Date	Comment	Type
10/08/2020	M/M Galbut submitted a letter objecting to SUP Amendment on density, traffic, and branding	Letter
10/6/2020	Maria Ruttle, resident southwest of site, requested private gate on west side of Quail Run Rd be addressed with the resort SUP and not a separate process.	PC Meeting
8/22/2020	Jane Horn concerned with traffic and not meeting SUP guidelines	Email
8/20/2020	Applicant neighborhood meeting - Refer to summary	Meeting
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 the 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

Martin and Cynthia Galbut
6201 N. 47th Place
Paradise Valley, Arizona 85253

October 8, 2020

Via E-Mail

Mayor Jerry Bien-Willner and Paradise Valley Town Council
6401 E. Lincoln Drive
Paradise Valley, Arizona 85253
jbienwillner@paradisevalleyaz.gov

Re: Objections to 2020 SmokeTree Resort Proposal.

Dear Mayor Bien-Willner and Paradise Valley Town Council members:

With regard to the current SmokeTree Resort proposal, we think it preferable for the Paradise Valley Planning Commission to apply the same special use permit ("SUP") requirements to the SmokeTree Resort as were applied to Andaz Scottsdale Resort & Bungalows ("Andaz").

The SmokeTree Resort is seeking considerable density (122 rooms) as the property is small (4.6 acres) and is bordered on three sides by commercial property.

By comparison, Andaz had requested greater density, a third story, and a condominium component. Paradise Valley's Planning Commission would not allow Andaz to build as requested. This has resulted in the Andaz becoming an absolute sanctuary. Mr. Stougaard created a truly beautiful project. We would hope this would be special as well.

The differing access points for Andaz and the SmokeTree Resort are of note. The Andaz is accessed via Scottsdale Road, while SmokeTree is accessed via E. Lincoln Drive—the eastern most part of which is already busy due to the Lincoln Scottsdale apartments, AJ's Fine Foods shopping center, and Fat Ox restaurant. The sometimes-congested traffic at the intersection of Scottsdale Road and E. Lincoln Drive will potentially worsen significantly and could be a thorn in the side of Paradise Valley residents should the SmokeTree Resort Proposal be permitted. The SmokeTree Resort

applicant would be wise to work towards something more in tune with The Hermosa Inn—which has an excellent restaurant and 43 guest suites and casitas; or, at least be consistent with Andaz.

The SmokeTree Resort applicant's argument that the property needs a minimum of 122 rooms (a 242% increase over the density of Andaz) to be fiscally viable needs careful review. The SmokeTree Resort has operated as a functional inn with restaurant since 1966 with only 26 total suites and bungalows and Andaz appears to be doing well in non-Covid times.

We kindly ask that you keep in mind the residents of this town who have invested in Paradise Valley because of its low density, and who will be using E. Lincoln Drive on a weekly basis. The Ritz Carlton will generate much greater traffic. Any significant increase in traffic will only result in more congestion, noise, and pollutants—none of which Paradise Valley needs.

Importantly, what is the branding? What are the actual plans?

We should have quality over quantity, recognizing that a new project should be in there for the benefit of our community.

Sincerely,

Martin R. Galbut

cc:
Vice Mayor Julie Pace (via email jpace@paradisevalleyaz.gov)
Councilmember Ellen Andeen (via email eandeen@paradisevalleyaz.gov)
Councilmember Paul Dembow (via email pdembow@paradisevalleyaz.gov)
Councilmember Scott Moore (via email smoore@paradisevalleyaz.gov)
Councilmember Mark Stanton (via email mstanton@paradisevalleyaz.gov)
Councilmember Anna Thomasson (via email athomasson@paradisevalleyaz.gov)

BEUS GILBERT McGRODER
PLLC

ATTORNEYS AT LAW

701 North 44th Street
Phoenix, Arizona 85008-6504
FAX (480) 429-3100

Wendy M. Peterson
DIRECT (480) 429-3138

E-Mail Address: wpeterson@beusgilbert.com

39039-0023

September 10, 2020

VIA EMAIL

Paul E. Michaud, AICP
Planning Manager
Community Development – Planning Division
6401 E Lincoln Drive
Paradise Valley, AZ 85253
pmichaud@paradisevalleyaz.gov

Re: *Smoke Tree Resort*

Dear Paul:

Enclosed are the Neighborhood Meeting Amended Minutes, together with the in-person sign-in sheet for the meeting. Please let me know if you need anything else.

Sincerely,

BEUS GILBERT McGRODER PLLC

Wendy M. Peterson
Legal Assistant

cc: Cassandra Ayres, Esq.

Smoke Tree Resort Neighborhood Meeting Amended Minutes

August 20, 2020 -- 7:00 p.m.

Zoom Attendees:

Jane Horn
Patti Meade
Commissioner Covington
Commissioner Wastchak
Dawn Cartier
Commissioner Georgelos – by phone
Vice Mayor Pace

In-Person Attendees below and on the attached Exhibit 1

Jeff Miller
Rick and Carol Adams
Diane Rose
Commissioner Rose (did not sign sheet)
Roberto de la Torre

Minutes

Presentation by Applicant: Paul Gilbert provided the background of the case and a high-level view of what the meeting would include. Taylor Robinson provided the context of the area and specifics of the current submittal, as well as detailed some of the compromises made as a result of Council/Planning Commission feedback:

- Eliminated for-sale units
- Reduced number of units from 180 to 122 – that's a reduction of 58 units
- We reduced the density on the south and west
- We increased the setbacks from the south property line to 60 feet, which is triple the current setback
- On the east, we increased the setback from 25 feet to 45 feet
- No third-floor rooms facing Andaz
- All third-floor rooms face Lincoln Medical Center or the center courtyard
- Only 15 keys are on the third level
- We agreed to prohibit balconies on the west and south sides to protect residential and Andaz privacy and reduce noise generating elements
- 100 feet between the residential property line and the nearest structure, which is limited to 24 feet in height
- Noise generating elements are located internal to the property and surrounded by the hotel
- Moved outdoor dining for the restaurant to the north and east away from the residential neighbors to the west
- Kept potential noise-generating elements at least 100 feet away from residential neighbors
- The pool is surrounded by rooms and the Pavilion/Event Area is buffered by landscaping and the grand entry feature
- Agreed to a maximum height of 36 feet from original natural grade.
    - We're going to lower the grade slightly is limited areas so that we can make sure the architectural elements comply with the 36-foot hard stop.

- All chimneys, towers, and other architectural features are in compliance with the requested 36-foot maximum height.
- Agreed to the Town's request on access on Lincoln Drive
- We removed the entire west access driveway and now have joint access with Lincoln Medical with the ability of cross-access for each other
- Third Floor Amenity
    - Area A - kitchenette area to provide self-serve snacks for resort guests only; informal shared work space with seating to bring a laptop and connect to a printer.
    - Areas B and C – small seating area to relax, work on laptops, enjoy a snack.
        - Area B is enclosed – glass walls
        - Area C is open
    - Area D – restrooms (1/3 of area) and storage (2/3 of area)
    - Area E - elevator landing area for third floor
    - Areas G – fitness area (free weights, cardio, yoga); operable doors and windows
    - Entire area is access controlled by key card for both elevator and entry doors.
    - No outdoor speakers or amplified music
    - No after hours access permitted – whatever the cutoff time for "after hours" is determined to be in the Ordinance.
    - All exterior doors to be closed before 10 p.m. to comply with Noise Ordinance.
- Open Space Criteria - Meet the OSC on the south (Andaz) and west (residential neighbors). We don't meet the OSC on the north because of the required dedication. We don't meet the OSC on the east (LMC) but the encroachment is miniscule

<u>Question & Answer Session</u>:

- Question: Will westbound drivers be able to turn left on QRR, and will eastbound drivers be able to turn right on QRR?
    - Response: Yes, there will be a traffic light at the intersection of Lincoln and QRR with full turning movements.

- Question: What is the total coverage of all improvements on the 5-acre parcel?
    - Response: 29.3%

- Comment: This project doesn't feel like a "resort" but rather feels like a concrete jungle.
    - Response: This is a process we've thought about a lot. When you compare the five-acre cores of other resorts (which is the most dense area), our density level is right in the middle of all other resorts. Even though it feels like it's dense, if you're at our resort it will feel very similar to being in the middle of other resorts. This experience (density, room count, square footage) will be very comparable to Royal Palms. Trying to break the pieces apart and push them to the edges so they're more spread out instead of just shoved into the middle. This is in a redevelopment overlay that calls for allowances of increases in height and density.

- Question: Will there be a restaurant on site?
    - Response: Yes, and will accommodate about 85 people.

- Question: What is the operating brand/positioning of the Resort?

- Response: Boutique, independent, non-branded project. Layering of offerings in Paradise Valley, so not going to cannibalize the business of other resorts. We don't want to be just like Andaz, or Hermosa, or Sanctuary. We want to be something different. Think it's important to provide layering of offerings in the resort community. Want to offer a more approachable rate and be more interactive with other properties.

- Question: What is the targeted room rate?
  - Response: The pre-COVID annualized average daily rate Paradise Valley is $250. In a post-COVID world, we're targeting something that's more approachable.

- Question: What is the average room size?
  - Response: We have a range of options. The average room size is 425 square feet, with 10-foot ceilings. Villa product is an average of 700 square feet.

- Comment: Mr. Coady, the owner of Applewood. Trying to buy the tear down next door so he's got 6 acres. Thinks this project looks great. It's not a concrete jungle. Looks much more like the Hermosa Inn than anything else. Really in favor of the project, right now it looks like an eyesore. Project looks absolutely beautiful. Loves the idea of the entrance on Quail Run. Really looking forward to it.

- Comment: we need to have better marketing materials.

- Question: Can we find the full application package somewhere?
  - Yes, it's on the Town website, and we're happy to provide anyone with materials if they'd like.

- Question: Where is the parking for people staying in the hotel?
  - It's effectively all the way around the site. On our original plan, it was underground. With the removal of the for-sale product at the direction of the Council, removing the underground parking was the inevitable result.

- Comment from Andaz: "First off, obviously we're supportive of another partner in our neighborhood. We would just like to see the [oleander] hedge in the back – currently it's 12-15 feet – we would love to see that maintain its height and keep that separation between the two properties." Would probably like to see it get a little fuller.
  - No problem with that. When we construct this project, we intend for the hedge to stay. If any of it is damaged, it will be replaced and supplemented so it can grow as tall as it possibly can. We're also going to be planting some sour orange hedges on the north side of the Andaz/Smoke Tree fence to provide additional screening. In addition, we'll plan live oak trees in a staggered fashion to try and screen the entire building from any views of Andaz.

- Question: Does our marketing plan call for marketing to any small or medium size conventions?

- Response: The size of the group we're capped at is a 200-person event so those are the groups we'd market to. Not going after the groups that would go to the ballrooms at Camelback Inn, that's much too big for our site.

- Question: Does the Third Floor Amenity ("TFA") look out over the residential parcels?
  - Response: The views to the south look over the pool and then over the guest rooms between it and Andaz; beyond that, likely only see sky. To the west, would look at the event lawn, then entrance, then residential parcels, and then the mountain.

- Question: So could the TFA look over backyards?
  - Response: The mature landscaping on the west side is intended to screen the views of the residential parcels on the west side. With mature landscaping it will not be visible.

- Question: Is the TFA is a leisure experience or could be used for some kind of event?
  - Response: Leisure only and available only to guests. The most you could have is you and a few people who want to gather and sit someplace other than your rooms. Most hotels have a larger lobby with this kind of space in that lobby. Our lobby is very tidy and so this space is designed to provide that function and amenity.

- Question: Why do you need a separate building for the market/coffee shop? Why can't it be joined with the restaurant so you could eliminate some more space?
  - Response: If we combined, it would be the same amount of square footage. We broke it up to avoid the look and feel of massing. Allows breezeway and walking/pedestrian space. The Town didn't want us to put up walls. They wanted us to integrate the site and make it more pedestrian and viewer friendly with a better streetscape. Looks big, but actually quite small. For example, the coffee shop is 1,500 sq. ft., but only 500 sq. ft. is the actually coffee shop. The rest is receiving areas for trucks, and storage for kitchen and back of house. One of the top complaints we heard about Mountain Shadows is that one of the first things you see is the loading dock. We spent a lot of time trying to screen the unsightly elements (i.e. loading docks and BOH storage) from front visibility, unlike other resorts.

- Question: Is there a 3-D tabletop model of this project? Wished we'd been able to see something like that for Ritz and Mountain Shadows.
  - Response: No. We have a digital one, but waiting for positive recommendation from Planning Commission before advancing any additional models.

- Comment (Patti Meade): First, this is the second site plan. First one looked basic and unimaginative. This one is a lot more imaginative and creative. Likes it very much. Second, concerned about traffic because of density, Ritz, Lincoln Apartments, AJ's. Truly against 122 keys. Understands it's small and that it's surrounded on three sides by commercial, but asking the Town to allow this kind of density when Andaz was told no for third floor, condo for-sale, and more density.
  - Response: Lincoln actually operates at acceptable LOS, and the signal at QRR will really help with the flow. Reducing the number of driveways, and adding the

deceleration lanes will also help slow traffic down as they approach that intersection. Hotel won't add to the already busy traffic times because their big times are off rush hour times. Check in and check out do not coincide with rush hour. In addition, Smoke Tree has a very high walkability score, which is reflective of being next door to the Scottsdale/Lincoln corridor with all the options that that area has to offer within ¼ mile of the site. And our traffic study doesn't even take discounts for ride sharing or the walkability.

- Question: Pool/market is a good distance from other elements – how would people get snacks and drinks at the pool?
    - There will be service at the pool so you can order poolside and have it brought to you. Preparation will all be done in Area W.

- Question: So it's all room service to the pool?
    - Response: Correct

- Comment: Pool looks really little compared to the rest of the property.
    - Response: As design, pool is about 30 ft. x 60 ft. Current pool is about 1/8 that size. Pool not intended for 122 rooms and guests to come spend the whole day at the pool. Anticipate that guests will be interested in some of the on-site options, but also the other options in the area.

- Question (Patti Meade): Why do we need 122 rooms? Hermosa property is larger, but laid out beautifully. Has a spa, only 34 casitas.
    - Response: Hermosa has approximately 35 casitas, fantastic restaurant, spa, event space, but it's not a resort. It's a hotel with an excellent restaurant that hosts events. They don't have the capacity for people to stay at the resort and attend an event. We took the resort designation literally. The guest room is the primary function, everything else is accessory. When we look at that (making the rooms the primary function), we need 122 rooms to sustain operations. The Town doesn't have another category that we could shoehorn into.

- Comment (Jane Horn): This isn't a resort, it's just a hotel with a pool.
    - Response: Where would she categorize Royal Palms? Royal Palms has about 120 rooms on 6 acres so we're very similar. Agrees with Patti that it's too dense. Lovely idea.

Closing Remarks

Paul Gilbert wrapped up the meeting by thanking everyone for coming, that their participation was appreciated, and that if anyone has any further questions we're happy to answer them at any time. Vice Mayor Pace cautioned everyone to drive home carefully in light of all the storm damage that may have occurred during the neighborhood meeting.

Neighborhood Meeting **Thursday, August 20, 2020 at 7:00 p.m.** **Sign-In Sheet**

Rezone: Smoke Tree Resort – Special Use Permit-Major Amendment Application - Proposes to take down the existing structures and construct a new 122-room, three-story resort hotel, including resort related uses, such as a restaurant, event/meeting space, pool, and market.

Location: Smoke Tree Resort, 7101 E. Lincoln Drive, Paradise Valley, Arizona

This Sign-In Sheet is a Public Record **PLEASE PRINT**

Name Jeff Miller		
Address & Zip 6114 N Scottsdale	**Phone** 917 929 1890	**E-mail** Jeffrey.Miller@Gmail.com
Name Rick & Carol [illegible]		
Address & Zip 6121 N Camelback W/mood Dr PV	**Phone** 480 216-7559	**E-mail** rickatawsjr@cox.net
Name Diane Rose		
Address & Zip 6736 N. Silver Mtn Rd	**Phone** 602/956-1043	**E-mail**
Name Roberto de la Torre		
Address & Zip 6909 E. Lincoln Dr	**Phone**	**E-mail** roberto@applewoodpet.com
Name		
Address & Zip	**Phone**	**E-mail**
Name		
Address & Zip	**Phone**	**E-mail**

From: Vice Mayor Julie Pace
To: Paul Michaud
Subject: Fwd: Smoke Tree Resort
Date: Saturday, August 22, 2020 12:27:58 PM

Vice Mayor Julie Pace
[redacted]
Dictated but often not proofed. Have a great day!

Paradise Valley is a 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: Jane h Horn [redacted]
Date: August 22, 2020 at 12:11:22 PM MST
To: Vice Mayor Julie Pace <jpace@paradisevalleyaz.gov>
Subject: Re: Smoke Tree Resort

EXTERNAL

Hello, Julie,
The meeting was interesting what I could hear of it. Our internet was very patchy and then went down during the storm.
To me, Smoke Tree Resort looks like a tarted up Motel 6. If they cannot make it following the Town's guidelines, they should not
have bought the property. What gall!
Andaz (sp?) is lovely. They followed the rules.
I do not think these people should be given special privileges.
The Town made terrible decisions with Montelucia and especially with Mountain Shadows. Please don't let them make
another one.
Sincerely,
Janie Horn

On Oct 22, 2018, at 5:27 AM, Council Member Julie Pace <jpace@paradisevalleyaz.gov> wrote:

Thank you for your comments and participation in the Town.

Julie Pace [redacted]

[redacted] Oct 20, 2018, at 4:46 PM, Jane Horn [redacted]

Dear Ms. Pace,

I am very concerned about the traffic and general congestion that this new plan for the Smoke Tree Resort will cause.

How can the developer possibly build what they are proposing on only five acres!!!!!?????

With the Ritz coming and added traffic it will bring will make that intersection a nightmare.

It's already bad with the apartment complex on the north west corner.

According to the article in The Independent, the resort is and has been open and making money. I can see why the new

owners want to update, etc., but to go from under 40 units to well over 100 and then add residential. It's ridiculous and greedy.

Please consider the horrible impact this plan will have on congestion and traffic in our town.

Sincerely,

Jane Horn

[redacted]

PV

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 ot that allowed on the Andaz Scottsdale siteI 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
[redacted]

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
Office Hours: Mon-Fri 7:00 a.m. – 4:00 p.m., closed noon-1:00 p.m. and holidays

Stay informed with the Town's response to COVID-19 by visiting: www.paradisevalleyaz.gov/COVID-19
Sign up to receive emergency alerts & notifications from Alert PV: www.paradisevalleyaz.gov/AlertPV
Sign up for the Town's weekly COVID-19 Update by visiting: https://l.townofpv.com/COVID19

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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>
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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

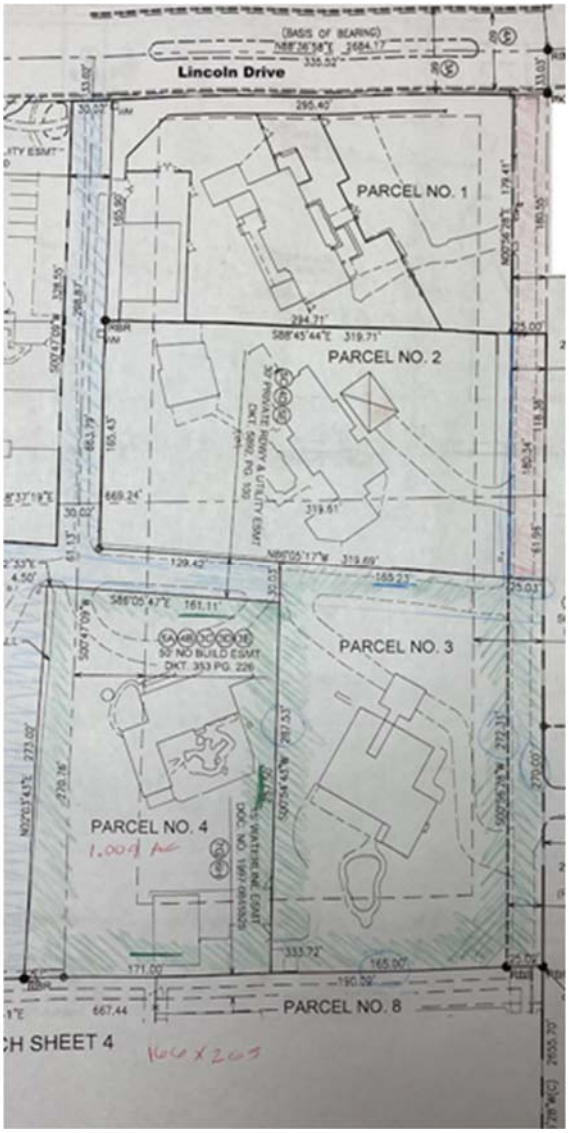
Blue Owned by Cody at the Dog Kennel

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

[redacted]

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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Sign up for the Town's weekly COVID-19 Update by visiting: https://l.townofpv.com/COVID19

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

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 a 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@paradisevalley.az.gov>, <smoore@paradisevalleyaz.gov>, <EAndeen@paradisevalleyaz.gov>, <pdembow@paradisevalleyaz.gov>, <JPace@paradisevalley.az.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