That led to the comment of it being double counted. On receiving directions from the Town Engineer and Kimley Horn, they required the use of the base rate that included the event space. The ITE model was modified to reflect that.

Commissioner Rose stated that he helped answer his questions. He again gave a scenario that could impact traffic when the Resort was at peak use. There was currently traffic in the area, and this would increase that.

Mr. Robinson commented that the Parking Management Plan accounts and plans for the scenario that Commissioner Rose was concerned with. It had been reviewed by Town Staff, Engineers and Consultants.

Commissioner Rose was concerned about the traffic that scenario would bring on Quail Run Road and Lin

No Reportable Action

5. PUBLIC HEARINGS

None

6. ACTION ITEMS

None

7. CONSENT AGENDA

None

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

Commissioner Campbell thanked Chairman Wainwright for running for Council and continuing as Chairman.

Chairman Wainwright thanked him.

10. FUTURE AGENDA ITEMS

Mr. Michaud stated there will be continued discussion regarding the Smoke Tree Resort Major SUP amendment for September 1st.

Mr. Michaud noted there may be another item on September 15th, but would not know until a future date.

Commissioner Wastchak noted that holding the public hearing and getting solicited input would be good.

Chairman Wainwright agreed.

11. ADJOURNMENT

A motion was made by Commissioner Lewis at 8:30 p.m., seconded by Commissioner Covington, to adjourn the meeting. The motion carried by the following vote:

Aye: 7 - Commissioner Wainwright, Commissioner Covington, Commissioner Georgelos, Commissioner Wastchak, Commissioner Lewis, Commissioner Campbell and Commissioner Rose

Paradise Valley Planning Commission

By: _____
Paul Michaud, Secretary