Legislation Text

File #: 20-328, **Version:** 1

TO: **Chair and Planning Commission Members**

FROM: **Paul Michaud, Planning Manager**

DATE: **September 1, 2020**

DEPARTMENT: Community Development

AGENDA TITLE:
Recommendation of a Statement of Direction (SOD) Extension for a Major Special Use Permit Amendment (SUP-18-05) - 7101 E Lincoln Drive - Smoke Tree Resort

RECOMMENDATION:
Recommend that the Town Council modify the Statement of Direction (SOD) to extend the Planning Commission hearing date for the Smoke Tree Resort application (SUP-18-05) from September 30, 2020 to *[state a specific date].*

SUMMARY STATEMENT:
REQUEST:
Gentree LLC, the property owner of the Smoke Tree Resort, is seeking redevelopment of the property located at 7101 East Lincoln Drive (APN 174-64-003A) via a major amendment to the site's existing Special Use Permit - Resort zoning. The application is attached as Attachment A. The proposed redevelopment of this property will be a complete demolition of all existing structures and construction of a resort.

MEETING PURPOSE:
The Planning Commission discussed seeking a possible SOD time extension for their recommendation to Council from September 30, 2020 to a future date in the fall 2020 (Town staff suggests possibly November 18, 2020 or an alternate date, with a goal to complete their review sooner if possible). The applicant seemed agreeable to an extension at the August 18th work session, which Town staff would request written verification from the applicant after Planning Commission action on this matter to include in the Council packet for action on the extension.

This extension will allow for additional time for Planning Commission review. This consideration is in part due to the additional time to review draft stipulations, review other aspects of the application, and consideration on the proposed density/height. The latest the Planning Commission may vote on a request for an extension is at the scheduled September 15, 2020 Planning Commission hearing on this item. However, this action item is agendized on the September 1, 2020 meeting should the Planning Commission find it necessary to take such action. In addition to any action on an extension, the Planning Commission must take action (e.g., continue, deny, or approve) on the September 15th

hearing on the application itself (which will also depend on whether the Planning Commission acts to request an extension beyond September 30th and the timing of Council approval).

ATTACHMENT(S):

A Application
B Statement of Direction (June 2020)
C Revised Statement of Direction

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