



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Planning Commission

Monday, November 2, 2020

6:00 PM

Council Chambers

**SPECIAL MEETING - 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 6:00 p.m.

STAFF MEMBERS PRESENT

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

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.** [20-418](#) Continued Discussion of a Major Special Use Permit Amendment
(SUP-18-05) - 7101 E Lincoln Drive - Smoke Tree Resort
- Paul Gilbert, legal counsel for the applicant, asked that they be allowed to review the latest renderings.
- Erik Peterson, architect for the applicant, reviewed new renderings that were provided to the Commission. The first rendering was of the pavilion area that would be open to the public unless it was rented out. He showed the view of the

northeast corner of the site from Lincoln Drive with the addition of the proposed landscaping.

Commissioner Lewis inquired if they planned to go with disproportionately heavy landscaping.

Mr. Peterson replied that he did not know if it was disproportionate. He noted that the number of trees matched what was found on the other side of the street on the Five Star - Ritz property.

Commissioner Georgelos asked if the trees depicted were at their mature state and not what they would be at the time of construction.

Mr. Peterson shared that the proposed trees are fast growing and guessed they would have their full growth within a year.

Commissioner Covington asked if this had been cross referenced with the landscape plan.

Mr. Peterson indicated it was.

Commissioner Georgelos asked if the pavilion had air conditioning capabilities and the location of any HVAC units.

Mr. Peterson replied it that the pavilion would have air-conditioning. He shared that these units would be located near the kitchen with the rest of the mechanical equipment.

Commissioner Rose inquired if there would be screening to darken the pavilion.

Mr. Peterson explained they would have blackout shades.

Chairman Wainwright inquired if the rendering of the pavilion was the same as at Silver Leaf.

Mr. Peterson responded it was not and clarified it was specific to this project.

Paul Michaud commented that the landscaping tree in the parking lot was Mulga Acacia and the one along the street was Desert Museum Palo Verde. He added that the landscape plan called for almost all the trees to be a 24-inch box size.

Commissioner Lewis asked about the major tree types.

Mr. Michaud stated there was different types of Acacia, Willow, Date Palm, and Live Oak, among others. He noted most are desert tolerant.

Mr. Michaud provided an overview of the project which consisted of hotel rooms, restaurant, third-story amenity, accessory uses, and indoor and outdoor event space. He noted that there was a lot of discussion on the third-floor communal area as well as the event areas and exterior lighting at their last meeting and pointed out changes that were made regarding those items. He reviewed the

updated stipulations that were made.

Mr. Michaud presented information regarding density on the site which included a proposed density of 26 units per acre. He pointed out the Special Use Permit (SUP) Guidelines suggest 20 acres for the proposed 122 units, but the net acreage for the site is 4.6 acres. He explained that the Commission needed to determine if the proposed use for the site was moderate intensity, context appropriate, and how the density would impact the safety and quality of life of the community.

Mr. Michaud explained the Statement of Direction (SOD) Analysis Table which listed each SOD item, what was required by code or policy, and how what was proposed was or was not meeting those guidelines. He pointed out the lot coverage exceeded the SUP Guideline, but could be allowed based on mitigation measures being proposed. Items on the SOD Analysis table included use, density, lot coverage, height, viewsheds, setbacks, impact to adjacent uses, landscaping, utilities, and exterior lighting, traffic, parking, access, and circulation, and signage.

Mr. Michaud reviewed input from the citizens which consisted of six comments in support and a forwarded article against the project. He shared that those that were opposed were typically concerned about density, traffic, and questions regarding the third-floor communal area.

Commissioner Wastchak inquired where things were with the neighbors on Quail Run Road.

Mr. Michaud replied that based on the prior Commission meeting the mitigation measures will be placed in the Development Agreement. He noted that the Development Agreement would be reviewed and approved by Council.

Commissioner Campbell stated he was concerned about having a revision date that was only five days old on each of the drawings.

Mr. Michaud explained many of the drawings had not been changed but the date had been updated.

Commissioner Georgelos pointed out that the definition of resort hotel on page 10 of the plans it describes a resort guest flex space, but the same space is referred to as a meeting room in the ordinance. She requested that staff verify there was consistency between the ordinance and the plan. She also noted they had previously discussed the development would not be done in phases, but page 14 of the ordinance indicated it would be done in phases. She added that in Stipulation 24 of the ordinance it talks about minor architectural modifications which she noted would be difficult to determine since there was not a lot of detail about the architecture. She expressed that she was still concerned about parking on the property and asked if there was any appetite for a 24/7 valet service.

Commissioner Covington commented that it was not a bad idea. He noted that the point at which valet parking was triggered seemed to be arbitrary and it may

be more efficient to have valet parking all the time.

Commissioner Rose agreed. He stated it would be difficult bouncing back and forth between valet parking and self-parking.

Chairman Wainwright indicated he was not inclined to require valet parking 24/7 all year.

Mr. Gilbert stated that conceptually he did not have a problem with a continuing valet service, but did not feel it was needed especially in the summer when they have few guests. He noted they would be receptive to having a full-time valet service during the prime season.

Commissioner Rose agreed with Mr. Gilbert.

Commissioner Georgelos stated she would be comfortable with Mr. Gilbert's recommendation to only have it full time during prime season.

Taylor Robinson, owner, clarified their plan was to have the valet service if they hit or anticipate going over the threshold of 153 cars.

Commissioner Lewis expressed he was concerned with the number of hotel units. He asked if the applicant would consider converting seven or eight into four or five larger units that would accommodate families.

Commissioner Georgelos indicated she would be willing to discuss the topic of density more. She noted the density was still greater than what is proposed on the guidelines.

Mr. Robinson commented that they had a series of extensive conversations with parking consultants in order to generate the performance level they wanted. He added that the amount of parking at the Hermosa Inn required them to use offsite parking for events even if there were no guests staying at the hotel. He stated that the rooms and the room count were integral to the overall design of the site. He noted that the room count was also related to the parking and size of the buildings and restaurants.

Commissioner Rose asked if they should use the Royal Palms as an example of the valet parking. He stated they are almost all valet parking, except the 20 spots to the left when you pull into the resort.

Commissioner Lewis replied that the unit ratio at the Royal Palms had to be taken into consideration. He added that further thought should be given into converting units into larger units. He suggested it would reduce parking but increase attendance.

Commissioner Wastchak pointed out the applicant used three parking studies to come up with several mitigation strategies and already discussed the 153 cars triggering the valet parking. He expressed that he would prefer using the specification the Commission already discussed in the stipulation.

Chairman Wainwright agreed.

Commissioner Rose stated that was a point well taken and agreed that it was not their job to manage the hotel for them. He clarified that he was comfortable with the stipulation as written.

Commissioner Campbell remarked he was comfortable with leaving Stipulation 53 as written.

Chairman Wainwright called for any public comments on the item.

Patty McCaleb commented that she did not understand why the Commission was considering such a high density for the project. She noted that there was not another resort in the Town that comes near this density.

Chairman Wainwright replied that they were simply considering the application that was submitted to them and they may choose to recommend it or not.

Ms. McCaleb recommended they lock down the density first and then work on the details such as parking or lighting. She reiterated this was a huge amount of density on a small plot of land.

Commissioner Covington stated he was still not comfortable with the density, but he was not sure how it should be addressed at this stage.

Commissioner Lewis repeated his previous suggestion to convert smaller units into larger ones.

Commissioner Georgelos reiterated that she felt the design was too dense for the property and the third story height will continue to be an issue. She expressed concern about people not being able to find the restaurant if there was not a sign on it.

Commissioner Rose agreed and felt they were trying to do too much on too small of a property. He added that he would be more comfortable if there was more green space

Commissioner Georgelos remarked the property was designed more for a hotel than a resort.

Mr. Michaud indicated this Item was set for a public hearing on November 17, 2020.

Paul Gilbert, legal counsel for the applicant, asked that they be allowed to review the latest renderings.

Erik Peterson, architect for the applicant, reviewed new renderings that were provided to the Commission. The first rendering was of the pavilion area that would be open to the public unless it was rented out. He showed the view of the northeast corner of the site from Lincoln Drive with the addition of the proposed landscaping.

Commissioner Lewis inquired if they planned to go with disproportionately heavy landscaping.

Mr. Peterson replied that he did not know if it was disproportionate. He noted that the number of trees matched what was found on the other side of the street on the Five Star - Ritz property.

Commissioner Georgelos asked if the trees depicted were at their mature state and not what they would be at the time of construction.

Mr. Peterson shared that the proposed trees are fast growing and guessed they would have their full growth within a year.

Commissioner Covington asked if this had been cross referenced with the landscape plan.

Mr. Peterson indicated it was.

Commissioner Georgelos asked if the pavilion had air conditioning capabilities and the location of any HVAC units.

Mr. Peterson replied it that the pavilion would have air-conditioning. He shared that these units would be located near the kitchen with the rest of the mechanical equipment.

Commissioner Rose inquired if there would be screening to darken the pavilion.

Mr. Peterson explained they would have blackout shades.

Chairman Wainwright inquired if the rendering of the pavilion was the same as at Silver Leaf.

Mr. Peterson responded it was not and clarified it was specific to this project.

Paul Michaud commented that the landscaping tree in the parking lot was Mulga Acacia and the one along the street was Desert Museum Palo Verde. He added that the landscape plan called for almost all the trees to be a 24-inch box size.

Commissioner Lewis asked about the major tree types.

Mr. Michaud stated there was different types of Acacia, Willow, Date Palm, and Live Oak, among others. He noted most are desert tolerant.

Mr. Michaud provided an overview of the project which consisted of hotel rooms, restaurant, third-story amenity, accessory uses, and indoor and outdoor event space. He noted that there was a lot of discussion on the third-floor communal area as well as the event areas and exterior lighting at their last meeting and pointed out changes that were made regarding those items. He reviewed the updated stipulations that were made.

Mr. Michaud presented information regarding density on the site which included

a proposed density of 26 units per acre. He pointed out the Special Use Permit (SUP) Guidelines suggest 20 acres for the proposed 122 units, but the net acreage for the site is 4.6 acres. He explained that the Commission needed to determine if the proposed use for the site was moderate intensity, context appropriate, and how the density would impact the safety and quality of life of the community.

Mr. Michaud explained the Statement of Direction (SOD) Analysis Table which listed each SOD item, what was required by code or policy, and how what was proposed was or was not meeting those guidelines. He pointed out the lot coverage exceeded the SUP Guideline, but could be allowed based on mitigation measures being proposed. Items on the SOD Analysis table included use, density, lot coverage, height, viewsheds, setbacks, impact to adjacent uses, landscaping, utilities, and exterior lighting, traffic, parking, access, and circulation, and signage.

Mr. Michaud reviewed input from the citizens which consisted of six comments in support and a forwarded article against the project. He shared that those that were opposed were typically concerned about density, traffic, and questions regarding the third-floor communal area.

Commissioner Wastchak inquired where things were with the neighbors on Quail Run Road.

Mr. Michaud replied that based on the prior Commission meeting the mitigation measures will be placed in the Development Agreement. He noted that the Development Agreement would be reviewed and approved by Council.

Commissioner Campbell stated he was concerned about having a revision date that was only five days old on each of the drawings.

Mr. Michaud explained many of the drawings had not been changed but the date had been updated.

Commissioner Georgelos pointed out that the definition of resort hotel on page 10 of the plans it describes a resort guest flex space, but the same space is referred to as a meeting room in the ordinance. She requested that staff verify there was consistency between the ordinance and the plan. She also noted they had previously discussed the development would not be done in phases, but page 14 of the ordinance indicated it would be done in phases. She added that in Stipulation 24 of the ordinance it talks about minor architectural modifications which she noted would be difficult to determine since there was not a lot of detail about the architecture. She expressed that she was still concerned about parking on the property and asked if there was any appetite for a 24/7 valet service.

Commissioner Covington commented that it was not a bad idea. He noted that the point at which valet parking was triggered seemed to be arbitrary and it may be more efficient to have valet parking all the time.

Commissioner Rose agreed. He stated it would be difficult bouncing back and

forth between valet parking and self-parking.

Chairman Wainwright indicated he was not inclined to require valet parking 24/7 all year.

Mr. Gilbert stated that conceptually he did not have a problem with a continuing valet service, but did not feel it was needed especially in the summer when they have few guests. He noted they would be receptive to having a full-time valet service during the prime season.

Commissioner Rose agreed with Mr. Gilbert.

Commissioner Georgelos stated she would be comfortable with Mr. Gilbert's recommendation to only have it full time during prime season.

Taylor Robinson, owner, clarified their plan was to have the valet service if they hit or anticipate going over the threshold of 153 cars.

Commissioner Lewis expressed he was concerned with the number of hotel units. He asked if the applicant would consider converting seven or eight into four or five larger units that would accommodate families.

Commissioner Georgelos indicated she would be willing to discuss the topic of density more. She noted the density was still greater than what is proposed on the guidelines.

Mr. Robinson commented that they had a series of extensive conversations with parking consultants in order to generate the performance level they wanted. He added that the amount of parking at the Hermosa Inn required them to use offsite parking for events even if there were no guests staying at the hotel. He stated that the rooms and the room count were integral to the overall design of the site. He noted that the room count was also related to the parking and size of the buildings and restaurants.

Commissioner Rose asked if they should use the Royal Palms as an example of the valet parking. He stated they are almost all valet parking, except the 20 spots to the left when you pull into the resort.

Commissioner Lewis replied that the unit ratio at the Royal Palms had to be taken into consideration. He added that further thought should be given into converting units into larger units. He suggested it would reduce parking but increase attendance.

Commissioner Wastchak pointed out the applicant used three parking studies to come up with several mitigation strategies and already discussed the 153 cars triggering the valet parking. He expressed that he would prefer using the specification the Commission already discussed in the stipulation.

Chairman Wainwright agreed.

Commissioner Rose stated that was a point well taken and agreed that it was

not their job to manage the hotel for them. He clarified that he was comfortable with the stipulation as written.

Commissioner Campbell remarked he was comfortable with leaving Stipulation 53 as written.

Chairman Wainwright called for any public comments on the item.

Patty McCaleb commented that she did not understand why the Commission was considering such a high density for the project. She noted that there was not another resort in the Town that comes near this density.

Chairman Wainwright replied that they were simply considering the application that was submitted to them and they may choose to recommend it or not.

Ms. McCaleb recommended they lock down the density first and then work on the details such as parking or lighting. She reiterated this was a huge amount of density on a small plot of land.

Commissioner Covington stated he was still not comfortable with the density, but he was not sure how it should be addressed at this stage.

Commissioner Lewis repeated his previous suggestion to convert smaller units into larger ones.

Commissioner Georgelos reiterated that she felt the design was too dense for the property and the third story height will continue to be an issue. She expressed concern about people not being able to find the restaurant if there was not a sign on it.

Commissioner Rose agreed and felt they were trying to do too much on too small of a property. He added that he would be more comfortable if there was more green space

Commissioner Georgelos remarked the property was designed more for a hotel than a resort.

Mr. Michaud indicated this Item was set for a public hearing on November 17, 2020.

No Reportable Action

5. PUBLIC HEARINGS

None

6. ACTION ITEMS

None

7. CONSENT AGENDA

A. [20-421](#) Approval of the October 6, 2020 Planning Commission Minutes

A motion was made by Commissioner Campbell, seconded by Commissioner Wastchak, to approve the October 6, 2020 minutes. The motion carried by the following vote:

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

8. STAFF REPORTS

Mr. Michaud reported there was a training on November 12, 2020. He stated the league was putting a training regarding Board and Commissioner Rules with Frank Cassidy as the speaker.

Andrew Miller, Town Attorney, shared a brief background on the presenter, Frank Cassidy. He suggested everyone do the training if they could.

Chairman Wainwright inquired who was signed up to attend.

Mr. Michaud stated from the Commission they had Chairman Wainwright, Commissioner Georgelos, Commissioner Rose, and Commissioner Covington. He noted that two Board of Adjustment members were planning to attend.

Commissioner Campbell asked what the format of the training would be.

Mr. Michaud explained that it would be held via Zoom from 10:00 a.m. to 11:30 a.m.

Commissioner Campbell requested he be added to the list of attendees.

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Michaud stated next meeting agenda included the public hearing for the Smoke Tree item and the citizen review work session for recreation marijuana text amendment discussed at their last meeting.

Chairman Wainwright asked if the text amendment would be taken off the agenda if it was not passed.

Mr. Miller replied that it possibly would.

Mr. Michaud noted that it had already been advertised for, so the item would need to remain on the agenda, to take public comment at a minimum.

Chairman Wainwright inquired which item would be first.

Mr. Miller indicated the Smoke Tree item.

Mr. Michaud added there would be at least two meetings in December.

11. ADJOURNMENT

A motion was made by Commissioner Georgelos at 7:30 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