

CITIZEN REVIEW

S
THE GREEN
GOLF CLUB >

PUBLIC HEARING NOTICE

REQUEST: Request for an appeal of the Zoning Administrator's written interpretation, dated August 24, 2017, associated to the Troon North Villas project.

CASE# 5-BA-2017
6-BA-2017

DATE: November 1, 2017

HEARING DATES SUBJECT TO CHANGE. PLEASE CHECK FOR WEBSITE FOR LATEST INFORMATION.

UNLESS OTHERWISE NOTIFIED, ALL PUBLIC HEARINGS ARE HELD AT:
SCOTTSDALE CITY HALL
3939 N. DRINKWATER BLVD.

YOUR COMMENTS ABOUT THIS REQUEST MUST BE MADE 7 DAYS PRIOR TO THE ABOVE DATE
IF YOU WISH TO SPEAK AT THIS MEETING PLEASE ALLOW ENOUGH TIME TO FILL OUT A COMMENT CARD.

480-312-7000 **6:00 P.M.**
BOARD OF ADJUSTMENT

POSTING DATE: October 16, 2017 <http://eservices.scottsdaleaz.gov/bid/resources/Cases>

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #2)
Date: Wednesday, October 11, 2017 11:53:56 AM

Board of Adjustment Public Comment (response #2)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/11/2017 11:53:29 AM

Survey Response

COMMENT	
Comment:	<p>Regarding "Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017. Please support the City of Scottsdale's proposed number of allowable units at 31 or Troon North's proposed number of allowable units at 27, NOT the ridiculous number (67) that the developer is requesting to mar one of Scottsdale's finest master planned communities and golf courses. This issue isn't just a matter of the horrific look and dominating density. The developer has also proposed locating dumpsters and using parking spaces at the Troon North Golf Club.</p>
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	John Jacobus
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	john_l_jacobus@yahoo.com
Phone:	
Address:	
<p>Example: 3939 N. Drinkwater Blvd, Scottsdale 85251</p>	

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #3)
Date: Wednesday, October 11, 2017 11:56:56 AM

Board of Adjustment Public Comment (response #3)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/11/2017 11:56:19 AM

Survey Response

COMMENT	
Comment:	Subject: "Troon North Villas" Case Numbers 5-BA-2017/6-BA-2017. I am a homeowner in the Troon North Candlewood neighborhood. I appreciate and support the City's decision to limit it to 31 units. The developer's proposal of 62 or more units would harm the existing homeowners and degrade the fabric of the unique Troon North community. I urge you to uphold the City's decision. Thank You.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Ely Shemesh
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	eshemesh@live.com
Phone:	
Address:	10922 E Southwind Ln, Scottsdale 85262
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: jamiopilla@aol.com
To: [Board Of Adjustment](#)
Subject: Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017
Date: Wednesday, October 11, 2017 11:59:28 AM

To whom it may concern,

Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017.

It is unfortunate that I have to ask you to support even one of these units, However, I am humbly asking you to support the home owners and only allow the absolute minimum units possible.

I understand the City of Scottsdale's number at 31 or Troon North's at 27, NOT the ridiculous 67 that the developer requested to mar one of Scottsdale's finest master planned communities and golf courses.

A concerned resident,

James Pilla

From: [Tom Glover](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas - Case Numbers 5-BA-2017/6-BA-2017
Date: Wednesday, October 11, 2017 12:10:30 PM

It is my understanding that a developer is proposing building 67 units next to the Troon North golf clubhouse in the Troon North development. I am writing this e-mail to protest the proposal and to request that you only allow what has been approved previously, which is only 31 units.

The request to build 67 units is absurd given the location of the land and the size of the land that the developer has to build the units. It will stick out like a sore thumb and encroach upon the clubhouse area. Troon North is a wonderful master planned community and the 67 units have no place in the proposed location. Please help protect our community and only allow 31 units to be built.

Regards,

Tom Glover

9454 E Mark Lane
Scottsdale, AZ 85262

Sent from [Mail](#) for Windows 10

From: [Sucharow, Lawrence](#)
To: [Board Of Adjustment](#)
Cc: ["Fran"](#)
Subject: Troon North Villas Case Numbers: 5-BA-2017 / 6-BA-2017
Date: Wednesday, October 11, 2017 12:23:48 PM

Dear Members of the Scottsdale Board of Adjustment:

My wife and I are residents in the Talus subdivision of Troon North. We have been there for more than 10 years.

While we understand that nothing stays the same and Scottsdale is no longer the West's Most Western Town, it doesn't have to encourage rampant over-building of its remaining open space, or impose higher density projects than previously approved upon its existing residents who bought in Scottsdale in the first place because of the open space and "feel" of the community that the community desires and the government has succeeded in creating.

We are not against development. We understand that development is a part of progress. But we are against unnecessary, unplanned for high density development in suburban space. Not only is it unnecessary where the Master Plan doesn't call for it, it is harmful to the tax base (existing home prices) upon which our government depends.

We urge you to reject, like the City of Scottsdale already has, the wholly unnecessary tripling for commercial purposes of the proposed timeshare density (look at Sedona) and cast your votes in favor of the sensible existing requirements which will have a more minimal impact on existing homes and neighborhoods. We are not suggesting no development but the Applicant should get what he purchased, the right to build 27 Units, which is more in line with what residents' expectations were and what the community could support. The Applicants' request to add even more Units to its request to your body (67) instead of the lower 62 it sought below and was denied, speaks volumes of its insensitivity to the long-term citizens and residents of Troon North. Are they tone deaf or merely greedy.

Please do what's right and not what's expedient. Hundreds of your constituents and homeowners beg this of you.

Please support the City of Scottsdale's reasoned determination of 27 – 31 Units and don't follow the path of the blight of Sedona.

Sincerely,

Lawrence and Frances Sucharow
10533 East Troon North Dr.
Scottsdale. Arizona. 85262

Privilege and Confidentiality Notice

This electronic message contains information that is (a) LEGALLY PRIVILEGED, PROPRIETARY IN NATURE, OR OTHERWISE PROTECTED BY LAW FROM DISCLOSURE, and (b) intended only for the use of the Addressee(s) named herein. If you are not the Addressee(s), or the person responsible for delivering this to the

Addressee(s), you are hereby notified that reading, copying, or distributing this message is prohibited. If you have received this electronic mail message in error, please contact us immediately at 111-907-0700 and take the steps necessary to delete the message completely from your computer system. Thank you.

From: [Paul David](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas - Case 5-BA-2017/6-BA-2017
Date: Wednesday, October 11, 2017 12:26:05 PM

I am requesting that you support the City of Scottsdale's planning board's number of 31 units at the above proposed property and NOT the 60+ the owner wants to build as it does not meet the density standards of the zoning and the adjoining properties. The builder should be required to place all dumpsters and parking spaces for the residents on site and not in a rented space in an adjacent commercial property. To ruin the beauty of the Troon North area with an extremely high density building that looks like a Motel 6 is sinful and hopefully you will not allow.

Thank you for your attention.

Paul David
11165 E. Oberlin Way
Scottsdale, AZ 85262
p.david@cox.net

**"There comes a time in your life, when you walk away from all the drama and people who create it. You surround yourself with people who make you laugh. Forget the bad and focus on the good. Love the people who treat you right, pray for the ones who don't.
Life is too short to be anything but happy.
Falling down is a part of life, getting back up is living."**

From: [Joe DeVecchio](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas / Case Numbers 5-BA-2017/6-BA-2017
Date: Wednesday, October 11, 2017 12:36:34 PM

I am a resident in The Monument @ Troon North subdivision who is concerned about the proposed development named Troon North Villas. I accept the project being built with a maximum number of units of 31 which is what the City of Scottsdale has determined should be the limit. Any project with a density rate higher than that will infringe upon the current property owner's rights to live in an area of the Valley that had those limitations when we decided to purchase property there.

There are plenty of areas of the Valley that meet the criteria for the project as it is currently proposed. There is no justifiable reason to allow this project to be built in the location that it is being requested when it is not already zoned to be built there.

Please do the right thing by supporting the City of Scottsdale's decision and leaving the density rate of the Troon North areas the way they are currently designed.

Thank you,
Joe DeVecchio

From: [yakov](#)
To: [Board Of Adjustment](#)
Subject: "Troon North Villas" Case Numbers 5-BA-2017/6-BA-2017.
Date: Wednesday, October 11, 2017 12:38:13 PM

To whom it might concern,

I would like to express my support of the City of Scottsdale's decision to permit maximum 31 units at "Troon North Villas" (Case Numbers 5-BA-2017/6-BA-2017).

Thank you,
Dr. Yakov Epshteyn
9626 E. Mark Ln., Scottsdale, AZ 85262
Cell. 520-975-4467

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #4)
Date: Wednesday, October 11, 2017 1:09:01 PM

Board of Adjustment Public Comment (response #4)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/11/2017 1:08:49 PM

Survey Response

COMMENT	
Comment:	<p>I refer to "Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017. I want to lend my support to the City of Scottsdale's number at 31 or Troon North's at 27 units, NOT the ridiculous 67 units development that the developer is requesting to mar one of Scottsdale's finest master planned communities and golf courses. We live at 9451 East Mark Lane and we chose this community for its well thought out design as well as the fantastic location. The proposal for expanded number of units by this developer does not fit the current design and will create a terrible eyesore in the neighborhood.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Sidney Jacobson
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	jaco3sa@gmail.com
Phone:	(515) 608-3461
Address:	9451 East Mark Lane, Scottsdale 85262

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Deborah Vanasek](#)
To: [Board Of Adjustment](#)
Cc: [james vanasek](#)
Subject: "Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017
Date: Wednesday, October 11, 2017 1:26:43 PM

I am a resident of Troon North and adding my voice to the request to STOP the developer in question from creating a project that goes against every reason my husband and I had for choosing to live here. We were looking for LESS population density, not more as well as a considered management of local land and resources. This project DOES NOT comply to the kind of community we wish to maintain in this area.

It's time for greedy developers to be slowed down NOT aided in their quest to turn every square inch of available land and desert into a profit center.

DO NOT allow this to happen, especially as a signal to the rest that their desire to enrich themselves is more important than the quality of life of the local residents whose lives they disrupt with little concern before moving on to the next land grab and overdevelopment.

Debbie Vanasek
11171 E. Balancing Rock Rd
Scottsdale 85262

*We are all the same color -- **Human**.*

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #5)
Date: Wednesday, October 11, 2017 1:29:05 PM

Board of Adjustment Public Comment (response #5)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/11/2017 1:28:20 PM

Survey Response

COMMENT	
Comment:	<p>I am a resident of Troon North and adding my voice to the request to STOP the developer in question from creating a project that goes against every reason my husband and I had for choosing to live here. We were looking for LESS population density, not more as well as a considered management of local land and resources. This project DOES NOT comply to the kind of community we wish to maintain in this area. It's time for greedy developers to be slowed down NOT aided in their quest to turn every square inch of available land and desert into a profit center. DO NOT allow this to happen, especially as a signal to the rest that their desire to enrich themselves is more important than the quality of life of the local residents whose lives they disrupt with little concern before moving on to the next land grab and overdevelopment. Debbie Vanasek 11171 E. Balancing Rock Rd Scottsdale 85262</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Deborah Vanasek

AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	myniteowl@msn.com
Phone:	(480) 699-6607
Address:	11171 E. Balancing Rock Rd, Scottsdale 85262
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Stone Jonieta](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas Case# 5-BA-2017/6-BA-2017
Date: Wednesday, October 11, 2017 1:31:16 PM

Dear Board Members,

Please do not approve the developer's plan to build 67 units at Troon North. It is my understanding that when Troon North was being developed this parcel was set aside for 22 units. The developer's plans for the proposed units look like Motel 6! Crowded together and not suited to the existing area.

Troon North is a community and golf course with homes that feature desert landscaping on nice sized lots of varying sizes. The HOA strives to maintain a cared for look throughout the 1800 home development. Residents maintain their homes and lots and are proud to call Troon North home. I, for one, would be dismayed to have a motel appearing building placed next to the Golf Club and the surrounding homes.

A second issue that should be considered is traffic. Given the housing that is currently under construction between Alma School Road and Rio Verde the traffic along Dynamite is already significantly increasing. 67 units have the potential of adding 134 cars to the traffic.

Please deny the developer's request for 67 units. (Troon North Villas Case # 5-BA-2017/6-BA-2017)

Thank you,

Jonieta Stone
28897 N. 94th Place
Scottsdale, AZ 85262

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #6)
Date: Wednesday, October 11, 2017 1:38:07 PM

Board of Adjustment Public Comment (response #6)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/11/2017 1:37:52 PM

Survey Response

COMMENT	
Comment:	Regarding Troon North Villas (5-BA-2017/6-BA-2017), I implore the Board to reject the ridiculous appeal of the developer for 67 units! City Council made the right decision in limiting the number to 31 units, more in keeping with the community's limit of 27. Now they have increased their request in hopes of getting more from the Board. As a neighboring resident in this planned community, it is very important to me that the Board protect the plan and protect us from this proposed scar on our community.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Timothy Rupert
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	trupertrti@cs.com
Phone:	
Address:	9867 E Dale Lane, Scottsdale, AZ 85262 (Monument)
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Linda Laughlin](#)
To: [Board Of Adjustment](#)
Subject: Time share - units in Troon North.
Date: Wednesday, October 11, 2017 1:38:56 PM

Hello,

I am a resident of the Troon North community. In this area you'll see many bicyclists, motorcyclists and hikers. It is a place for all to enjoy. However, the timeshares that a developer wants to build next to Troon North golf club are not something we want here. Already, traffic has gotten quite busy on Dynamite. The high desert will not retain its beauty and tranquility with the added traffic and unattractive timeshares that the developer wants to put in. This is a residential area and we hope to keep it a place for not only residents to enjoy but those coming in from out of town and from the valley to hike and bike. Please stop this developer from ruining the high desert. We appreciate you taking the time to read this.

Regards,
Linda Laughlin

From: [Dan Groteboer](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas
Date: Wednesday, October 11, 2017 1:42:27 PM

I urge the committee to stand by their decision of 31 units for the "Troon North Villas" Case Number 5-BA-2017/6-BA-2017. The number of 67 units is outlandish. As an owner of a property at 9377 E Hunter Ct it is very important to me to see that the City stand by their decision.

Thank you,

Daniel M Groteboer
ARS, CDPE, CNHS, GRI, REALTOR
Edina Realty
1301 Salem Rd SW
Rochester, MN
507.254.0957 - Direct
Dan@DanGroteboer.com
www.DanGroteboer.com

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #7)
Date: Wednesday, October 11, 2017 1:44:21 PM

Board of Adjustment Public Comment (response #7)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/11/2017 1:44:18 PM

Survey Response

COMMENT	
Comment:	Troon North Villas - case numbers 5 – B A- 2017/6 – B A-2017 I am writing to ask you to support the City of Scottsdale's number at 31 units or Troon North's at 27, not the developers ridiculous number of 67. Please keep the high desert at Troon North a place of beauty. Thank you, Linda Laughlin
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Linda Laughlin
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Lj258@aol.com
Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Kathe Pults](#)
To: [Board Of Adjustment](#)
Subject: We oppose Troon North Villas Case Numbers 5-BA-2017/6-BA-2017
Date: Wednesday, October 11, 2017 1:49:01 PM

To The Members of the Board of Adjustment:

We are homeowners in the Stonedge project located in the Troon North area of Scottsdale and we are writing to urge you to keep the development standards of our community intact. There is currently an ongoing battle with a speculative developer who is trying to railroad a 67 unit project on to land that (according to Troon North bylaws) should only be allowed a maximum of 27 units. This proposed development (Troon North Villas, Case Numbers 5-BA-2017/6-BA-2017) is right next door to our own community. The City of Scottsdale ultimately concluded that this developer be allowed 31 units for this project. However, this developer is still trying to get around the City's decision and has actually gone from requesting 62 units to 67. This ridiculous 'in-your-face' proposal not only triples the allowed timeshare density, it also ignores the massive opposition coming from Troon North's 1800 homeowners.

Please help us preserve the beauty and integrity of the communities who have abided by the Troon North development codes. This developer has shown no sensitivity to the importance of a thoughtful architectural design or careful preservation of our community's natural beauty. Instead, this developer plans to max out every square inch of this site. The architectural design is reminiscent of a high density Motel Six and was clearly designed with a let's get the most bank-for-our-buck mentality. In fact, this project is so dense the developer has actually proposed locating dumpsters and using parking spaces at the Troon North Golf Club.

We are asking for your help to stop this type of mindless, speculative development in the middle of an area known for its thoughtful master planning. Please support either the City of Scottsdale's number at allowing 31 units for this proposed project or Troon North's number at allowing 27 units.

Thank you for your time.

Sincerely,

Steve & Kathe Pults
28990 North White Feather Ln #127
Scottsdale, Az 85262

From: [Knox Jones](#)
To: [Board Of Adjustment](#)
Subject: 5-BA-2017/6-BA-2017
Date: Wednesday, October 11, 2017 2:04:06 PM

Dear Board of Adjustments

As homeowners at Troon North we are opposed to the development by the clubhouse on that tiny piece of land. 67 units is ridiculous, and will greatly diminish the character of the whole Troon North area.

The home owners believe 27 units is all that should be allowed while the City of Scottsdale says 31 should be allowed.

The developers using our lack of density over hundreds of acres to increase their density on 1.something acres is unacceptable to any reasonable person.

Please say no to High Density Housing in Scottsdale.

Thanks!

Knox & Julie Jones
10222 E. Southwind Ln
Scottsdale AZ 85262

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #8)
Date: Wednesday, October 11, 2017 2:05:46 PM

Board of Adjustment Public Comment (response #8)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/11/2017 2:05:25 PM

Survey Response

COMMENT	
Comment:	<p>Re: Troon North Villas Case numbers 5-BA-2017/6-BA-2017 As a resident of Troon North I find the time share proposal of the developer to be extremely offensive as it runs rough shod over the beauty of our residential neighborhood. The density of this proposed project is accomplished only by skirting the intended use of the property and as I understand it relies on using other land not owned by the developer. I urge the Board to reduce the number of allowable units to 27 as requested by Troon North or at the maximum 31 units as allowed by the Council of the City of Scottsdale. I would like to see no time share project on the land as it runs contra to Troon North's and the City's requirement of rentals being for no less than 30 days in duration. I guess time share is not technically a rental , but the logic and reasoning behind the 30 day minimum rental requirement is still applicable; i.e.reducing the volume and volatility of persons going in and out of a property and maintenance of property values and character of the neighborhood by not allowing short term occupancy.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Stephen Manes
--------------------	---------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	stepes@cox.net
--------	--

Phone:	(480) 585-4077
--------	----------------

Address:	10511 E. Monument Dr. Scottsdale 85262
----------	--

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Kenneth Beck](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas
Date: Wednesday, October 11, 2017 2:06:03 PM

As a property owner in Troon North, I totally object to the multi unit proposal under consideration. Please keep our city beautiful and in line with the wishes of residents living in the area. This references: Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017. Please support the City of Scottsdale's number at 31 or Troon North's at 27, NOT the ridiculous 67 that the developer is requesting to mar one of Scottsdale's finest master planned communities and golf courses.

Regards

Kenneth L Beck
Barbara A Beck

From: svisner@cox.net
To: [Board Of Adjustment](#)
Subject: Troon North Villas case number 5-BA-2017 , 6-BA-2017
Date: Wednesday, October 11, 2017 2:34:14 PM

Please support the city of Scottsdale number of 31 or the Troon North number at 27, but not the ridiculous number of 67 the developer is requesting. This would mar one of Scottsdale's finest master planned communities and golf courses.
Sincerely, Steven Visner

Sent from my iPad

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #9)
Date: Wednesday, October 11, 2017 2:52:54 PM

Board of Adjustment Public Comment (response #9)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/11/2017 2:52:43 PM

Survey Response

COMMENT	
Comment:	Please keep the Troon North villas development to a maximum of 31! case number 5-BA-2017/6-BA-2017 THANK YOU FOR YOUR CONSIDERATION. The Wiens 10752 East Monument Drive
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Barbara Wiens
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	organizedathome@kc.rr.com
Phone:	(913) 461-4685
Address:	10752 East Monument Drive, Scottsdale 85262
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Becky](#)
To: [Board Of Adjustment](#)
Subject: Case # 5-BA-2017/6-BA-2017
Date: Wednesday, October 11, 2017 3:14:41 PM

Please ignore the appeal from the developer at Troon North Villas who is requesting 67 units and support the City of Scottsdale's number at 31 or Troon North's number at 27.

Thank you,

Rebecca Buffoni
9349 E Dale Lane

Sent from my iPad

From: [michael Goldberg](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017
Date: Wednesday, October 11, 2017 3:40:18 PM

Dear Board of Adjustments:

I am a resident of Troon North at Pinnacle Canyon and I am writing you today to voice my strong objection to the City of Scottsdale allowing a 67 unit timeshare being built on on a 2.5 acre parcel next to the Troon North Golf Club.

First of all a timeshare business should not be allowed to be built and operated in a residential community. Would you want such a large and transient population in your community and among a community of families?

The proposed plan for 72 units densely crammed in such a small parcel of land also goes against the zoning of the rest of Troon North and will negatively impact quality of life of the existing families and residents. This is a community that was zoned for single family homes not a profit maximizing commercial development that would negatively change the character of the community.

The City Counsel has reviewed support such a bad decision?

Regards,

Michael Goldberg
Mgoldberg1000@gmail.com

Mgoldberg1000@gmail.com

From: [nkuntz10](#)
To: [Board Of Adjustment](#)
Subject: Case Numbers 5-BA-2017/6-BA-2017, Troon North Villas
Date: Wednesday, October 11, 2017 3:47:19 PM

I respectfully request you deny all of the developers additional requests of the high number of villas.

The current ordered amount of 31 is 31 too many. The # should not exceed 27 if any at all. The continual developer grab for our pristine area must be halted. Current homeowners bought and moved to this area because of the wonderful open areas and preserved Desert views. The continual over reach of developers under the guise of progress is simple greed.

Please do the right thing. Honor homeowners rights to have our open areas preserved. Limit development and in this case to no more than 31.

A concerned taxpayer and homeowner.

Noella Kuntz

Sent from my Verizon, Samsung Galaxy Tablet

From: [michael Goldberg](#)
To: [Board Of Adjustment](#)
Cc: [Google](#)
Subject: Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017
Date: Wednesday, October 11, 2017 3:49:20 PM

Dear Board of Adjustments:

I am a resident of Pinnacle Canyon in Troon North and I am writing you today to voice my strong objection to the City of Scottsdale allowing a 67 unit timeshare being built on a 2.5 acre parcel next to the Troon North Golf Club and in the Troon North community.

A timeshare business should not be allowed to be built and operated in a residential community. Would you want such a transient population in your community ?

Secondly, the density of a 67 unit timeshare (people, cars, traffic, garbage) in such a small parcel of land also goes against the zoning of the rest of Troon North and will negatively impact quality of life of the existing residents.

The Town of Scottsdale also needs to cognizant of not letting development and sprawl ruin the character and quality of life of our wonderful town. The developer of this parcel does not care about the community or the town. He just wants to build the maximum number of units to maximize his profits and move to the next development opportunity. No concern for the community or balance with nature. Haphazardly allowing profit motivated developers negatively change our community in the name of "progress" and a larger tax roll is a mistake that can not be reversed.

Please let the City Counsel's thoughtful and intelligent decision stand.

Regards,

Michael Goldberg
Mgoldberg1000@gmail.com.

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #10)
Date: Wednesday, October 11, 2017 3:56:00 PM

Board of Adjustment Public Comment (response #10)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/11/2017 3:55:22 PM

Survey Response

COMMENT	
Comment:	<p>Dear Board of Adjustments: I am a resident of Pinnacle Canyon in Troon North and I am writing you today to voice my strong objection to the City of Scottsdale allowing a 67 unit timeshare being built on a 2.5 acre parcel next to the Troon North Golf Club and in the Troon North community. A timeshare business should not be allowed to be built and operated in a residential community. Would you want such a transient population in your community ? Secondly, the density of a 67 unit timeshare (people, cars, traffic, garbage) in such a small parcel of land also goes against the zoning of the rest of Troon North and will negatively impact quality of life of the existing residents. The Town of Scottsdale also needs to cognizant of not letting development and sprawl ruin the character and quality of life of our wonderful town. The developer of this parcel does not care about the community or the town. He just wants to build the maximum number of units to maximize his profits and move to the next development opportunity. No concern for the community or balance with nature. Haphazardly allowing profit motivated developers negatively change our community in the name of "progress" and</p>

a larger tax roll is a mistake that can not be reversed. Please let the City Counsel's thoughtful and intelligent decision stand.
Regards, Michael Goldberg

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name: Michael Goldberg

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: mgoldberg1000@gmail.com

Phone:

Address: 10492 East White Feather Lane,
Scottsdale 85262

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Ginny Wick-Verhamme](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017
Date: Wednesday, October 11, 2017 5:55:25 PM

Please support the City of Scottsdale's number at 31 or Troon North's at 27, NOT the ridiculous 67 that the developer is requesting to mar one of Scottsdale's finest master planned communities and golf courses.

Thank you for your consideration.

Troon North resident for 12 years,
Ginny Wick-Verhamme

From: [Terry Daly](#)
To: [Board Of Adjustment](#)
Subject: Timeshares at Troon North
Date: Wednesday, October 11, 2017 8:00:46 PM

I am a year round resident of the Golf Villas at Troon North. I moved here this month because of the beauty and serenity of the Troon area. I am very distraught to learn that a large time share will be built directly in front of my condo. I urge you to deny the request to build these timeshares!

Theresa Daly
10222 East Southwind Lane unit 1007

From: [Teri Kelley](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas - 5-BA-2017/6-BA-2017
Date: Wednesday, October 11, 2017 9:58:04 PM

Hi- My family and I live in Troon North and would like to keep our pristine single family home community just that, the neighborhood we bought into.

I strongly oppose the multi unit development proposed for my neighborhood. We are a family with four kids, and purchased here for low density and environmental enjoyment. Please do not allow high density into our neighborhood.

Thank you,
Teri Kelley
10063 E Troon North Drive
Scottsdale 85262
602-524-7500

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #11)
Date: Thursday, October 12, 2017 12:46:21 AM

Board of Adjustment Public Comment (response #11)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/12/2017 12:45:35 AM

Survey Response

COMMENT	
Comment:	<p>My comments are in regards to Troon North Villas” and Case Numbers 5-BA-2017/6-BA-2017. I am a recent full time resident and homeowner at Troon North Villas. One of the beautiful things is peace and tranquility with almost no car traffic or low foot traffic at the lodge within the 4 complexes surrounding the North Troon Golf Lodge even in high season. I personally don't want any deveolopement, I feel the area will get to busy. I also feel that the area will lose it's beauty because every buildable space will be filled with properties. I like rural areas between the communities. My choice is no units but if that's not possible then I would at least support the City of Scottsdale's number at 31 or Troon North's proposal at 27, NOT the ridiculous 67 that the developer is requesting! I want to retire here and live in peace, that is sooo important to me and my wife. I also want to show my dissatisfaction of the developer proposal of locating dumpsters and using parking spaces at the Troon North Golf Club.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	

First & Last Name:	Barry Mstowski
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	bmstowski@yahoo.com
Phone:	(480) 468-2394
Address:	10222 E. Southwind Ln #1016, Scottsdale, 85262
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Craig Meidinger](#)
To: [Board Of Adjustment](#)
Subject: Please 27 Units Are Enough! for Troon North Villas, Case Number: 5-BA-2017/6-BA-2017
Date: Thursday, October 12, 2017 3:23:38 AM

Dear Honorable Board Members,

Please support the City's of Scottsdale's number of 27 Troon North Villas.

As residents of Troon North, both my wife and I are all for development, but let's keep it within the same limits and grandeur of the homes of the Great Troon North!

Sincerely,

Craig and Heather Meidinger
29178 108th Place
Scottsdale, AZ

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #12)
Date: Thursday, October 12, 2017 6:35:19 AM

Board of Adjustment Public Comment (response #12)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/12/2017 6:34:31 AM

Survey Response

COMMENT	
Comment:	"Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017. I request that you support the City of Scottsdale's number at 31 or Troon North's at 27, NOT the ridiculous 67 that the developer is requesting to mar one of Scottsdale's finest master planned communities and golf courses.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Ronald Klayman
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	ronald@klayman.ca
Phone:	(416) 729-9332
Address:	28990 N White Feather Lane Unit 107, Scottsdale 85262
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #13)
Date: Thursday, October 12, 2017 8:20:23 AM

Board of Adjustment Public Comment (response #13)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/12/2017 8:19:44 AM

Survey Response

COMMENT	
Comment:	<p>Good Morning... I would petition the Board of Adjustments to exercise extreme discretion when reviewing the Troon North Villas request. This proposed expansion of what is viewed by most of my neighbors as totally inappropriate construction in a limited footprint, will detract from the jewel that is Troon North. The building size increase requested by the developers is most definitely not in keeping with the flavor of the community and should be rejected. Thank you.</p>
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Paul Rooker
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	paul.rooker@cox.net
Phone:	(480) 502-5571
Address:	11184 E Greythorn Dr, Scottsdale, AZ 85262
<p>Example: 3939 N. Drinkwater Blvd, Scottsdale 85251</p>	

From: [Mary Catherine Carlson](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas, Case #s 5-BA-2017/6-BA-2017
Date: Thursday, October 12, 2017 9:13:57 AM

TO THE BOARD OF ADJUSTMENT

Please be respectful to the owners of Troon North.
We chose this area, out of the city, away from the hustle and bustle
for just what you want to take away from so many - peaceful surroundings.

The proposed project does not belong at Troon North.

Of all the open spaces in the vast north area, why would you decide to drop
an unattractive, dense project, where you propose, to the detriment to the
current environment?

Your proposal could not be taking into account so many negative issues,
which I don't need to repeat as they have been pointed out to you many
times.

Please listen to the current property owners.

Please think of who you chose to serve.

Please look for another location to drop these buildings onto.
There is a site; just not at Troon North.

That said, if you still chose to serve this developer, then help this party
show their ability to do an appropriate project, that does fit into
the surroundings, with a 27 unit complex that compliments the area.
Downgrading an area does not imply looking to the future.

Please do the right thing.
Thank you,

Mary Catherine Carlson
Charles E Carlson
One the Green, #60

marycatherinecarlson@aol.com
Restwellmcmc@aol.com

From: [Miriam Truitt](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas, Case # 5-BA02107/6-BA-2017
Date: Thursday, October 12, 2017 10:06:05 AM

Dear Members of the Board of Adjustments,

Please let it be known that I object to development of the parcel adjacent to Stonedge and the entrance to all the Condo in Troon North. My reasons are they are trying to ignore the rules and regulations of Troon North, by fighting us to put in 61 units when our rules state they can put in 27, and the City has told they they can put in no more than 31. Either way I don't want to see timeshares in my neighborhood as they reduce the value of surrounding real estate sales, that coupled with the fact that mortgage companies don't like to loan money in areas of timeshares. These developers are also trying to ignore the CC&R's of Troon North by not adhering to our architectural guidelines, as well as the density issues. When the rest of us have to follow these rules it is not appropriate for these litigious developers to push for such freedom. If we allow these people ignore the rules we have established here, then our total association is lost and useless. Please consider our HOA rules when making decisions concerning the approval or disapproval of their requests.

Respectfully
Miriam Truitt
28990N. White Feather Ln
#169
Scottsdale AZ 85262

From: [Bill Fisher](#)
To: [Board Of Adjustment](#)
Subject: "Troon North Villas" / Case Numbers 5-BA-2017/6-BA-2017
Date: Thursday, October 12, 2017 11:04:34 AM

Board Of Adjustment Members,

I live in the Ridge at Troon North where an adjacent parcel of land is being considered for the development of time share villas next to the Troon North golf clubhouse (Project 480DR-2007#2) "Troon North Villas" / Case Numbers 5-BA-2017/6-BA-2017 . While it would be nice to leave the area in a natural state, I certainly understand the interest of the owner in wanting to profit from his investment. In fact, given the proper size and architectural design of a development there, it could be attractive, blend with the terrain and be an asset to the community.

I understand, however, that the number of units proposed by the developer is almost three times the density normally allowed by the City of Scottsdale. I also received a communication from the city's planning staff that this increased density can be allowed in instances when adjacent surrounding communities don't reach their full density limit. Although this seems to contradict the actual purpose of having a density limit to begin with, I am sure there maybe a situation where it would not impact the surrounding area, and could be allowed. **This, however, is certainly not one of those situations.**

The development in question is in a very small area located right in the center of three adjacent communities and the Troon North golf clubhouse. There is so little land there that the proposed rental units would be situated right on the edge of the street with little or no space for landscaping to buffer the project, let alone provide any aesthetic enhancement to the area. I understand that there are so many units being proposed, given the size of the plot, that there would not be near enough parking space available for the renters there, and they would have to drop off their luggage and then park off site at the golf course and be shuttled back and forth.

The amount of additional traffic that would be created on the narrow two lane street there is certain to result in safety concerns. The proposed entrance is located on a curved section of the street that already has its share of close calls because it has blind spots and it's where golf carts, maintenance vehicles, mowers, beverage carts, and walking golfers cross the road to get to the golf course.

The proposed development is also adjacent to the street where the cart path and public sidewalk are one and the same. Many times when a cart path is shared with walking golfers and pedestrians there is room for the those walking to step aside, but in this area the only option for walkers is to step out into the street to allow motorized carts and maintenance vehicles to pass on the shared path. As a result many golf carts and maintenance vehicles in this area opt to use that curved section of the street rather than the shared cart path/sidewalk when pedestrians or walking golfers are present. With its blind spots and lack of any traffic controls, and now a significant increase in vehicular traffic being proposed it would simply be an accident waiting to happen.

I would hope that the Board of Adjustment would reject a plan that is obviously too large in size and scale for the space available.

Thank you for your consideration of this matter.

Sincerely,

William Fisher

10260 East White Feather Lane, #2010

Scottsdale, AZ 85262

From: [Austin Dunham-Weidner](#)
To: [Board Of Adjustment](#)
Cc: [Sam Weidner](#)
Subject: Troon North Villas Case Numbers 5-BA-2017/6-BA-2017
Date: Thursday, October 12, 2017 11:26:07 AM

We are residents of Stonedge, a Troon North community, located at 28990 N. White Feather Lane, Unit 179.

This is a beautiful development, which includes a plethora of natural vegetation, along with a substantial section of NAOS (Natural Area Open Space), as designated by the City of Scottsdale. Our decision to purchase in this development was to avoid and get away from just the type of proposed timeshare development now at issue.

Please support the City of Scottsdale's number of units at 31, or even better, Troon North's current appeal at 27 units. The tripling of timeshare units to an unbelievable 67 is ridiculous. DO NOT permit the developer's appeal of this project. It will increase traffic, reduce home values and degrade the natural beauty of our development. The decision to go forward with this project cannot possibly be based on anything except financial gain for others. If development is granted, please do not exceed what the City of Scottsdale has already proposed.

If you have not already done so, we would invite you to tour our community. You would then see the beautiful area that is now in peril and view for yourself that this time share request, in its present format of 67 units, is a terrible idea. We would also hope that each of you has seen the rendering for this project. Would you want to live next to such an unsightly building? Or have dumpsters all over the Troon North Golf Club parking lot? We implore you to consider all of the issues at stake.

Thank you for your consideration and willingness to understand the implications and ramifications of this development. Please do NOT grant the developer's appeal.

Samuel and Austin Weidner

Austin Dunham-Weidner
Attorney at Law
abdweidner@gmail.com

From: [Mike DeDoncker](#)
To: [Board Of Adjustment](#)
Subject: Opposition to Troon North Villas
Date: Thursday, October 12, 2017 12:20:30 PM

Good Afternoon

I am writing as a nearby property owner concerning case numbers 5-BA-2017 and 6-BA-2017 to express my opposition to the proposals by the intended developers of Troon North Villas for 67 units in a a ridiculously small area of the Troon North property.

To be clear, my feeling is that any development in this small area would cause unnecessary and irreparable damage to one of Scottsdale's most beautiful and already properly developed areas. In addition, any construction in this area will not only damage roads but will inconvenience the residents of three Troon North subdivisions whose only access to their homes is on the road that the construction vehicles will be damaging and blocking during the course of construction.

Be assured that any construction will cause hard feelings - as has been clearly demonstrated at meetings between property owners and the developer's lawyer - for a long time to come.

If, at this point, you have no recourse but to allow this development to go through then I ask that you support either the City of Scottsdale's ruling that the development may have no more than 31 units or, even better, Troon North's contention that it be allowed no more than 27 units.

Thank you,

Michael DeDoncker
28532 N. 102nd Place
Scottsdale, AZ 85262

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #14)
Date: Thursday, October 12, 2017 12:29:26 PM

Board of Adjustment Public Comment (response #14)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/12/2017 12:28:24 PM

Survey Response

COMMENT	
Comment:	<p>Re: Troon North Villas - Case # 5-BA-2017/6-BA-2017 It has come to my attention that the City of Scottsdale has recently approved a 31 unit development by the Troon North Golf Course and the developer is appealing the matter. I strongly oppose the appeal to allow 67 units and support the Troon North Associations appeal to reduce the number to 27. The density and appalling look of a 67 unit development will not only be devastating to the surrounding communities, it will turn a first class golf course into a mediocre one. If the City of Scottsdale concludes that a 31 unit development was the right number, reducing it to 27 is an obvious choice. Thank you for your consideration</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Calvin Stadnyk
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	calvis@shaw.ca
Phone:	(403) 391-0915

Address:

28990 N. White Feather Ln. 180

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #15)
Date: Thursday, October 12, 2017 1:52:40 PM

Board of Adjustment Public Comment (response #15)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/12/2017 1:52:06 PM

Survey Response

COMMENT	
Comment:	I am writing today regarding the "Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017. As a full-time, year-round resident of The Ridge at Troon North, I respectfully ask you to support the City of Scottsdale's number at 31 or Troon North's at 27, NOT the ridiculous 67 that the developer is requesting to mar one of Scottsdale's finest master planned communities and golf courses. Thank you. Kristina Hakanson, 10260 E White Feather Ln, Unit 1008
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Kristina Hakanson
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	kristina.ann.hakanson@gmail.com
Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Robert Egger](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas
Date: Thursday, October 12, 2017 2:43:50 PM

Urban sprawl has been ignored long enough. Those living in the area have seen continued change in the number of apartments, condos and single family homes on any empty space available. Please restrict the continued development of Case #5-BA-2017 and Case #5-BA 2017 to the units the City of Scottsdale has recommended. The proposed development exceeds good common sense as it stands.

Robert Egger
Pinnacle Canyon
Scottsdale
480-390-8005

From: [Rebecca Egger](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas
Date: Thursday, October 12, 2017 2:50:01 PM

I would, without hesitation, vote for NO Villas. Certainly not 31, better is 27, but I'd prefer we pass on this development. We do not need this. Rebecca Egger

From: [Michael Sills](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas: Case Numbers 5-BA-2017/6-BA-2017
Date: Thursday, October 12, 2017 4:09:03 PM

It is my understanding that the developer's request for this proposed time-share in North Troon had been denied on the basis of exceeding the maximum density allowed by existing zoning limits. Despite being allowed to develop 31 units rather than the current existing limit of 27, the developer has chosen to appeal the decision, now seeking permission to build 67 units instead of the already excessive 62 units proposed originally. This shows a marked disrespect for the residents of the community, as well as the beautiful desert landscape that Scottsdale has worked so hard to preserve.

We do not need this high-density development, it's obtrusive and unsightly architecture, it's proposed dumpsters located at the Troon North Golf Course, and it's negative impact on the desert fauna in our Troon North community of 1800 homeowners. We also do not need to enable this act of retribution — the 62 units of the original proposal was already a ridiculous number; 67 units is an affront. The action belies a streak of petty vindictiveness towards the community that held its ground to oppose runaway development. At this point, I urge you to grant the existing maximum 27 number of units rather than the generous 31 allowed by the city.

Unfortunately I will not be able to attend the scheduled meeting on this matter the evening of November 1st. Please add my voice of opposition to those in attendance.

Sincerely,

Michael Sills, M.D.

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #16)
Date: Thursday, October 12, 2017 4:11:00 PM

Board of Adjustment Public Comment (response #16)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/12/2017 4:10:43 PM

Survey Response

COMMENT	
Comment:	<p>Troon North Villas: Case Numbers 5-BA-2017/6-BA-2017 It is my understanding that the developer's request for this proposed time-share in North Troon had been denied on the basis of exceeding the maximum density allowed by existing zoning limits. Despite being allowed to develop 31 units rather than the current existing limit of 27, the developer has chosen to appeal the decision, now seeking permission to build 67 units instead of the already excessive 62 units proposed originally. This shows a marked disrespect for the residents of the community, as well as the beautiful desert landscape that Scottsdale has worked so hard to preserve. We do not need this high-density development, it's obtrusive and unsightly architecture, it's proposed dumpsters located at the Troon North Golf Course, and it's negative impact on the desert fauna in our Troon North community of 1800 homeowners. We also do not need to enable this act of retribution — the 62 units of the original proposal was already a ridiculous number; 67 units is an affront. The action belies a streak of petty vindictiveness towards the community that held its ground to oppose runaway development. At this point, I urge you to grant the</p>

existing maximum 27 number of units rather than the generous 31 allowed by the city. Unfortunately I will not be able to attend the scheduled meeting on this matter the evening of November 1st. Please add my voice of opposition to those in attendance. Sincerely, Michael Sills, M.D.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name: Michael Sills

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: mgsills@cox.net

Phone: (480) 221-6173

Address: 9427 E. Mark Lane

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Roger Rider](#)
To: [Board Of Adjustment](#); [Arianne Ahlvin](#)
Subject: Case Numbers 5-BA-2017/6-BA-2017
Date: Thursday, October 12, 2017 4:16:33 PM

I understand that you will be hearing this matter on November 1. This petitioner appears unwilling to take NO from the Planning Commission AND the City Council for an answer.

The Troon North Master Plan was approved in the early 90's. A density for the master plan was agreed to by the City and Developer. I'm certain that there is NO provision in said plan for a Johnny Come Lately developer to take unused density 20 years after the fact from non adjacent parcels and convert it to their benefit.

For instance, if I were to work with city planners and gain approval of a PAD that includes 10 units in Parcel C, but only build 5, how can someone ethically come along later buy one of the lots and build 5 units, thereby damaging the value of the other 4 units? Petitioners thinking if adopted by the Board means the density question is never settled and thereby establishes bad precedent for future owners.

No one is questioning the 27 units approved in the PAD, we are protesting 64 or more! Just because someone did not use density 10 years ago on a parcel half a mile away, does not make it available today on this parcel for this petitioner.

I ask the Board to deny this application, and dismiss it with prejudice. Let common sense prevail. Allow surrounding and nearby property owners the quiet enjoyment of their homes.

Thank you,

Roger Lindus
Troon North
28830 N. 111th St.

From: [Bett Barnett](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas 5-BA-2017/6-BA-2017
Date: Thursday, October 12, 2017 5:47:13 PM

“Troon North Villas” and Case Numbers 5-BA-2017/6-BA-2017. Regarding the development of Timeshares on Troon North by the Club House, I request that you block any development or at least cap the number at Troon North’s at 27, NOT the ridiculous 67 that the developer is requesting to mar one of Scottsdale’s finest master planned communities and golf courses. It is ridiculous to even consider this density on the tiny property.
Bett and Rob Gartenberg
10827 E. Sutherland Way
Scottsdale, Az. 85262

From: [Steve Plotkin](#)
To: [Board Of Adjustment](#)
Cc: [HOA Pinnacle Canyon](#)
Subject: Troon North Villas-Case # 5-BA-2017/6-BA-2017
Date: Thursday, October 12, 2017 5:57:58 PM

I would like to ask the Board of Adjustment to please support the City Of Scottsdale's ruling to only allow the 31 maximum units in the proposed time share units and NOT the 67 that is being requested by the developer. As a resident of Pinnacle Canyon and Troon North, I feel that what they are trying to ram through is not in our communities best interest. Thank you for your consideration in this matter.

From: [William R. P Dalton](#)
To: [Board Of Adjustment](#)
Subject: Troon North-Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017.
Date: Thursday, October 12, 2017 7:16:27 PM

Dear Board,

We urge you to support the City of Scottsdale view that the number of units be 31 not the 67 units requested by the developers.

Sincerely,

Bill & Nancy Dalton
10017 E Balancing Rock Road
Scottsdale AZ

Sent from Bill's iPad

From: [Faye Duncan](#)
To: [Board Of Adjustment](#)
Subject: Timeshare Units at Troon North
Date: Friday, October 13, 2017 5:43:05 AM

Dear Board of Adjustment Officials:

I am vehemently opposed to the proposed 62 timeshare units at Troon North. As a resident of Troon North, I purchased my property because of the low density nature of our planned community. High density complexes need to be located close to freeways, not in communities that have intentionally planned otherwise!

Thank you for hearing my views.

Respectfully,
Faye Duncan
[11147 E Balancing Rock Rd](#)
[Scottsdale, AZ 85262](#)

Sent from my iPhone

From: [dave dalton](#)
To: [Board Of Adjustment](#)
Subject: Proposed Troon North Golf Villas
Date: Friday, October 13, 2017 6:54:48 AM

As a resident of Troon North, I am deeply concerned about the proposed development at Troon North Golf Club. I understand the density of the development was reduced from that requested by the developer. Any increase in density will be a detriment to the community and the aesthetics of a wonderful area. I urge the Board not to make any changes to increase the units as requested by the developer. We love Troon North and want preserve the beauty that currently exists.

Respectfully submitted.
David Dalton

From: [gail_petersen](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas: Case Numbers 5-BA-2017/6-BA-2017.
Date: Friday, October 13, 2017 11:40:25 AM

Hello Board members,

As a 23-year resident at Troon North, I have been so proud of our community and its leadership which has sought to maintain the look and coda envisioned by Jerry Nelson. The recent attempt by a developer to build a quite inappropriate, timeshare development at the entrance to the Troon North Golf Club is so out of character with the intent and spirit of Troon North. The City of Scottsdale recognized just that and made the right decision by turning down the developer's plan as it was. Now they are appealing, and I respectfully request you turn down their tone-deaf and cynical appeal.

Thank you for your consideration on this matter.

Sincerely,

Gail Petersen

Gail Petersen, Ph.D.
11117 E. Dale Lane
Scottsdale, Arizona 85262

480.993.8598 mobile



From: [Powell, Jimmy](#)
To: [Board Of Adjustment](#)
Subject: Troon north villas 5-ba-2017/6-ba-2017
Date: Friday, October 13, 2017 1:42:02 PM

I am a new resident of Troon North moving to the area from MA. I bought there because of the beautiful desert landscape. Now some developer wants to bypass all the guidelines that I adhere too, to put up a prison like structure in the middle of one of prettiest location in north Scottsdale. I hope the board stands by its judgement of only 27 units not the 67 the developer seeks. Thank's for all your consideration. Jim Powell

Jimmy Powell | Indiana Pacers
Advance Scout
| m: 413.427.3134

Pacers Sports & Entertainment

[Pacers](#) | [Fever](#) | [Mad Ants](#) | [Bankers Life Fieldhouse](#)
125 S. Pennsylvania St. Indianapolis, IN 46204

Opening Week presented by Kroger 2017



From: chiefmudge@aol.com
To: [Board Of Adjustment](#)
Subject: Troon North Villas
Date: Friday, October 13, 2017 1:55:31 PM

Gentlemen/Ladies,

I live in The Ridge at Troon North and have lived there only one year. I chose The Ridge because of the beautiful surroundings and tasteful architecture in the area. The design of the motel like structure with 62 units that is being suggested for this area is ridiculous. I would think that the Golf Club would be objecting, also. It makes no sense to add this dorm looking design in such a beautiful desert setting . . . a foolish idea and one that shouldn't even be considered. Please take the time to visit this area before you consider action. This developer is way off base and is certainly going out of their way to upset a home like neighborhood.

I feel that 20 units or less would be more appropriate for 2 1/2 acres. It saddens me to even think there could be more and removing all the beautiful plants is nauseating.

I appreciate your time and efforts in keeping Troon North a beautiful place to live.

Sincerely,

Joan Heinle
Unit 1002

From: [Mark Brown](#)
To: [Board Of Adjustment](#)
Subject: 5-BA-2017 6-BA-2017. Troon North development
Date: Friday, October 13, 2017 3:24:36 PM

5-BA-2017 6-BA-2017. Troon North development

To whom it may concern, as a home owner one of the Homes located in "Troon North " I would like to ask that you support the City of Scottsdale's recommendation for allowing 31 (or better yet,27) timeshare units to be built and NOT the builders request of 67 timeshare units.

Our property values will suffer greatly when the timeshares units are built, having fewer timeshare units will make the value decrease less..

Thank you so much for your consideration.

Most sincerely

Mark and Deborah Brown

On the green unit #22

Sent from my iPad

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #17)
Date: Friday, October 13, 2017 5:25:37 PM

Board of Adjustment Public Comment (response #17)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/13/2017 5:25:18 PM

Survey Response

COMMENT	
Comment:	RE: Troon North Villas Case Numbers 5-BA-2017/6-BA-2017 Please support the City of Scottsdale's number at 31 or Troon North's at 27, NOT the ridiculous 67 that the developer is requesting to mar one of Scottsdale's finest master planned communities and golf courses.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Cathie and Michael Weiner
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	caternst@cox.net
Phone:	(480) 515-1540
Address:	10591 E. Mark Lane Scottsdale AZ 85262
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #18)
Date: Friday, October 13, 2017 5:30:40 PM

Board of Adjustment Public Comment (response #18)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/13/2017 5:30:00 PM

Survey Response

COMMENT	
Comment:	Troon North Villas Case Numbers 5-BA-2017/6-BA-2017 Please support the City of Scottsdale's number at 31 or Troon North's at 27, NOT the ridiculous 67 that the developer is requesting to mar one of Scottsdale's finest master planned communities and golf courses. Please
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Debra and Greg Onken
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	sunbadgers@cox.net
Phone:	(480) 659-9768
Address:	10615 E mark Lane Scottsdale AZ 85262
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: bonniegordon@gmail.com
To: [Board Of Adjustment](#)
Subject: "Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017
Date: Saturday, October 14, 2017 5:49:01 AM

As a homeowner at 11155 E Monument Drive in Pinnacle VieAsk them to support the City of Scottsdale's number at 31 or Troon North's at 27, NOT the ridiculous 67 that the developer is requesting to mar one of Scottsdale's finest master planned communities and golf courses.

Thank you,

Bonnie

From: [David Butuk](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017
Date: Saturday, October 14, 2017 8:37:48 AM

Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017

Dear sirs,

Please support the city of Scottsdale ruling regarding the above case.

The developer is attempting to get approval for a density that is far beyond anything reasonable and it is strongly opposed by all the surrounding communities.

Thanks for your understanding.

Dave Butuk

From: [Donna Walsh](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villa project 5-BA-2017/6-BA-2017
Date: Saturday, October 14, 2017 11:17:25 AM

Dear Board of Adjustment,

We are home owners in Troon North and strongly support the City of Scottsdale's recommended 31 units or better yet, the Troon North recommended 27 units for the proposed Troon North Villa project. Please help preserve the beauty of the area by keeping the number of units to a compromise of 27 or 31.

Thank you for your consideration.

Donna and Jerry Walsh
10686 E Mark Lane
Scottsdale, AZ 85262

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #19)
Date: Saturday, October 14, 2017 2:52:40 PM

Board of Adjustment Public Comment (response #19)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/14/2017 2:51:58 PM

Survey Response

COMMENT	
Comment:	<p>In regard to the Troon North Villas, Case Numbers 5-BA-2017/6-BA-2017, please support the CC&R's of our community of 1800+ homes. There is no reason to ignore the regulations of a Homeowners' Association that has enforced its rules for 20 years in favor of a remote developer with a plan that will denigrate the entrance to a golf venue that has been highly rated since its inception. Support the original density of 27 units allotted to this property, instead of corrupting the plans all Troon North homeowners have been expecting over the years. "Fuzzy math" here could even discourage potential developers and buyers throughout Scottsdale in the future.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Caroline Eckler
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	c.eckler@cox.net
Phone:	(480) 585-3345
	9958 E. Hidden Green Drive, Scottsdale

Address:

85262

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [R. James Clifft](#)
To: [Board Of Adjustment](#)
Cc: [Tom Thompson](#)
Subject: Troon North Villas / Case Numbers: 5-BA-2017 / 6-BA-2017
Date: Sunday, October 15, 2017 4:36:13 PM

R. James & Trudy Clifft

Golf Villa's @ Troon North
Unit 1005
10222 E Southwind Lane, Scottsdale, AZ
Cell: (605) 310-7715

Scottsdale Board of Adjustment:

In 2004, with great enthusiasm, my wife and I purchased a Condominium at the Golf Villas of Troon North. We chose this area because of our complete confidence in the desire of Scottsdale city leadership to maintain the highest standards of living with emphasis on community and family.

It has been surprising and depressing to watch the progression of the approval process for the 2.5 acres of property that is directly south of our patio. Through our eyes this **very high-density project** nestled within our homes is totally against everything we have come to believe Scottsdale stood for - very high standards.

It is without hesitation and for the many reasons you have already heard that my wife and I express our **strong opposition** to approval of this project.

Thank you in advance for your thoughtful consideration of existing friends, neighbors and families.

With Great Respect,

R James & Trudy Clifft
Golf Villa's @ Troon North
Unit 1005

From: [Roz Rubin](#)
To: [Board Of Adjustment](#)
Subject: troon north villas
Date: Sunday, October 15, 2017 5:54:05 PM

i moved into my troon north home three years ago. we chose this area because of its natural beauty. the area was free of motels, strip malls and traffic congestion. the area has preserved the sonoran desert. the developer is only concerned with profit and has no concern for this area we all love so much. this motel 6 structure will destroy the area here we love so much.. thx roz rubin

From: [Linda Kuker](#)
To: [Board Of Adjustment](#)
Subject: Case Numbers 5-BA-2017/6-BA-2017
Date: Monday, October 16, 2017 5:26:00 AM

Dear sirs and madams,

The above case numbers refer to the Troon North Villas which is a proposed development across the street from The Ridge at Troon North which is where I live. The developer has petitioned for a density increase from the normal zoning of 22 units to 64 units. A few weeks ago this request was reviewed and the density was set at 31. I understand that the developer is now requesting an appeal of that decision.

Many of the residents of The Ridge at Troon North are full time residents; this is not just a golf community. If the developer is allowed to change the density from what the zoning code clearly states it will create problems with noise and parking.

I am asking you to support the board's previous recommendation of 31 units or lower it to 22 units. Thank you.

Linda Kuker

From: [Ron Kuker](#)
To: [Board Of Adjustment](#)
Subject: Proposed project "The Villas at Troon North"
Date: Monday, October 16, 2017 5:28:02 AM

Dear sirs and madams,

The above case numbers refer to the Troon North Villas which is a proposed development across the street from The Ridge at Troon North which is where I live. The developer has petitioned for a density increase from the normal zoning of 22 units to 64 units. A few weeks ago this request was reviewed and the density was set at 31. I understand that the developer is now requesting an appeal of that decision.

Many of the residents of The Ridge at Troon North are full time residents; this is not just a golf community. If the developer is allowed to change the density from what the zoning code clearly states it will create problems with noise and parking.

I am asking you to support the board's previous recommendation of 31 units or lower it to 22 units. Thank you.

Ron Kuker

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #20)
Date: Monday, October 16, 2017 5:37:22 AM

Board of Adjustment Public Comment (response #20)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/16/2017 5:36:25 AM

Survey Response

COMMENT	
Comment:	<p>I am a year round resident of The Ridge at Troon North which is directly across the street from a proposed development called The Villas at Troon North (Case Numbers 5-BA-2017/6-BA-2017). The developer has petitioned for a density increase from the normal zoning of 22 units to 64 units. A few weeks ago this request was reviewed and the density was set at 31. I understand that the developer is now requesting an appeal of that decision. Many of the residents of The Ridge at Troon North are full time residents; this is not just a golf community. If the developer is allowed to change the density from what the zoning code clearly states it will create problems with noise and parking. I am asking you to support the board's previous recommendation of 31 units or lower it to 22 units. Thank you. Linda Kuker</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Linda Kuker
AND ONE OR MORE OF THE FOLLOWING ITEMS:	

Email:	linda.kuker@gmail.com
Phone:	(219) 464-8166
Address:	10260 E White Feather Ln, Unit 2014
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #21)
Date: Monday, October 16, 2017 8:32:38 AM

Board of Adjustment Public Comment (response #21)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/16/2017 8:31:36 AM

Survey Response

COMMENT	
Comment:	<p>RE: Troon North Villas - Case Numbers 5-BA-2017/6-BA-2017 Dear Board My wife and I wanted to share a short note to punctuate and underscore our objection to the proposed Troon North Villas development . Equally important, urge the Board to support the City of Scottsdale's decisions to restrict the development. These restrictions specifically align with extreme concerns regarding: - the density of the units on the parcel - architectural design control of the unit buildings to be sympathetic to the existing surrounding buildings, particularly the 'look and color palette'. - the additional noise and traffic pollution that will occur - current plans do not indicate or propose the inclusion of new side walks. Thus the danger this presents to pedestrians and Troon North golfers moving around the courses on carts. - Plans for parking and guest parking is far from convincing. Guest parking in particular appears to have been completely overlooked. Finally, the Troon North area and this parcel represents outstanding natural beauty. A development that is sympathetic should be obvious. If the Board have not visited the area and specifically this parcel, PLEASE DO and witness the beauty first hand. Best Paul & Cheryl Neal #2011,</p>

The Ridge, Troon North.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name: Paul & Cheryl Neal

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: nealpaul53@gmail.com

Phone:

Address: #2011 / 10260 E.White Feather Lane,
Unit 2011, The Ridge

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #22)
Date: Monday, October 16, 2017 9:09:41 AM

Board of Adjustment Public Comment (response #22)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/16/2017 9:08:39 AM

Survey Response

COMMENT	
Comment:	As a resident of Troon North I am asking that Scottsdale not approve the proposed time share at the entrance of Troon North.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Mark Hansen
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	markshansen@cox.net
Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Lori Grassman](#)
To: [Board Of Adjustment](#)
Subject: Opposition to Troon North Villas
Date: Monday, October 16, 2017 2:22:12 PM

To: Members of the Scottsdale Board of Adjustment
Re: Troon North Villas, case #5-BA-2017/6-BA-2017

Members of the Scottsdale Board of Adjustment,

As residents of Troon North, we urge you to support the City of Scottsdale's decision to limit the number of units at the proposed Troon North Villas to 31 units, or support Troon North's proposed 27 units.

Thank you.

Sincerely,
Lori and Scott Grassman
Troon North residents
#108 Stonedge

From: [Gggeno](#)
To: [Board Of Adjustment](#)
Subject: From Gene Wojciechowski, resident of The Ridge at Troon North
Date: Monday, October 16, 2017 4:05:48 PM

Dear Board Members,

As a resident of The Ridge at Troon North, I'm writing to ask...even plead, that the Board not reverse or adjust the Zoning Administration's ruling relative to Case Numbers 5-BA-2017 and 6-BA-2017. As you know, the developers of the Troon North Villas project want to build a 60-plus-unit motel-like timeshare on a sliver of property adjacent to our residential communities. Using a bizarre interpretation of the density formula, the developers somehow argued they were entitled to squeeze a vastly inappropriate amount of timeshare units into the middle of our communities--an interpretation which was rightly negated by the Zoning Administration.

The Zoning Administration's ruling calls for 31 units, which is four more than our reps have argued for--but at least not the monstrosity that the developers want. As is, the 31 units will have a significant impact on our neighborhood---aesthetically, increased traffic, more transient, more commercial, etc. I respectfully ask that, at the very least, that you keep the number of units at no more than 31. It isn't a perfect solution for us residents--or for the developer--but at stake is the essence of a community where old-timers and newcomers are there to build roots and enjoy a neighborhood--not a commercial timeshare with little regard to those residents.

Thank you.

Gene Wojciechowski

From: [Wojciechowski, Gene](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas re. appeals hearing
Date: Monday, October 16, 2017 6:22:17 PM

From Gene Wojciechowski, Troon North resident:

Dear Board Members,

As a resident of The Ridge at Troon North, I'm writing to ask...even plead, that the Board not reverse or adjust the Zoning Administration's ruling relative to Case Numbers 5-BA-2017 and 6-BA-2017— Troon North Villas project. As you know, the developers of the Troon North Villas project want to build a 60-plus-unit motel-like timeshare on a sliver of property adjacent to our residential communities. Using a bizarre interpretation of the density formula, the developers somehow argued they were entitled to squeeze a vastly inappropriate amount of timeshare units into the middle of our communities--an interpretation which was rightly negated by the Zoning Administration. The Zoning Administration's ruling calls for 31 units, which is four more than our reps have argued for--but at least not the monstrosity that the developers want. As is, the 31 units will have a significant impact on our neighborhood---aesthetically, increased traffic, more transient, more commercial, etc.

I respectfully ask that, at the very least, that you keep the number of units at no more than 31. It isn't a perfect solution for us residents--or for the developer--but at stake is the essence of a community where old-timers and newcomers are there to build roots and enjoy a neighborhood--not a commercial timeshare with little regard to those residents.

Thank you.

Gene Wojciechowski
10260 E. White Feather Lane
#2006
Scottsdale, Az., 85262

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #23)
Date: Monday, October 16, 2017 6:23:44 PM

Board of Adjustment Public Comment (response #23)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/16/2017 6:23:07 PM

Survey Response

COMMENT	
Comment:	<p>Dear Board Members, As a resident of The Ridge at Troon North, I'm writing to ask...even plead, that the Board not reverse or adjust the Zoning Administration's ruling relative to Case Numbers 5-BA-2017 and 6-BA-2017. As you know, the developers of the Troon North Villas project want to build a 60-plus-unit motel-like timeshare on a sliver of property adjacent to our residential communities. Using a bizarre interpretation of the density formula, the developers somehow argued they were entitled to squeeze a vastly inappropriate amount of timeshare units into the middle of our communities--an interpretation which was rightly negated by the Zoning Administration. The Zoning Administration's ruling calls for 31 units, which is four more than our reps have argued for--but at least not the monstrosity that the developers want. As is, the 31 units will have a significant impact on our neighborhood---aesthetically, increased traffic, more transient, more commercial, etc. I respectfully ask that, at the very least, that you keep the number of units at no more than 31. It isn't a perfect solution for us residents--or for the developer--but at stake is the essence of a community</p>

where old-timers and newcomers are there to build roots and enjoy a neighborhood--not a commercial timeshare with little regard to those residents. Thank you. Gene Wojciechowski

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name: Gene Wojciechowski

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: gggeno@aol.com

Phone:

Address: 10260 E. White Feather Lane, #2006,
Scottsdale 85262

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Steve mueller](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas- Case #'s 5-BA-2017/6-BA-2017
Date: Monday, October 16, 2017 7:46:14 PM

I am writing on behalf of the upcoming meeting (Nov. 1) before the Board of Adjustment as a homeowner in The Ridge @ Troon North. I am appealing to you to reject the developers appeal to develop a Motel 6, penal like structure that is most undesirable esthetically in our quiet Golf Community. If any developing is to occur on this property I encourage to accept the City of Scottsdale's Council recommendation of only 31 units or our Troon North recommendation of 27 units, which is more in line with the intended plat guidelines, not the misinterpretation being requested by the developer that is unsightly and not something anyone of you as homeowners would want in your own neighborhood. The developer and their hired guns have repeatedly tried to abuse and misinterpret a process that is designed to maintain the beauty of our city. I believe the developer and their use of former city officials and their attempts to persuade others has bordered on, if not crossed the line of ethical behavior. Please do not allow this plat to be developed for anymore that's the 27 or 31 units recommended by the City Council or concerned homeowners.

Thank you.

Steve & Arlene Mueller
The Ridge Unit #1055

Sent from my iPad

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #24)
Date: Monday, October 16, 2017 9:48:51 PM

Board of Adjustment Public Comment (response #24)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/16/2017 9:48:46 PM

Survey Response

COMMENT	
Comment:	to support the City of Scottsdale's number at 31 or Troon North's at 27, NOT the ridiculous 67 that the developer is requesting to mar one of Scottsdale's finest master planned communities and golf courses.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	isabella Katzowsky
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	bellak29@outlook.com
Phone:	(602) 405-8967
Address:	28367 n 92 pl
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Fritz Hirsch](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017
Date: Tuesday, October 17, 2017 11:42:58 AM

Board of Adjustment -

Please support the City of Scottsdale's number at 31 units or Troon North's at 27 units, NOT the ridiculous 67 that the developer is requesting to mar one of Scottsdale's finest master planned communities and golf courses.

Let's do our best to keep Scottsdale the best community in AZ and not destroy the greatness we currently enjoy.

Thank you for your service and assistance in this matter.

Fritz

--

Fritz S. Hirsch

11187 East Monument Dr.
Scottsdale, AZ 85262
Ph (847) 922-0793

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From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #25)
Date: Tuesday, October 17, 2017 11:44:38 AM

Board of Adjustment Public Comment (response #25)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/17/2017 11:43:52 AM

Survey Response

COMMENT	
Comment:	Board of Adjustment - Please support the City of Scottsdale's number at 31 units or Troon North's at 27 units, NOT the ridiculous 67 that the developer is requesting to mar one of Scottsdale's finest master planned communities and golf courses. Let's do our best to keep Scottsdale the best community in AZ and not destroy the greatness we currently enjoy. Thank you for your service and assistance in this matter.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Fritz Hirsch
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	fhirsch72@gmail.com
Phone:	(847) 922-0793
Address:	11187 East Monument Dr., Scottsdale 85262
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Bridget Menke](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas Case Numbers 5-BA-2017/6-BA-2017
Date: Tuesday, October 17, 2017 1:31:54 PM

Dear Board Members,

We are writing to express our concern about the appeal to the City of Scottsdale's decision regarding the proposed timeshare development in Troon North (Troon North Villas Case Numbers 5-BA-2017/6-BA-2017). As you may guess, we are full-time voting residents who are opposed to this development.

When the City denied the developer's request to build 62 units, the developer decided to appeal, and increased the request to 67 units on the 2.5 acre parcel of land. This 2.5 acre parcel includes a significant wash area and boulder field, rendering part of it inadequate for development without a significant impact to the natural landscape. The parcel cannot even accommodate the parking that would be required for such a development and the developer has made a deal with the Troon North Golf Club for offsite parking. It is very unclear to us why the developer would be denied permission to build 62 units and then appeal to build 67. It is very unclear to us why a developer would promote a premium luxury resort that has inadequate onsite parking.

We actually live across the street from the land in question. We can tell you that this part of Troon North has a true neighborhood feel that would be destroyed by such a large transient development in the heart of our community. We both work in the evening and are unable to attend the meeting on November 1st but we would welcome another opportunity to speak with any board members who would be interested in our concerns (cell phone number 314-910-0604).

In conclusion, this project is unneeded and unwanted within the community it is proposed. In its present form, it may violate city building ordinances, it is poorly planned with regard to adequate parking, and destroys precious natural landscape and neighborhood community. It seems like this project is being considered because someone-not the residents of the community- will profit greatly. We emphatically urge you to DENY THE APPEAL for this greedy project.

Sincerely,

Dale and Bridget Menke
10222 E. Southwind Lane #1001
Scottsdale, AZ 85262

From: [Beth Erickson](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas-case#5-BA-2017/6-BA-2017
Date: Tuesday, October 17, 2017 6:05:31 PM

We will not be able to attend the hearing on November 1 but we want you to know that there is NO WAY that we would support the developers request for 67 units. This sounds like a very greedy developer who has no interest in keeping the beauty and tranquility of Troon North. Troon North's number of 27 is all that we will support. Please consider this.

Russell C and Beth L Erickson
Homeowner Troon North

ble64@mac.com

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #26)
Date: Tuesday, October 17, 2017 6:54:17 PM

Board of Adjustment Public Comment (response #26)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/17/2017 6:53:24 PM

Survey Response

COMMENT	
Comment:	<p>When one works a lifetime to live near paradise and the least expensive hotel is the Four Seasons - it is very frustrating to have the equivalent of a motel 6 built in this neighborhood. I feel strongly that a minimum quality and size should be enforced. The fact that one person can profit from this at the expense of all others in this area will speak volumes to the members of the Troon North family. Please say no to 62, 37, 27 Or even one unit of inferior real estate dwelling in this prestigious environment. Mike R - E Monument Dr</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Mike Rubin
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	micknr@gmail.com
Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Nancy Perry](#)
To: [Board Of Adjustment](#)
Subject: "Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017.
Date: Tuesday, October 17, 2017 7:01:10 PM

"Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017. Please support the City of Scottsdale's number at 31 or Troon North's at 27, NOT the ridiculous 67 that the developer is requesting to mar one of Scottsdale's finest master planned communities and golf courses.

Nancy Perry
28990 N. White Feather Lane, #187
Scottsdale, AZ 85262

From: [Roz Rubin](#)
To: [Board Of Adjustment](#)
Subject: troon north villas
Date: Tuesday, October 17, 2017 7:13:24 PM

i moved to troon north 3 years ago because of its natural beauty. the area was free of large shopping centers etc. the reason we have chosen this area is because we all love the desert and mountains around us. it will be a shame for a developer to be allowed to build motel type structures in this gorgeous desert area i live in. thx roz rubin

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #27)
Date: Tuesday, October 17, 2017 7:31:25 PM

Board of Adjustment Public Comment (response #27)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/17/2017 7:31:15 PM

Survey Response

COMMENT	
Comment:	I am writing regarding the Troon North Villas, Case Numbers 5-BA-2017/6-BA-2017. I am asking for support of the City of Scottsdale's number of 31 units or Troon North's at 27 units, NOT the ridiculous 67 units that the developer is requesting to mar one of Scottsdale's finest master planned communities and golf courses. Thank you
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Kevin Bellinghausen
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Kb1590@yahoo.com
Phone:	(480) 235-4258
Address:	11091 e blue sky dr, scottsdale 85262
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Julie Adams](#)
To: [Board Of Adjustment](#)
Subject: Appeal
Date: Tuesday, October 17, 2017 8:38:58 PM

Dear Board of Adjustment,

We are writing you regarding the Troon North Villas. As a homeowner in The Monument, we oppose the development of the land near Troon North Golf Club. Due to the surrounding area, the lifestyle of the residents and the desire to keep our property values solid, please do NOT vote on the massive increase of townhouses in the community. The Troon North Villas, case number 5-BA-2017/6-BA-2017, is not part of the desired master plan of our community. We have varied types of housing, but have no desire for the intense density the developer is asking for in their plan.

Due to our location, we are unable to attend the upcoming meeting. We will be there in spirit and fully support the opposition of this proposal. For the sake of a wonderful community plan, please do not increase the number of townhomes.

Thank you for your time and understanding.

Misty Moon Ventures LLC

Julie and Jim Adams

From: [Jim Wessels](#)
To: [Board Of Adjustment](#)
Cc: [Troon North Association](#)
Subject: Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017.
Date: Wednesday, October 18, 2017 10:44:32 AM

I am writing today to express my dismay and disbelief regarding the proposed addition of more than 60 time share units at a land parcel inside the Troon North Community. The original zoning density for our community is being ignored to allow a developer to add 60 units to a parcel of property that is zoned for twenty seven. This attempt at overdevelopment was rejected by the City Council and is now being appealed. As a permanent, year-round resident of this area I can attest to the fact that this 60 unit timeshare development is a bad idea for Troon North and Scottsdale. Under any circumstances the city should be wary of any change to zoning laws that permits such density in a planned community. The additional fact that the parcel of land is right at the entrance to the #1 Golf Course in Arizona makes this decision so much more important.

According to our home owners association, the developers are utilizing the "unused density in the entire community to pass the density test for their project." It seems to me that the unused density is an asset that is owned by all of the homeowners and cannot be used by a single landowner. In effect if this developer is allowed to build this high density property in our community, they are stealing this asset from me and all other home owners in this planned community. For me it moves this decision from one based on favoritism to a developer and a former employee of the city to a criminal act. Theft.

If this project is approved will I be able to triple the density on my own parcel of land. I could add two stories to my town house and rent two of the three floors. My argument would be the same. The entire community has excess density so therefore the density on my property can use some of this excess by raising the density on my parcel by 200%. Allowing this one project through the looking glass will mean that all property rules as we know them are gone. What about the 100 cars parking at this 60 unit property each day. Our rules state that cars can't be parked outside after dark. I suppose that rule would also go away. There isn't any place to put the cars, and visitors or residents with more than one vehicle would have no choice but to use the limited parking at the golf course. This development, even at 27 allowable units is a bad idea. The location of the property is too close to the entrance is not big enough to house 60-120 residents and violates the rules of the development that we have all been forced to live by.

A decision to allow triple density on one 60 unit parcel in effect trades on my ownership of low density units. Therefore these units cannot be traded away without my consent, which I do not give. I have been offered no compensation for my share of the density unit pool.

Why don't we just follow the rules people. When you try to get more than what your neighbors get the rules will keep you in line. We have the rules to deal with this situation, lets just use them without trying to twist them to one individual owner's favor. Why does the developer get different treatment? If this developer is granted the right to use my "excess density" for his sole benefit you can be sure that legal action will follow.

As an owner mere blocks from this travesty of a development you can be assured that I will fight along with my neighbors until this issue is settled according to the rules of the development and the zoning laws of Scottsdale.

He should be able to build no more than twenty seven units on his land parcel.....that's the rules. Period.

James D. Wessels
"On The Green"
22487 N 101st Place
Scottsdale, AZ 85262

From: [Kimberly](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas
Date: Wednesday, October 18, 2017 10:49:04 AM

I am emailing in regard to case numbers 5-BA-2017/6-BA-2017, the proposed villas at Troon North.

I am asking you to please consider denying the developer's appeal, and hope you will support the City of Scottsdale's recommendation.

Thank you for your consideration.

-Kim OGrady

Sent from Xfinity Connect Mobile App

From: [Karen](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017
Date: Wednesday, October 18, 2017 1:36:24 PM

We live in Candlewood in Troon North where we bought for the beauty of the environment and beautiful communities. Please do not vote for the 64 unit adjustment requested by the developer and do vote to keep the 31 unit max of Troon North Villas which was approved by the City of Scottsdale.

Thank you for your vote.

Karen and Ernesto Poza

From: [Karen Guinn](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas
Date: Wednesday, October 18, 2017 2:35:16 PM
Importance: High

Good afternoon:

I am a resident at Troon North. I have lived here for 10+ years and my wife for nearly 20. We are concerned with developments in this pristine, destination area.

This is in reference to Case Numbers 5-BA-2017/6-BA-2017.

I urge you to adhere to the decision by the City of Scottsdale regarding the number of units for this development. First, it will be an eyesore for the beautiful Troon North Golf Course, one of the most recognized in the world.

Secondly, increasing from 27-60+ units will increase the density that is already off the charts in this neighborhood.

Please stick to the City of Scottsdale's original conclusion of 31 units, or even better, 27!!

In good health,

Karen Guinn
CBD Education/Consultation
K & E Wellness Solutions
karen@kandewellensssolutions.com
cell: 503-449-8997

From: [William Rue](#)
To: [Board Of Adjustment](#)
Cc: [Manny Siprut](#); [Tom Thompson](#)
Subject: Troon North Villas - Case Numbers 5-BA-2017/16-BA-2017
Date: Wednesday, October 18, 2017 4:34:04 PM

Dear Members of the Scottsdale Board of Adjustment:

This proposed development is for a 67 unit "Resort" to be built on roughly 2.5 acres of pristine desert property next to the Troon North Golf Clubhouse on Dynamite Road. We have been trying, through our Troon North HOA, to quell this unwanted development or, at a minimum, at least limit it to the size rules for a 2.5 acre property in our community. Honestly I do not know how these bad ideas can get so far without common sense assertion but here we are. Forget the huge sizing request of up to 67 units, the traffic and parking situations alone should be sufficient cause to discredit its feasibility but it has not.

As a concerned member of this community I am asking you, the Board of Adjustments, to support the findings of the City of Scottsdale Planning Department limiting the number of units in this proposed development to a maximum of 31 units (as a side note our HOA believes it should be 27).

Please help us out.

Respectfully,

Bill Rue
10348 E White Feather Lane
Scottsdale, AZ
85262

From: [Rooney Michael](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas" Case Numbers 5-BA-2017/6-BA-2017.
Date: Wednesday, October 18, 2017 4:49:44 PM

>> Board of Adjustment City of Scottsdale:

>

>> To Whom it may concern, We are sending an email to to express our concerns regarding the proposal to build a high density housing project in the Troon North Golf Club area (Troon North Villas" Case Numbers 5-BA-2017/6-BA-2017).

>>

>> The City of Scottsdale made a reasonable decision in not allowing the developer to put in an absurdly high density development on this site, deciding that there should be no more than a maximum of 31 units, and not the 62 the developers had initially requested. We understand that the developer has now come back to the Board of Adjustment requesting an even higher density development on the same piece of property. The proposal is now for a total of 67 units planned as short term rentals, in a total area of only 2.5574 acres. The housing density is so high, and the area so small, that only 44 parking spaces could actually be provided for the earlier plan for the 62 units, with overflow parking apparently directed into the Troon North Golf Club parking lot.

>>

>> To put this high a density of this type of housing in this location is completely out of step with the other developments at Troon North (including Stonededge, The Ridge, The Golf Villas, and On the Green) which are the permanent homes of many families. These developments, including ours at Stonededge, are characterized by far fewer units on a much larger footprint, none meant to be short term rentals. In fact short term rentals are specifically prohibited. If the proposal for this development is accepted, it will significantly increase traffic volume, population density and noise, which will destroy the ambiance of the other carefully planned communities already in this area, not to mention creating an eyesore at one of the most beautiful golf courses in the country.

>>

>> We strongly urge you to deny the application for the above reasons.

>>

>>

>> Sincerely,

>>

>>

>> Michael S Rooney

> Lisa MF Thain

>>

>> 28990 N. White Feather Lane, Unit 133 (Stonededge)

>> Scottsdale, Az, 85262.

From: [Marc Bassewitz](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas - Case Numbers 5-BA-2017/6-BA-2017
Date: Wednesday, October 18, 2017 7:56:45 PM

As a condominium owner in the Troon North community of north Scottsdale for the past dozen years, we are writing to express our strong views on the proposal to build a 67 unit hotel/timeshare on a small 2.5 acre plot in the heart of a (350) resident community without regard for the families that live there. Twenty plus years ago, the area was designated as R4R as the Four Seasons intended to buy and build their resort on that location. However, as you know, they moved to another location less than a mile away, which provides rooms for Troon North golfers. In the intervening years, the four communities of over 350 homes in the R4R area have morphed into a community of families and each year, the number of year around residents increases. The residents are very concerned about the negative affect the proposed hotel/time share would have on the residential environment in the area, the quality of life for residents and the home values. Moreover, the proposed use as a time share (despite its being characterized as a "hotel"), with weekly turnover of folks who have no reason to care about the facility or the community and may treat it accordingly (who is going to police the area, handle the noise, clean up the beer bottles and litter?), is simply a slap in the face to those of us who have invested our resources in this community as a residential area.

We understand that the City of Scottsdale officials have determined that the current zoning permits only 31 units to be built on this small site. While that number is larger than we would prefer, and we believe the appropriate number is 27, we urge you to sustain that finding and not permit a change in the zoning or a variance that would permit jamming a 67 unit hotel/time share in the middle of this community. Thank you

Marc and Sheri Bassewitz
10222 E. Southwind Lane, #1023
Scottsdale, Arizona 85262

From: [Robert Turek](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas
Date: Thursday, October 19, 2017 11:07:46 AM

To: The Scottsdale Board of Adjustment
Re: Case Numbers 5-BA-2017/6-BA-2017

Hello--

My wife and I moved from Michigan to Troon North (On the Green) a little over a year ago. The pristine desert landscape in our area is what impressed us the most -- along with the overall safe, private, and quiet atmosphere. We expect that Troon North Resort Area was designed with those attributes in mind.

We raise our ardent objection to the proposed Development of about 67 units adjacent to the Troon North clubhouse (Parcel 6). It clearly is in violation of the density regulations for a parcel of land of that size -- so we believe it makes no logical sense to approve. If approved, it will alter the benefits of the Troon North area in a negative and unnecessary way. And importantly, high density housing brings with it high traffic volume which clearly becomes a safety issue. The area should only be approved for a maximum of 27 units. Density regulations have been researched and appear to be clear.

Thank you for your consideration. Please contact us if you would like to meet in person or via a phone call.

Robert and Lynn Turek
10150 E. White Feather Lane
[419-410-7933](tel:419-410-7933)

From: [Ron](#)
To: [Board Of Adjustment](#)
Subject: "Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017
Date: Thursday, October 19, 2017 12:31:52 PM

Dear Board Members,

I am a resident of On the Green at Troon North and am very concerned about the possibility of a plan to triple the density of our community with a proposed time share unit.

Given the current political climate, I also find it unconscionable that the developer has paid a lobbyist with strong ties to the Scottsdale Planning Dept. In spite of their efforts we were relieved to have the case ruled in our favor. As is the usual case, when someone is turned down then try again. I understand that growth is inevitable but believe that this project would degrade both Troon North golf course as well as the neighboring communities. Adding 67 + transient units in addition to using part of the Troon parking lot would add unnecessary congestion to our quiet hamlet. As residents of Scottsdale, I ask you to imagine your community having to deal with (based on renderings) an aesthetically unappealing addition.

Please do something to stop this.

Respectfully,

Ron Takakjian

28524 N 101st Place
Scottsdale, AZ 85262

ron@stonemanagement.com

October 19th, 2017

SENT VIA EMAIL

City of Scottsdale

Board of Adjustments

7447 E Indian School Rd

Scottsdale, AZ 85257

RE: 6- BA- 2017 & 5 –BA- 2017

I am submitting this letter as a resident of Troon North and a close neighbor of the subject parcel, and I also happen to be on the Board of Directors of the Troon North Homeowner's Association. As a member of the Board, I am very familiar with the parcel and MBA's plans to develop it as we have been in litigation with them for over two years.

I am submitting these comments in the hopes that it helps you make the right determination in supporting the City's existing position that no more than 22 units or 31 resort rooms are built on this small parcel.

To begin, it is important that you understand that this 2.5 acre parcel is the small residual parcel from what is referenced as a 55 acre "resort parcel." The original developer of Troon North carved out this 55 acre parcel and had it zoned for either "residential or resort" in the anticipation of the development of a large resort. Initially it was thought that the Four Seasons would take the entire parcel but they ended up about a mile away, and the developer was unsuccessful in finding another resort developer. As a result, the large parcel was divided into four parcels of about 12 acres each and sold off to four townhouse developers over 20 years ago, and there are now approximately 345 single family townhomes in the development. These homeowners have their own HOA sub-association, which includes the subject parcel, (and is also in litigation with the MBA.) The four communities, and the subject parcel, share the same access road, White Feather, which is owned by their HOA. So what MBA wants to do is build a large resort on this residential street, and basically at the community's front door.

The composition of this 55 acre parcel changed from an anticipated resort area to one that matches the rest of Troon North, single family. We now have 1,800 single family residents. A resort on this parcel or on any other parcel does not belong in Troon North. I understand that based on the original zoning, the developer may be allowed to build a small resort on the parcel. Yet, based on a legal opinion provided by our attorney, Doug Jorden, to us and the City,

he found that based on City documentation the density of the parcel is limited to either 22 units or 27 units depending on which formula is used. And as you know, the City determined that up to 31 resort units can be developed on the parcel. Apparently there is some ambiguity in the records. And as you know, MBA now wants to build up to 67 units.

It has been explained to me that you are unable to restrain this developer from building a resort. However you do have the authority to restrain the size of this development. Because of the density they are trying to achieve, the parcel will not accommodate the required parking for guests and employees, or the required space for trash containers. As a result they intend to contract out for this space at the near-by golf club. What happens if the relationship does not work out? Where will the cars and trash go? The City should not allow this level of density where the parcel cannot accommodate all of the required needs, which can be accomplished at the 31 units.

Because of the litigations with MBA, I have heard their representatives testify multiple times that "the owners of this parcel are required by the City of Scottsdale to build up to 90 resort rooms on the parcel and that the City may take the property if they do not meet this requirement." This sounds so incredibly ridiculous, and I have yet to find anyone in the City who will agree with this claim, yet they continually testify in court that it is a fact. I believe that they may also have made the claim to the City as part of their building permit application or appeal. I hope that you have the authority to set the record straight on this issue, they can certainly build single family units on the parcel if they so choose.

I hope that you do not have a difficult decision to make, and that you find that in the proper and logical use of zoning, you agree with the initial City finding that the density be limited to 31 resort units. This finding will greatly help us protect the residential community that we all enjoy.

Manny Siprut

10350 e Mark Lane

Scottsdale, AZ 85262

480 361 5706

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #28)
Date: Thursday, October 19, 2017 10:02:33 PM

Board of Adjustment Public Comment (response #28)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/19/2017 10:02:16 PM

Survey Response

COMMENT	
Comment:	<p>We are writing to express our support of the city's position to establish development of Parcel 6 adjacent to the Troon North Golf Course clubhouse at 22 units or 31 resort rooms. We are explicitly opposed to the developer's attempt to get approval for up 67 units. This parcel is in the midst of a residential neighborhood--our residential neighborhood. You have heard from other area residents, a multitude of reasons why the city's decision is reasonable and understandable, and why the developer's attempt to stuff their wishes down our community's throat is absurd, contrary to the basic notions of appropriate densities, and unable to provide for its own on-site very basic functional needs such as parking, solid waste and other matters. The city has this issue right. Please reaffirm the city's position/decision, and allow the completion of development in this neighborhood in a way that is consistent with the character of our community. Thank you. Ted and Melissa Lagreid.</p>
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
PLEASE PROVIDE YOUR NAME:	

First & Last Name:	Ted and Melissa Lagreid
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	tedlagreid@mail.com
Phone:	
Address:	10222 E. Southwind Ln. #1049, Scottsdale 85262
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Tom Thompson](#)
To: [Board Of Adjustment](#)
Cc: [Tom Thompson](#); [Lane, Jim](#); [Klapp, Suzanne](#); [Korte, Virginia](#); [Littlefield, Kathy](#); lmihaven@scottsdaleaz.gov; [Phillips, Guy](#); [Smith, David N](#); [City Manager Mailbox](#)
Subject: Re: 6-BA-2017 5-BA-2017
Date: Friday, October 20, 2017 9:27:05 AM

Board of Adjustment for Scottsdale, Az-

As a resident of Troon North and a board member of two HOA's (Golf Villa's, President for 9 years for 72 resident townhomes and board member of Troon North Resort Community Association for 2 years representing 360 homes) I can speak for those homeowners I represent when I say that this proposed development of "Area 6", is a complete sham!

MBA investors are represented by an attorney who not only wrote the CC&R's for Troon North Master HOA, but was also employed by same. Most of his comments and claims are totally unfounded and he's unable to offer valid proof as he's stretching the truth to fit his investors needs. One would ask, is this attorney also an investor in this endeavor? What's his motivation??

I wish I could explain the negative emotions our entire community has towards this "timeshare" placed in the middle of a 15+ year old residential community made up of semi retired and retired Scottsdale voters who love their city and especially Troon North.

MBA has no intention of building a resort. They want you to appeal a prior decision of 22 homes and 31 maximum doors, so they can build a profitable time share of 67 units under the initial guise of a resort.

If you look at history, this area was zoned R4R as the Four Seasons Resort was buying the property. They backed out (not sure of the exact term) and build their resort off Alma School.

As for the Troon North Golf Club, they have a contract with the Four Seasons to bring in golfers and they provide them with a high percentage of T-Times. Bottom line, Troon North Golf doesn't need this development to survive.

Building a TIMESHARE (not a resort as they may lead you to believe) vs. 22 condo units which this property supports, would be a travesty and a black eye both for Troon North as well as the City of Scottsdale.

Please turn down their appeal and confirm (22) units as already approved by the City Planner and City Council.

Thank-you!
Tom Thompson
thomp4@aol.com

From: [Frank Barkan](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas
Date: Friday, October 20, 2017 10:46:32 AM

We would like to be on the record as opposing the current plan for the proposed Troon North Villas Resort development.

Please note that we fully understand that we can't stop development and in no way are we against the development of land that has already been zoned. But it's our understanding that the City of Scottsdale's opinion is that the parcel should be limited to a maximum of 31 units as opposed to the currently planned 62 units. On that basis, we don't see how you can allow such density in this part of Scottsdale. This is not Downtown Scottsdale!!!

Furthermore, this has all the looks of a motel – plain and simple! If I didn't know better, the architectural design appears to have the look of a cheap motel sitting on the exit ramp of an interstate. Are we really going to allow such an unimaginative design to be built in this community? From their Project Narrative dated June 22, 2017, they say that the *“proposal is compatible with the surrounding area and the character of the adjacent residential communities”*. Are they serious? I didn't think that a Motel 6 was in character with the surrounding area! This project design is a disgrace!

To be honest, this has the appearance of people attempting get something pushed through that is only beneficial to those individuals and their related investors, without any consideration to the community as a whole. Therefore, we implore you to give our concerns the utmost consideration. We're not trying to say “not in my neighborhood”. We're not trying to stop development where it is permitted. We're just trying to ask for some common sense before it's too late.

Thanks for your time,

Frank & Sharyn Barkan
10222 E. Southwind Lane

From: [Jim Wessels](#)
To: [Board Of Adjustment](#)
Cc: [Troon North Association](#)
Subject: Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017.
Date: Wednesday, October 18, 2017 10:44:32 AM

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According to our home owners association, the developers are utilizing the "unused density in the entire community to pass the density test for their project." It seems to me that the unused density is an asset that is owned by all of the homeowners and cannot be used by a single landowner. In effect if this developer is allowed to build this high density property in our community, they are stealing this asset from me and all other home owners in this planned community. For me it moves this decision from one based on favoritism to a developer and a former employee of the city to a criminal act. Theft.

If this project is approved will I be able to triple the density on my own parcel of land. I could add two stories to my town house and rent two of the three floors. My argument would be the same. The entire community has excess density so therefore the density on my property can use some of this excess by raising the density on my parcel by 200%. Allowing this one project through the looking glass will mean that all property rules as we know them are gone. What about the 100 cars parking at this 60 unit property each day. Our rules state that cars can't be parked outside after dark. I suppose that rule would also go away. There isn't any place to put the cars, and visitors or residents with more than one vehicle would have no choice but to use the limited parking at the golf course. This development, even at 27 allowable units is a bad idea. The location of the property is too close to the entrance is not big enough to house 60-120 residents and violates the rules of the development that we have all been forced to live by.

A decision to allow triple density on one 60 unit parcel in effect trades on my ownership of low density units. Therefore these units cannot be traded away without my consent, which I do not give. I have been offered no compensation for my share of the density unit pool.

Why don't we just follow the rules people. When you try to get more than what your neighbors get the rules will keep you in line. We have the rules to deal with this situation, lets just use them without trying to twist them to one individual owner's favor. Why does the developer get different treatment? If this developer is granted the right to use my "excess density" for his sole benefit you can be sure that legal action will follow.

As an owner mere blocks from this travesty of a development you can be assured that I will fight along with my neighbors until this issue is settled according to the rules of the development and the zoning laws of Scottsdale.

He should be able to build no more than twenty seven units on his land parcel.....that's the rules. Period.

James D. Wessels
"On The Green"
22487 N 101st Place
Scottsdale, AZ 85262

From: [Kimberly](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas
Date: Wednesday, October 18, 2017 10:49:04 AM

I am emailing in regard to case numbers 5-BA-2017/6-BA-2017, the proposed villas at Troon North.

I am asking you to please consider denying the developer's appeal, and hope you will support the City of Scottsdale's recommendation.

Thank you for your consideration.

-Kim OGrady

Sent from Xfinity Connect Mobile App

From: [Karen](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017
Date: Wednesday, October 18, 2017 1:36:24 PM

We live in Candlewood in Troon North where we bought for the beauty of the environment and beautiful communities. Please do not vote for the 64 unit adjustment requested by the developer and do vote to keep the 31 unit max of Troon North Villas which was approved by the City of Scottsdale.

Thank you for your vote.

Karen and Ernesto Poza

From: [Karen Guinn](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas
Date: Wednesday, October 18, 2017 2:35:16 PM
Importance: High

Good afternoon:

I am a resident at Troon North. I have lived here for 10+ years and my wife for nearly 20. We are concerned with developments in this pristine, destination area.

This is in reference to Case Numbers 5-BA-2017/6-BA-2017.

I urge you to adhere to the decision by the City of Scottsdale regarding the number of units for this development. First, it will be an eyesore for the beautiful Troon North Golf Course, one of the most recognized in the world.

Secondly, increasing from 27-60+ units will increase the density that is already off the charts in this neighborhood.

Please stick to the City of Scottsdale's original conclusion of 31 units, or even better, 27!!

In good health,

Karen Guinn
CBD Education/Consultation
K & E Wellness Solutions
karen@kandewellensssolutions.com
cell: 503-449-8997

From: [William Rue](#)
To: [Board Of Adjustment](#)
Cc: [Manny Siprut](#); [Tom Thompson](#)
Subject: Troon North Villas - Case Numbers 5-BA-2017/16-BA-2017
Date: Wednesday, October 18, 2017 4:34:04 PM

Dear Members of the Scottsdale Board of Adjustment:

This proposed development is for a 67 unit "Resort" to be built on roughly 2.5 acres of pristine desert property next to the Troon North Golf Clubhouse on Dynamite Road. We have been trying, through our Troon North HOA, to quell this unwanted development or, at a minimum, at least limit it to the size rules for a 2.5 acre property in our community. Honestly I do not know how these bad ideas can get so far without common sense assertion but here we are. Forget the huge sizing request of up to 67 units, the traffic and parking situations alone should be sufficient cause to discredit its feasibility but it has not.

As a concerned member of this community I am asking you, the Board of Adjustments, to support the findings of the City of Scottsdale Planning Department limiting the number of units in this proposed development to a maximum of 31 units (as a side note our HOA believes it should be 27).

Please help us out.

Respectfully,

Bill Rue
10348 E White Feather Lane
Scottsdale, AZ
85262

From: [Rooney Michael](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas" Case Numbers 5-BA-2017/6-BA-2017.
Date: Wednesday, October 18, 2017 4:49:44 PM

>> Board of Adjustment City of Scottsdale:

>

>> To Whom it may concern, We are sending an email to to express our concerns regarding the proposal to build a high density housing project in the Troon North Golf Club area (Troon North Villas" Case Numbers 5-BA-2017/6-BA-2017).

>>

>> The City of Scottsdale made a reasonable decision in not allowing the developer to put in an absurdly high density development on this site, deciding that there should be no more than a maximum of 31 units, and not the 62 the developers had initially requested. We understand that the developer has now come back to the Board of Adjustment requesting an even higher density development on the same piece of property. The proposal is now for a total of 67 units planned as short term rentals, in a total area of only 2.5574 acres. The housing density is so high, and the area so small, that only 44 parking spaces could actually be provided for the earlier plan for the 62 units, with overflow parking apparently directed into the Troon North Golf Club parking lot.

>>

>> To put this high a density of this type of housing in this location is completely out of step with the other developments at Troon North (including Stonededge, The Ridge, The Golf Villas, and On the Green) which are the permanent homes of many families. These developments, including ours at Stonededge, are characterized by far fewer units on a much larger footprint, none meant to be short term rentals. In fact short term rentals are specifically prohibited. If the proposal for this development is accepted, it will significantly increase traffic volume, population density and noise, which will destroy the ambiance of the other carefully planned communities already in this area, not to mention creating an eyesore at one of the most beautiful golf courses in the country.

>>

>> We strongly urge you to deny the application for the above reasons.

>>

>>

>> Sincerely,

>>

>>

>> Michael S Rooney

> Lisa MF Thain

>>

>> 28990 N. White Feather Lane, Unit 133 (Stonededge)

>> Scottsdale, Az, 85262.

From: [Marc Bassewitz](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas - Case Numbers 5-BA-2017/6-BA-2017
Date: Wednesday, October 18, 2017 7:56:45 PM

As a condominium owner in the Troon North community of north Scottsdale for the past dozen years, we are writing to express our strong views on the proposal to build a 67 unit hotel/timeshare on a small 2.5 acre plot in the heart of a (350) resident community without regard for the families that live there. Twenty plus years ago, the area was designated as R4R as the Four Seasons intended to buy and build their resort on that location. However, as you know, they moved to another location less than a mile away, which provides rooms for Troon North golfers. In the intervening years, the four communities of over 350 homes in the R4R area have morphed into a community of families and each year, the number of year around residents increases. The residents are very concerned about the negative affect the proposed hotel/time share would have on the residential environment in the area, the quality of life for residents and the home values. Moreover, the proposed use as a time share (despite its being characterized as a "hotel"), with weekly turnover of folks who have no reason to care about the facility or the community and may treat it accordingly (who is going to police the area, handle the noise, clean up the beer bottles and litter?), is simply a slap in the face to those of us who have invested our resources in this community as a residential area.

We understand that the City of Scottsdale officials have determined that the current zoning permits only 31 units to be built on this small site. While that number is larger than we would prefer, and we believe the appropriate number is 27, we urge you to sustain that finding and not permit a change in the zoning or a variance that would permit jamming a 67 unit hotel/time share in the middle of this community. Thank you

Marc and Sheri Bassewitz
10222 E. Southwind Lane, #1023
Scottsdale, Arizona 85262

From: [Robert Turek](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas
Date: Thursday, October 19, 2017 11:07:46 AM

To: The Scottsdale Board of Adjustment
Re: Case Numbers 5-BA-2017/6-BA-2017

Hello--

My wife and I moved from Michigan to Troon North (On the Green) a little over a year ago. The pristine desert landscape in our area is what impressed us the most -- along with the overall safe, private, and quiet atmosphere. We expect that Troon North Resort Area was designed with those attributes in mind.

We raise our ardent objection to the proposed Development of about 67 units adjacent to the Troon North clubhouse (Parcel 6). It clearly is in violation of the density regulations for a parcel of land of that size -- so we believe it makes no logical sense to approve. If approved, it will alter the benefits of the Troon North area in a negative and unnecessary way. And importantly, high density housing brings with it high traffic volume which clearly becomes a safety issue. The area should only be approved for a maximum of 27 units. Density regulations have been researched and appear to be clear.

Thank you for your consideration. Please contact us if you would like to meet in person or via a phone call.

Robert and Lynn Turek
10150 E. White Feather Lane
[419-410-7933](tel:419-410-7933)

From: [Ron](#)
To: [Board Of Adjustment](#)
Subject: "Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017
Date: Thursday, October 19, 2017 12:31:52 PM

Dear Board Members,

I am a resident of On the Green at Troon North and am very concerned about the possibility of a plan to triple the density of our community with a proposed time share unit.

Given the current political climate, I also find it unconscionable that the developer has paid a lobbyist with strong ties to the Scottsdale Planning Dept. In spite of their efforts we were relieved to have the case ruled in our favor. As is the usual case, when someone is turned down then try again. I understand that growth is inevitable but believe that this project would degrade both Troon North golf course as well as the neighboring communities. Adding 67 + transient units in addition to using part of the Troon parking lot would add unnecessary congestion to our quiet hamlet. As residents of Scottsdale, I ask you to imagine your community having to deal with (based on renderings) an aesthetically unappealing addition.

Please do something to stop this.

Respectfully,

Ron Takakjian

28524 N 101st Place
Scottsdale, AZ 85262

ron@stonemanagement.com

October 19th, 2017

SENT VIA EMAIL

City of Scottsdale

Board of Adjustments

7447 E Indian School Rd

Scottsdale, AZ 85257

RE: 6- BA- 2017 & 5 –BA- 2017

I am submitting this letter as a resident of Troon North and a close neighbor of the subject parcel, and I also happen to be on the Board of Directors of the Troon North Homeowner's Association. As a member of the Board, I am very familiar with the parcel and MBA's plans to develop it as we have been in litigation with them for over two years.

I am submitting these comments in the hopes that it helps you make the right determination in supporting the City's existing position that no more than 22 units or 31 resort rooms are built on this small parcel.

To begin, it is important that you understand that this 2.5 acre parcel is the small residual parcel from what is referenced as a 55 acre "resort parcel." The original developer of Troon North carved out this 55 acre parcel and had it zoned for either "residential or resort" in the anticipation of the development of a large resort. Initially it was thought that the Four Seasons would take the entire parcel but they ended up about a mile away, and the developer was unsuccessful in finding another resort developer. As a result, the large parcel was divided into four parcels of about 12 acres each and sold off to four townhouse developers over 20 years ago, and there are now approximately 345 single family townhomes in the development. These homeowners have their own HOA sub-association, which includes the subject parcel, (and is also in litigation with the MBA.) The four communities, and the subject parcel, share the same access road, White Feather, which is owned by their HOA. So what MBA wants to do is build a large resort on this residential street, and basically at the community's front door.

The composition of this 55 acre parcel changed from an anticipated resort area to one that matches the rest of Troon North, single family. We now have 1,800 single family residents. A resort on this parcel or on any other parcel does not belong in Troon North. I understand that based on the original zoning, the developer may be allowed to build a small resort on the parcel. Yet, based on a legal opinion provided by our attorney, Doug Jorden, to us and the City,

he found that based on City documentation the density of the parcel is limited to either 22 units or 27 units depending on which formula is used. And as you know, the City determined that up to 31 resort units can be developed on the parcel. Apparently there is some ambiguity in the records. And as you know, MBA now wants to build up to 67 units.

It has been explained to me that you are unable to restrain this developer from building a resort. However you do have the authority to restrain the size of this development. Because of the density they are trying to achieve, the parcel will not accommodate the required parking for guests and employees, or the required space for trash containers. As a result they intend to contract out for this space at the near-by golf club. What happens if the relationship does not work out? Where will the cars and trash go? The City should not allow this level of density where the parcel cannot accommodate all of the required needs, which can be accomplished at the 31 units.

Because of the litigations with MBA, I have heard their representatives testify multiple times that "the owners of this parcel are required by the City of Scottsdale to build up to 90 resort rooms on the parcel and that the City may take the property if they do not meet this requirement." This sounds so incredibly ridiculous, and I have yet to find anyone in the City who will agree with this claim, yet they continually testify in court that it is a fact. I believe that they may also have made the claim to the City as part of their building permit application or appeal. I hope that you have the authority to set the record straight on this issue, they can certainly build single family units on the parcel if they so choose.

I hope that you do not have a difficult decision to make, and that you find that in the proper and logical use of zoning, you agree with the initial City finding that the density be limited to 31 resort units. This finding will greatly help us protect the residential community that we all enjoy.

Manny Siprut

10350 e Mark Lane

Scottsdale, AZ 85262

480 361 5706

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #28)
Date: Thursday, October 19, 2017 10:02:33 PM

Board of Adjustment Public Comment (response #28)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/19/2017 10:02:16 PM

Survey Response

COMMENT	
Comment:	<p>We are writing to express our support of the city's position to establish development of Parcel 6 adjacent to the Troon North Golf Course clubhouse at 22 units or 31 resort rooms. We are explicitly opposed to the developer's attempt to get approval for up 67 units. This parcel is in the midst of a residential neighborhood--our residential neighborhood. You have heard from other area residents, a multitude of reasons why the city's decision is reasonable and understandable, and why the developer's attempt to stuff their wishes down our community's throat is absurd, contrary to the basic notions of appropriate densities, and unable to provide for its own on-site very basic functional needs such as parking, solid waste and other matters. The city has this issue right. Please reaffirm the city's position/decision, and allow the completion of development in this neighborhood in a way that is consistent with the character of our community. Thank you. Ted and Melissa Lagreid.</p>
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
PLEASE PROVIDE YOUR NAME:	

First & Last Name:	Ted and Melissa Lagreid
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	tedlagreid@mail.com
Phone:	
Address:	10222 E. Southwind Ln. #1049, Scottsdale 85262
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Tom Thompson](#)
To: [Board Of Adjustment](#)
Cc: [Tom Thompson](#); [Lane, Jim](#); [Klapp, Suzanne](#); [Korte, Virginia](#); [Littlefield, Kathy](#); lmihaven@scottsdaleaz.gov; [Phillips, Guy](#); [Smith, David N](#); [City Manager Mailbox](#)
Subject: Re: 6-BA-2017 5-BA-2017
Date: Friday, October 20, 2017 9:27:05 AM

Board of Adjustment for Scottsdale, Az-

As a resident of Troon North and a board member of two HOA's (Golf Villa's, President for 9 years for 72 resident townhomes and board member of Troon North Resort Community Association for 2 years representing 360 homes) I can speak for those homeowners I represent when I say that this proposed development of "Area 6", is a complete sham!

MBA investors are represented by an attorney who not only wrote the CC&R's for Troon North Master HOA, but was also employed by same. Most of his comments and claims are totally unfounded and he's unable to offer valid proof as he's stretching the truth to fit his investors needs. One would ask, is this attorney also an investor in this endeavor? What's his motivation??

I wish I could explain the negative emotions our entire community has towards this "timeshare" placed in the middle of a 15+ year old residential community made up of semi retired and retired Scottsdale voters who love their city and especially Troon North.

MBA has no intention of building a resort. They want you to appeal a prior decision of 22 homes and 31 maximum doors, so they can build a profitable time share of 67 units under the initial guise of a resort.

If you look at history, this area was zoned R4R as the Four Seasons Resort was buying the property. They backed out (not sure of the exact term) and build their resort off Alma School.

As for the Troon North Golf Club, they have a contract with the Four Seasons to bring in golfers and they provide them with a high percentage of T-Times. Bottom line, Troon North Golf doesn't need this development to survive.

Building a TIMESHARE (not a resort as they may lead you to believe) vs. 22 condo units which this property supports, would be a travesty and a black eye both for Troon North as well as the City of Scottsdale.

Please turn down their appeal and confirm (22) units as already approved by the City Planner and City Council.

Thank-you!
Tom Thompson
thomp4@aol.com

From: [Frank Barkan](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas
Date: Friday, October 20, 2017 10:46:32 AM

We would like to be on the record as opposing the current plan for the proposed Troon North Villas Resort development.

Please note that we fully understand that we can't stop development and in no way are we against the development of land that has already been zoned. But it's our understanding that the City of Scottsdale's opinion is that the parcel should be limited to a maximum of 31 units as opposed to the currently planned 62 units. On that basis, we don't see how you can allow such density in this part of Scottsdale. This is not Downtown Scottsdale!!!

Furthermore, this has all the looks of a motel – plain and simple! If I didn't know better, the architectural design appears to have the look of a cheap motel sitting on the exit ramp of an interstate. Are we really going to allow such an unimaginative design to be built in this community? From their Project Narrative dated June 22, 2017, they say that the *“proposal is compatible with the surrounding area and the character of the adjacent residential communities”*. Are they serious? I didn't think that a Motel 6 was in character with the surrounding area! This project design is a disgrace!

To be honest, this has the appearance of people attempting get something pushed through that is only beneficial to those individuals and their related investors, without any consideration to the community as a whole. Therefore, we implore you to give our concerns the utmost consideration. We're not trying to say “not in my neighborhood”. We're not trying to stop development where it is permitted. We're just trying to ask for some common sense before it's too late.

Thanks for your time,

Frank & Sharyn Barkan
10222 E. Southwind Lane

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #29)
Date: Friday, October 20, 2017 5:22:24 PM

Board of Adjustment Public Comment (response #29)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/20/2017 5:21:46 PM

Survey Response

COMMENT	
Comment:	I am writing to encourage the review committee to uphold the City of Scottsdale's decision to limit the number of condominiums (Troon North 5-BA-2017/6-BA-2017) at 31 or support the communities request to limit the developer's number to 27. The additional traffic will add more problems on heavily traveled Dynamite Rd not to mention the building elevation which is not in keeping with the beauty of Troon North Golf course and the surrounding communities.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Nancy deLeeuw
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Cottondeleeuw@yahoo.com
Phone:	(480) 575-1050
Address:	10567 E. Mark Lane
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Robert Sukin](#)
To: [Board Of Adjustment](#)
Subject: Motel 6 troop north
Date: Friday, October 20, 2017 6:08:38 PM

Shame on council for even considering degradation of our homes and mostly seniors investment and peaceful quiet enjoyment . It is unprecedented and repulsive . Put a stop To this . R sukin troop north resident of many years . this Sent from my iPhone

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #30)
Date: Friday, October 20, 2017 6:59:40 PM

Board of Adjustment Public Comment (response #30)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/20/2017 6:59:12 PM

Survey Response

COMMENT	
Comment:	Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017. Please support the City of Scottsdale's number at 31 or Troon North's at 27 NOT the ridiculous 68 the developer is requesting to mar one of Scottsdale's finest master planned communities and golf courses.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Matthew Griffin
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Surferbum@msn.com
Phone:	(650) 279-5611
Address:	11059 E. Bent Tree Dr, Scottsdale 85262
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [William Whiteside](#)
To: [Board Of Adjustment](#)
Subject: "Troon North Villas" Case Numbers 5-BA-2017/6-BA-2017
Date: Friday, October 20, 2017 7:06:03 PM

My wife and I live at 28536 N 95th PL and have done so since 2004.

We bought and moved here for the lifestyle and the control of the future of the neighborhood as dictated by the Master Plan in place.

WE ARE STRONGLY AND ADAMANTLY OPPOSED TO A DEVELOPER SEEKING TO INCREASE THE NUMBER OF UNITS ON THIS PARCEL TO 68.

Although we'd love to keep the number of units to 27, as currently zoned, we can support the City Council's position of 31.

Going beyond the 31 (or preferably the 27) units would be a major slap in the face to those voters who already call this area Home.

Thank you for your consideration and your support,
[William P. Whiteside](#)
28536 N. 95th Pl
Scottsdale, AZ
85262

wpwhiteside@gmail.com
602.499.5866

From: [Steve mueller](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas - Case #'s 5-BA-2017/6-BA-2017
Date: Friday, October 20, 2017 7:08:47 PM

As homeowners in The Ridge @ Troon North we are shocked and dismayed by the continued efforts to dramatically alter the serenity of our neighborhood, by building a detestable looking structure that no normal neighbor, including yourselves would want located near you. Furthermore we are shocked to hear that the individual representing this developer is a former member of the BOA and in some cases a business associate with current members of this BOA board. If that is in fact the case we implore you to recuse your self from any discussions and vote regarding these cases. Any involvement by those associated with the developer represents a conflict of interest and borders on unethical behavior and bias in the decision process.

If this was your home or neighborhood you would not approve such a request. The City Council of Scottsdale has already refused to accept the developers request for more than double the number of units that should be considered, as have the local residents of Troon North, we implore you to do the same.

Steve and Arlene Mueller
The Ridge Unit #1055

Sent from my iPad

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #31)
Date: Friday, October 20, 2017 7:12:41 PM

Board of Adjustment Public Comment (response #31)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/20/2017 7:12:00 PM

Survey Response

COMMENT	
Comment:	RE: "Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017. We are adamantly opposed to the developer seeking to change the number of Units allowed on this property to 68. And fully support the City Council's position of 31. We live nearby (at 28536 N 95th PL) and request that the City stick to the Master Plan.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Bill Whiteside
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	wpwhiteside@gmail.com
Phone:	
Address:	28536 N 95th PI
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Leas](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas
Date: Friday, October 20, 2017 9:44:35 PM

Dear Board of Adjustment Members,
I am a 16 year permanent resident of Stonedge in Troon North, and moved here specifically because of the beautiful environment and the quality of life the Troon North Communities represented. I am appalled that the developers of the remaining parcel in Troon North Resort have proposed a project that is not only unfit and ugly, but also twice the allowed density of the originally plotted development. I have seen the architectural drawings...how on earth could the proposed project be allowed to be built in this beautiful environment? Troon North has strict architectural guidelines for a reason...those guidelines have insured those of us who live here that no ugly structures will blight our environment. The proposed project has totally disregarded those guidelines...in truth, I don't think they could have designed an uglier building.

I appeal to all of you to please support the Homeowners of Troon North in opposing this development in its present guise...the density should be held at the original 27 units, and the project should conform to the rest of Troon North architecturally. Our quality of life hangs on your decision.

Sincerely,
Leas Kamieniecki
28990 N White Feather Lane
Stonedge #125
Scottsdale, AZ

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #32)
Date: Saturday, October 21, 2017 6:42:26 AM

Board of Adjustment Public Comment (response #32)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/21/2017 6:41:43 AM

Survey Response

COMMENT	
Comment:	troon north villas. i moved to troon north 3 years ago. we chose this area of scottsdale because of the beauty of the sonoran desert. we chose to move here because we thought there would never be motels, shopping centers, etc. the community seemed to be concerned in the preservation of the nature here. it is a shame that developers are able to propose motel type structures here with no concern for those of us who live here. please prohibit this developer from building these obtrusive motel type structures here! thank you
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	roz rubin
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	rozroz007@gmail.com
Phone:	(248) 931-5736
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Thomas Burbeck](#)
To: [Board Of Adjustment](#)
Cc: [Arianne Ahlvin](#)
Subject: Proposed Development "Troon North Villas" - Case Numbers 5-BA-2017/6-BA-2017
Date: Saturday, October 21, 2017 7:06:46 AM

To the City of Scottsdale Board of Adjustment team,

I'm a current resident in Troon North, and would like to express my concerns with development that is currently being proposed near the Troon North clubhouse (Troon North Villas - Case Number 5-BA-2017/6-BA-2017).

My concern is the developer would like the density of the 2.5 acre project increased to 68 units. The City of Scottsdale had approved 31 units, and Troon North would like only 27 units built. The density being proposed by the developer seems to conflict with zoning. Also if developed to the density proposed by the developer, the look of the building(s) would not blend with the look and feel of Troon North and the surrounding area.

I've seen renderings of the high density project, and it looks like a cheap hotel & does not fit with the surrounding community. I've invested a lot of my hard earned money so I can live in this wonderful community, and it would be disappointing if this project was approved at the density proposed by the developer.

Please support the number of units approved by the City of Scottsdale (31) or the number requested by Troon North HOA (27).

Thank you,

Thomas Burbeck
10484 E. Skinner Dr
Scottsdale, AZ 85262

480-492-4334

From: [BETTIE CLARK](#)
To: [Board Of Adjustment](#)
Cc: bmclark2010@gmail.com
Subject: Troon North Villas
Date: Saturday, October 21, 2017 7:20:59 AM

Case #5-BA-2017/6-BA-2017

Please support the City of Scottsdale's number of 27 units not the ridiculous number of 68 units the developer is requesting.

Thanking you in advance,

Bettie Miller Clark

Unit 117 Stonedge

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #33)
Date: Saturday, October 21, 2017 7:41:27 AM

Board of Adjustment Public Comment (response #33)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/21/2017 7:40:38 AM

Survey Response

COMMENT	
Comment:	I am a year round resident of the Golf Villas at Troon North. I moved here to enjoy the beauty and tranquility of the area. Please do not destroy our neighborhood by allowing them to build a time share!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Theresa Daly
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Ta_daly@yahoo.com
Phone:	
Address:	10222 East Southwind Lane unit 1007, Scottsdale, 85262
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Dan Arrigoni](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas
Date: Saturday, October 21, 2017 7:55:42 AM

To Whom it may concern....Regarding Case #5-BA-2017/6-BA-2017, please support Troon North's number of 27 or City of Scottsdale 31 units and NOT the ridiculous 68 the developer is requesting...thank you, Dan and JoAnn Arrigoni

Sent from my iPad

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #34)
Date: Saturday, October 21, 2017 9:07:32 AM

Board of Adjustment Public Comment (response #34)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/21/2017 9:07:13 AM

Survey Response

COMMENT	
Comment:	Re: 5-BA-2017/6-BA-2017 Please do not let this Villa project happen. Our Troon North property values will suffer and Scottsdale's Property Tax revenue will drop.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	James & Lois Dillon
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	jamesdillon432@gmail.com
Phone:	(563) 590-7758
Address:	29495 N. 108th Place, Scottsdale, 85262.
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [M J FIELD](#)
To: [Board Of Adjustment](#)
Subject: TROON NORTH DEVELOPER TIMESHARE
Date: Saturday, October 21, 2017 9:40:48 AM

I am a proud resident of the City of Scottsdale and live in the Troon North community and writing to express extreme concern about the proposed timeshare development at the entrance of Troon North and adjacent to the Clubhouse.

I urge you **not** to allow the developer to triple the timeshare density to the 62 units that the developer has requested.

This is a ridiculous and inconsiderate request for the parcel of land that is graded and sized only to accommodate approximately 22 units.

This developer's only interest is financial and has no interest in the City of Scottsdale's Troon North community.

In my opinion you are ignoring the wish of the residents and the zoning history of Troon North to carve out a special favor for an unproven developer and their lobbyist who worked in the Scottsdale Planning Department for many years. Shameful!!

Marring the entry to the #1 public golf course in Arizona with a tripling of timeshares at its entry is bad planning and harmful to Scottsdale tourism.

Traffic obstruction, unsightly landscaping, degradation of the area infrastructure will all become prevalent with the transient timeshare clientele that will be living in the developed congestion. Tripling density, any density, but especially on a property that helps define the essence of Scottsdale, is wrong.

I strongly support the Troon North Homeowners Association in not approving requests by the developer for this project. **The developer should not be putting the city or the Board of Adjustment in this position.**

Reject the tripling of timeshare density at Troon North.
REJECT THIS DEVELOPER.

Malcolm J Field
29029 N 111th PL
Scottsdale
AZ 85262

From: [Linda Rooker](#)
To: [Board Of Adjustment](#)
Subject: Case Numbers 5-BA-2017/6-BA-2017
Date: Saturday, October 21, 2017 9:55:21 AM

Re: Troon North Villas, Case Numbers 5-BA-2017/6-BA-2017

Please support the City of Scottsdale's number of 31 units or Troon North's request for 27 for this development. The developer wants the ridiculous number of 68 units and a Motel 6 Design. This will mar one of Scottsdale's finest master planned communities and golf course and has no business being in the middle of our community.

Linda Rooker
Troon North Resident

Sent from my iPad

From: [Trommer](#)
To: [Board Of Adjustment](#)
Cc: Messenger@AssociationVoice.com
Subject: Troon North Villas Case Numbers 5-BA-2017/6-BA-2017
Date: Saturday, October 21, 2017 9:58:34 AM

Troon North Villas” and Case Numbers 5-BA-2017/6-BA-2017.

I am against the proposed development of the time-share style units at Troon North. I uphold the City of Scottsdale's position of no more than 31 units. Should you overturn that decision, then I support a reduction of the 31 unit limit. I purposely chose Troon North due to the LACK of transient housing. If the developer is permitted to expand the decision, it will begin the process of turning Troon North into a transient/vacation retreat instead of a permanent domicile and set the precedent for others to follow. I urge you to vote NO to the developers request to overturn the city's decision.

Respectfully yours,

Scott Trommer
10965 E. Dale Lane
Scottsdale, AZ 85262

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #35)
Date: Saturday, October 21, 2017 10:03:34 AM

Board of Adjustment Public Comment (response #35)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/21/2017 10:02:34 AM

Survey Response

COMMENT	
Comment:	<p>Reference: Troon Noth Villas; Case Number: 5-BA-2017/6-BA-2017 My wife and I are writing to support the City of Scottsdale proposed building of a maximum of 31 units or Troon Norths' 27 units on parcel 6 of Troon North and NOT the developers proposed 67 units. Troon North is a special and beautiful community that will be significantly adversely affected by building a time share like structure. It will negatively affect our home values, quality of life and pride in our community. As a taxpayer to the City of Scottsdale, we request with the most urgency and passion the need to stop this exessesive building program and limit to the 27 or 31 MAXIMUM units. Regards, Dan and Lynn O'Hara 10222 E. Southwind Lane Unit 1058 Scottsdale, AZ 85262</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Daniel and Lynn O'Hara
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	danocharainc@gmail.com

Phone:	(847) 212-3227
Address:	10222 E Southwind Lane, Unit 1058, Scottsdale, Az 85262
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Robert Calabrese](#)
To: [Board Of Adjustment](#)
Subject: "Troon North Villas and Case Numbers 5-BA-2017/6-BA-2017
Date: Saturday, October 21, 2017 11:09:46 AM

We seek your support for the City of Scottsdale's number of units at 31 or better yet Troon North's at 27 units and not the ridiculous 68 the developer is requesting to mar one of Scottsdale's finest master planned communities and golf courses. Please do what is right for the residents and tax payers of this community and deny the developer's request to circumvent the City of Scottsdale's ruling on this proposal.

Robert & Janice Calabrese
10412 E. Skinner Drive
Scottsdale, AZ 85262

From: [Candace Baldwin](#)
To: [Board Of Adjustment](#)
Subject: RE: "Troon North Villas" -Case Numbers 5-BA-2017/6-BA-2017
Date: Saturday, October 21, 2017 11:18:43 AM

To: Board of Adjustment-City of Scottsdale,

We urge you to support the City of Scottsdale's villa number at 31 or, even better, Troon North's unit count of 27, NOT the ridiculous 68 the developer is requesting. We feel strongly that this development, in many ways, will negatively impact one of Scottsdale's finest master planned communities and golf courses.

As we have stated to the City of Scottsdale leadership, we have opposed this concept from the start.

When we moved to Arizona in 2010, we intentionally selected a community within Troon North to live. This overall community has respected nature-its scenic views, and wildlife. We value the night-sky compliancies, and covenants that guide the communities of Troon North, and protect our property values and way of life. The neighborhoods within Troon North are also safe communities.

We are outdoor enthusiasts. Golf and tennis are interests in our home, as well. If we wanted to live in different kind of community, with a more relaxed zoning environment, there are other Scottsdale communities we could have considered. In general, the fact that there had to be compromise of number of units for this proposal, versus no timeshare development at all, is disheartening.

Troon North is NOT a timeshare driven community. It is a community of private residences, including privately owned condominiums.

The golf courses in this part of the Scottsdale are destinations.

Troon North did not envision their master community plan to ever include timeshares...neither did the residents.

On a personal note, we have been timeshare owners for fifteen years. Our timeshare ownership has been a joy for us, and our family.

Most of our experiences have been on the Islands of Hawaii, with a few wonderful experiences in Florida, and Mexico.

All were within spacious communities of vacation homes and timeshares with a wonderful esthetic that mirrored their environment.

The overall development of these timeshares and private vacation properties were planned.

Regards,

Dr. John M. Baldwin, PhD
Candace Baldwin

Residents of the Monument community of Troon North

From: [BETTIE CLARK](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas
Date: Saturday, October 21, 2017 11:48:05 AM

Ref: Case #5-BA-2017/6-BA-2017

Please support the City of Scottsdale's number to a maximum of 31 units not the ridiculous number of 68 the developer is requesting.

Thank you,

Bettie and Robert Clark

Unit 117 Stonedged

From: [McKenna](#)
To: [Robert Calabrese](#)
Cc: [Board Of Adjustment](#)
Subject: Re: "Troon North Villas and Case Numbers 5-BA-2017/6-BA-2017
Date: Saturday, October 21, 2017 11:54:45 AM

We concur with Mr. & Mrs. Calabrese that this proposal by the developer is inappropriate for Troon North and urge your Board to ratify the City of Scottsdale's prior ruling against this developer.

Thank you.

James & Myrna McKenna
9921 E. Balancing Rock Road
Scottsdale, Arizona 85262

Sent from my iPad

> On Oct 21, 2017, at 11:09 AM, Robert Calabrese <bobcalabrese@icloud.com> wrote:
>
> We seek your support for the City of Scottsdale's number of units at 31 or better yet Troon North's at 27 units and not the ridiculous 68 the developer is requesting to mar one of Scottsdale's finest master planned communities and golf courses.
> Please do what is right for the residents and tax payers of this community and deny the developer's request to circumvent the City of Scottsdale's ruling on this proposal.
>
> Robert & Janice Calabrese
> 10412 E. Skinner Drive
> Scottsdale, AZ 85262

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #36)
Date: Saturday, October 21, 2017 11:56:37 AM

Board of Adjustment Public Comment (response #36)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/21/2017 11:56:19 AM

Survey Response

COMMENT	
Comment:	<p>Regarding the project Troon North Villas. As a 16 year permanent resident of Stonedge in Troon North Resort, I am violently opposed to the proposed project in its' present form. The parcel was originally zoned for 27 units, a reasonable density for the smallest parcel in Troon North Resort. The proposed architectural renderings represent a total disregard for the guidelines of all of Troon North. The project looks like a bad motel, a really bad motel. I cannot believe that the current design of the project is even being considered...it would be a travesty to allow this project to be built. The proposed density would negatively impact every current resident in Troon North, and the proposed design is totally unfit for Troon North. The entrance to all of our existing communities would be forever an eyesore. Please do not allow this project to be approved as proposed. The density needs to be reduced to the original allowance, and the project needs to conform to the architectural guidelines of Troon North. I moved to Troon North because of the beauty & tranquility of the neighborhood, please do not allow this project to destroy both of those.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Leas Kamieniecki
--------------------	------------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	Lkamieniec@aol.com
--------	--

Phone:	(602) 639-1416
--------	----------------

Address:	28990 N White Feather Lane #125
----------	---------------------------------

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [HOWARD CAPLAN](#)
To: [Board Of Adjustment](#)
Subject: "Troon North Villas" and Case Nos. 5-BA-2017/6-BA-2017
Date: Saturday, October 21, 2017 12:02:13 PM

My wife and I have lived at 28904 N. 111th Place, Scottsdale, AZ 85262, since our house was built in 1996. We regard Troon North as one of the finest residential areas in the USA and enjoy our life with our many friends.

A developers plans to build 68 units on a small lot near the Troon North golf course would assuredly be detrimental to our neighborhood. The appearance of so many units and added congestion would reduce our quality of living here.

The City of Scottsdale allowed 31 units and Troon North would like to limit the number of units to 27. Either number would be more appropriate that the ridiculous number of 68, which the developer is seeking.

We ask your oversight to reject the developer's request for 68 units.

Thank you,

Carol and Howard Caplan

From: [Jeanie and Matt DeLullo](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas, Case Numbers 5-BA-2017/6-BA-2017
Date: Saturday, October 21, 2017 12:13:31 PM

Re: Troon North Villas, Case Numbers 5-BA-2017/6-BA-2017

Dear Board of Adjustment Members,

We have been property owners in the Troon North Stonedged Community since 2005, our unit number is 185 in Building #38. After a great amount of searching and research, we chose the Stonedged complex because of its pristine location and the Southwestern architecture of the community blended so beautifully with the natural surroundings of the area.

The serenity and secluded ambiance of Stonedged characterizes the appeal of the neighborhood which most definitely contributes to its desirability and property values. The population density of the community has been very balanced with easy traffic patterns and use of common amenities, means of access, and the sense of security.

Now, we understand that the proposed project is being reconsidered in order to expand the number of short term rental units from thirty to sixty-seven units and there has been little or no effort to change the facility's "cheap roadside motel" appearance to something that is architecturally more compatible with the community.

Notwithstanding these concerns, there are the issues of increased pedestrian and vehicle traffic, along with the potential for disorderly and disruptive activities from transient tenants which may lead to security and safety issues.

Net, net these matters can debase the entire community and ultimately destroy the atmosphere that made Stonedged the desirable place that it is.

Please do not consider any further expansion of this project and help the area residents maintain a quality community that is a hallmark of Scottsdale's residential reputation.

Matthew L. DeLullo
28990 N. Whitefeather Lane, #185
Scottsdale, AZ 85262

400 Eagle's Nest Trail
Evergreen, CO 80439
303-674-3296

From: [Michael A Summers](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas Case Numbers 5-BA-20176-BA-2017
Date: Saturday, October 21, 2017 12:15:28 PM

Board of Adjustment -

We own a home in Troon North at 11136 East Gamble Lane. We acquired the property one year ago. It is our second home at which we spend one to two weeks per month. We were and continue to be attracted to the area for, among other things, it's beauty, relative privacy and proximity to unique activities.

Much of what makes Troon North attractive is attributable to the standards established by the community and enforced by you and others. Degradation of those standards is neither inevitable nor progress. Rather, degradation of those standards is the proverbial slippery slope - a slippery slope that will inevitably diminish the attractiveness of a unique and desirable community.

We don't fully understand the rules and laws that govern these types of decisions, but we appreciate that many of these types of things fall into a grey area. If that is the case in this matter, it seems clear uncertainty should be resolved in favor of the community and the attributes so many residents of Troon North covet and celebrate.

The proposed Troon North Villas do not fit in, particularly with 68 units. While we never supported the project, the City of Scottsdale's decision to limit the development to 31 units struck us as a reasonable and fair decision. **We urge you to support this decision.**

Kindest regards,

Mike Summers (402-850-7550)
Dee Summers

From: [Dan Ohara](#)
To: [Board Of Adjustment](#)
Subject: We object to the expanded plans for more units at Troon North Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017
Date: Saturday, October 21, 2017 12:49:59 PM

My wife and I are residents of the Golf Villas at Troon North. We strongly object to any building beyond the approved 27-31 units in total on the property referenced above.

We have attended several meetings of homeowners, one of which had representatives of the proposed building group in attendance. The OVERWHELMING negative view from current homeowners was impressive and heartfelt. We do not want this expanded "time share" like structure to ruin our home values, quality of life and pride of ownership.

We ask you to decline any building of any development beyond the approved 27-31 units in total.

Regards,

Dan and Lynn O'Hara
10222 East Southwind Lane
Unit 1058
Scottsdale, Az 85262

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #37)
Date: Saturday, October 21, 2017 1:37:43 PM

Board of Adjustment Public Comment (response #37)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/21/2017 1:37:13 PM

Survey Response

COMMENT	
Comment:	<p>I am writing as a Scottsdale homeowner within the Troon North development in North Scottsdale. Case numbers 5-BA-2017/6-BA-2017 are concerning a proposed multi-unit building within the Troon North development, adjacent to the Troon North Golf Course. The developer is requesting approval for 68 units in deference to the approved number of 31 by the City of Scottsdale and of 27 by the Troon North Homeowners' Association. This is an excessive number of units, beyond anything reasonable for the limited land parcel. The existing homes in this portion of North Scottsdale are in the upper end of valuations and these property values can only be negatively affected by this type of over development. The 3200 existing homes in the region represent some significant property tax revenues for the city. We hope that the Board does not change it's decision and mar one of Scottsdale's finest master planned communities. Thank you.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Robert J Torcolini

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	roberttorcolini@yahoo.com
Phone:	(610) 212-5842
Address:	10495 E White Feather Lane, Scottsdale 85262
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [John Jacobus](#)
To: [Board Of Adjustment](#)
Subject: Please Deny Developer's Appeal to Develop 68 Units at "Troon North Villas" (Case Numbers 5-BA-2017/6-BA-2017)
Date: Saturday, October 21, 2017 1:37:43 PM

To the Board of Adjustment:

Regarding the proposed development at "Troon North Villas" (Case Numbers 5-BA-2017/6-BA-2017), I ask you to support the City of Scottsdale's recommendation to limit development to 31 units or Troon North's recommendation to limit development to 27 units.

The developer is appealing the City's decision to allow 31 units and is proposing to develop 68 units. The developer's plan is ridiculous and will mar one of Scottsdale's finest master planned communities and golf courses. I purchased my home in Troon North 10 years ago because it felt like a sanctuary, far from the "hustle and bustle" of the communities south of Happy Valley Rd. The sanctuary-like feeling of Troon North can be attributed, in part, to key decisions limiting the density of residential and commercial development and the City's focus on preservation of the beautiful natural landscape in North Scottsdale.

Please help us preserve the natural setting and low-density lifestyle in Troon North by supporting the City's recommendation to limit development in Troon North Villas to 31 units.

Sincerely,
John Jacobus
Resident of Echo Ridge at Troon North

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #38)
Date: Saturday, October 21, 2017 2:09:44 PM

Board of Adjustment Public Comment (response #38)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/21/2017 2:09:40 PM

Survey Response

COMMENT	
Comment:	I am a resident paying two HOA fees to live in this upscale area. Greed seems to be on your minds to even consider such a low end low class standard lowering development. In addition crowding it in to any little unoccupied space? The residents have clearly spoken to you all and yet another meeting? Election time is upon us and Perhaps Scottsdale needs people who represents their needs and rights.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Lauren Tillman
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Lgtillman@aol.com
Phone:	(412) 398-8112
Address:	27861 n 108th way
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

October 19th, 2017

City of Scottsdale

Board of Adjustments

7447 E Indian School Rd

Scottsdale, AZ 85257

RE: 6- BA- 2017 & 5 –BA- 2017

I am submitting this letter as a resident of Troon North and a close neighbor of the subject parcel, and I also happen to be on the Board of Directors of the Troon North Homeowner's Association. As a member of the Board, I am very familiar with the parcel and MBA's plans to develop it as we have been in litigation with them for over two years.

I am submitting these comments in the hopes that it helps you make the right determination in supporting the City's existing position that no more than 22 units or 31 resort rooms are built on this small parcel.

To begin, it is important that you understand that this 2.5 acre parcel is the small residual parcel from what is referenced as a 55 acre "resort parcel." The original developer of Troon North carved out this 55 acre parcel and had it zoned for either "residential or resort" in the anticipation of the development of a large resort. Initially it was thought that the Four Seasons would take the entire parcel but they ended up about a mile away, and the developer was unsuccessful in finding another resort developer. As a result, the large parcel was divided into four parcels of about 12 acres each and sold off to four townhouse developers over 20 years ago, and there are now approximately 345 single family townhomes in the development. These homeowners have their own HOA sub-association, which includes the subject parcel, (and is also in litigation with the MBA.) The four communities, and the subject parcel, share the same access road, White Feather, which is owned by their HOA. So what MBA wants to do is build a large resort on this residential street, and basically at the community's front door.

The composition of this 55 acre parcel changed from an anticipated resort area to one that matches the rest of Troon North, single family. We now have 1,800 single family residents. A resort on this parcel or on any other parcel does not belong in Troon North. I understand that based on the original zoning, the developer may be allowed to build a small resort on the parcel. Yet, based on a legal opinion provided by our attorney, Doug Jorden, to us and the City,

he found that based on City documentation the density of the parcel is limited to either 22 units or 27 units depending on which formula is used. And as you know, the City determined that up to 31 resort units can be developed on the parcel. Apparently there is some ambiguity in the records. And as you know, MBA now wants to build up to 67 units.

It has been explained to me that you are unable to restrain this developer from building a resort. However you do have the authority to restrain the size of this development. Because of the density they are trying to achieve, the parcel will not accommodate the required parking for guests and employees, or the required space for trash containers. As a result they intend to contract out for this space at the near-by golf club. What happens if the relationship does not work out? Where will the cars and trash go? The City should not allow this level of density where the parcel cannot accommodate all of the required needs, which can be accomplished at the 31 units.

Because of the litigations with MBA, I have heard their representatives testify multiple times that "the owners of this parcel are required by the City of Scottsdale to build up to 90 resort rooms on the parcel and that the City may take the property if they do not meet this requirement." This sounds so incredibly ridiculous, and I have yet to find anyone in the City who will agree with this claim, yet they continually testify in court that it is a fact. I believe that they may also have made the claim to the City as part of their building permit application or appeal. I hope that you have the authority to set the record straight on this issue, they can certainly build single family units on the parcel if they so choose.

I hope that you do not have a difficult decision to make, and that you find that in the proper and logical use of zoning, you agree with the initial City finding that the density be limited to 31 resort units. This finding will greatly help us protect the residential community that we all enjoy.

Regards

Ronald & Shelli Klayman

28990 N White Feather Lane Unit 107

From: [Russell Moore](#)
To: [Board Of Adjustment](#)
Subject: Refer to "Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017
Date: Saturday, October 21, 2017 2:42:12 PM

Board of Adjustment,

I am a resident of Troon North and have properties in the Troon North Community. It is our understanding that the petitioners for the development adjacent to the Troon North Golf Club House are coming before your Board to request you to overturn and over-rule the City of Scottsdale's zoning administrator's ruling with respect to the allowable density for the project. I writing to the Board today to let you know that I support the City of Scottsdale's determination of a maximum of 31 resort units for the site. Further, it is my opinion as well as that of the majority of the residents of Troon North that the request to add any more units is unlawful violation of the zoning code and development orders related to the Troon North Development, and will impose a series of very adverse impacts to the Troon North Community. We firmly feel that the the zoning administrator utilized extensive case research, strict code compliance analytics, and legal council to make his determination and that **there was nothing arbitrary or capricious in the decision making process.**

A summary of neighborhood concerns is as follows:

1. The idea that the petitioner can fabricate fictional interpretations the codes and case law to unlawfully justify a 3-fold increase in allowable density for the parcel is reprehensible and should never be considered for a moment.
2. The site plan for the project causes the total obliteration of the natural environment of the site.
3. The architectural design of the building is extremely ugly and totally contrasts with the character of the site and the architectural character of the community.
4. The impacts to the community will be large and sever.
 - a. Time-share auto traffic will fare exceed the carrying capacity of the community roadway design.
 - b. Auto - pedestrian conflicts and collisions will be encouraged and increased.
 - c. There are no "additional parking spaces" at the Club House to help accommodate the design.
 - d. Noise from cars and operations and increased visitation will be detrimental.
 - e. The wildlife corridor will be obliterated.
 - f. The visual integrity of the community will be destroyed.
 - g. The necessary impacts and increases in cost related to the additional community services that Scottsdale will inherit are not financially compensated for.

This is not a difficult choice.

The City staff has incorporated in depth and comprehensive due diligence on the preparation of their decision.

VOTE NO on this appeal.

--

Russell Moore

CalleVerde

rgmventures@gmail.com

From: [Ronald Abbene](#)
To: [Board Of Adjustment](#)
Subject: "Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017
Date: Saturday, October 21, 2017 3:30:29 PM

City Board of Adjustments,

I am a full time resident in Stonedge Townhome community, I live at 28990 N White Feather Ln #166 Scottsdale AZ 85262. Being a full time resident I DO NOT want transient visitors coming and going every day. This is a very quiet community and we all at Stonedge and the surrounding communities wish to keep it that way.

The four communities that use N White Feather Lane DO NOT want to deal/have multiple cars coming and going all day long from the transient vacationers. If this Appeal is granted, I will be forced to vote AGAINST all Board members when your term is up for re-election. If the Appeal is granted, a move will be planned to support all opposing candidates for your seats.

How can the Board approve this Appeal, it will only bring more traffic, more noise, more pollution to a very pleasant place to live. This is one of the reason me and my wife purchased our Stonedge unit. This beautiful (natural) site is no place for a motel 6 type building. This community is NOT planned for vacationers, it is for Homeowners!

DO NOT APPROVE THIS APPEAL!

Ron Abbene
602-743-2277

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #39)
Date: Saturday, October 21, 2017 4:22:47 PM

Board of Adjustment Public Comment (response #39)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/21/2017 4:22:18 PM

Survey Response

COMMENT	
Comment:	<p>Troon North Villas and Case Numbers 5-BA-2017/6-BA-2017. Dear Board of Adjustments: I am a resident of Pinnacle Canyon in Troon North and I am writing you today to voice my strong objection to the City of Scottsdale allowing a 67 unit timeshare being built on a 2.5 acre parcel next to the Troon North Golf Club and in the Troon North community. A timeshare business should not be allowed to be built and operated in a residential community. Would you want such a transient population in your community ? Secondly, the density of a 67 unit timeshare (people, cars, traffic, garbage) in such a small parcel of land also goes against the zoning of the rest of Troon North and will negatively impact quality of life of the existing residents. The Town of Scottsdale also needs to cognizant of not letting development and sprawl ruin the character and quality of life of our wonderful town. The developer of this parcel does not care about the community or the town. He just wants to build the maximum number of units to maximize his profits and move to the next development opportunity. No concern for the community or balance with nature. Haphazardly allowing profit motivated developers negatively change our</p>

community in the name of "progress" and a larger tax roll is a mistake that can not be reversed. Please let the City Counsel's thoughtful and intelligent decision stand.
Regards, Lisa Goldberg

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name: Lisa Goldberg

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: Lisabeth2mom@gmail.com

Phone:

Address: 10492 E White Feather Rd, Scottsdale 85262

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Rob Lefko](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017
Date: Saturday, October 21, 2017 5:22:17 PM

Please support the City of Scottsdale's number at 31 or Troon North's at 27 NOT the ridiculous 68 the developer is requesting to mar one of Scottsdale's finest master planned communities and golf courses.

Rob & Linda May Lefko
22 year residents of Troon North
28804 n 111 st

From: outlook_472244AC19CA62A9@outlook.com
To: [Board Of Adjustment](#)
Subject: 6-BA-2017 & 5-BA 2017
Date: Saturday, October 21, 2017 6:20:57 PM

I am writing to you as a resident of Pinnacle Canyon subdivision, a part of Troon North. I want to express my objection to the developer, MBA, trying to build a 67 unit resort on the 2.5 acre plot adjacent to the Troon North Golf Club and directly across the street from our residential community.

A resort of this density on such a small parcel can only lead to objectionable traffic and transient people and their attendant noise and required support of cleaning , trash pickup etc. flooding our area which is now composed of only single family residences. A resort on this parcel or any other parcel does not belong in or comport well with our existing Troon North community.

The original zoning for this tract might have allowed a small resort to be built in the past, but that was twenty years ago and many things have occurred in the space of these many years which now make the use of this land as a resort inappropriate for our community and certainly not in the density proposed by this developer.

I am submitting my comments in the hope that it helps you make the right determination and support the City's existing position that if a resort is built on this extremely small parcel, it will be no more than 22 units or 31 rooms.

I hope that you do not have a difficult decision to make and that you find for the logical use of zoning and if the development must be built, you support the initial City finding that the density be limited to 31 resort units. This finding on your part will greatly help us maintain the residential community that we now enjoy.

James and Darlene Osborne
10374 E. Mark Ln.
Troon North
Scottsdale, AZ. 85262
(847-651-4320)

Sent from [Mail](#) for Windows 10

From: [Joan Steinsky](#)
To: [Board Of Adjustment](#)
Cc: [Joan Steinsky](#)
Subject: Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017
Date: Saturday, October 21, 2017 7:44:28 PM

RE: Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017

Dear members of the Board of Adjustment,

As a homeowner in Troon North Golf Villas since 2010 we were shocked to hear that a request for 60 plus time-share units is under consideration in our community.

We have serious concerns with regards to what a timeshare unit so close to our clubhouse and home will do to our community. The transient nature of timeshare residents will lead to more traffic and noise issues and thus negatively impact our property values and enjoyment of our home. This is one of Scottsdale's best master planned communities and I can't believe a developer wants to ruin it.

I'm asking for your support in NOT APPROVING a proposal of building a (64) unit Hotel/timeshare in the heart of a (350) resident community without regard for the families that live there.

Please support the City of Scottsdale's number at 31 or Troon North's at 27.

Thank you for your consideration in this matter.

Joan and George Steinsky

Golf Villas

Unit 1022

10222 E. Southwind Lane

Scottsdale, AZ

From: [cathie ernst](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas Case #5-BA-2017/6-BA-2017
Date: Saturday, October 21, 2017 9:52:11 PM

“Troon North Villas” and Case Numbers 5-BA-2017/6-BA-2017.

We are residents In Troon North and are requesting support for the City of Scottsdale’s Troon North’s at 27 NOT the ridiculous 68 the developer is requesting to mar one of Scottsdale’s finest master planned communities and golf courses. This is wrong in our neighborhood and should have never even originally passed so 27 is enough.

From: [Michael Weiner](#)
To: [Board Of Adjustment](#)
Subject: Troon North Time Share
Date: Saturday, October 21, 2017 9:53:07 PM

“Troon North Villas” and Case Numbers 5-BA-2017/6-BA-2017. Please support the City of Scottsdale’s number at 31 or Troon North’s at 27 NOT the ridiculous 68 the developer is requesting to mar one of Scottsdale’s finest master planned communities and golf courses.

From: [Beverly Hudman](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas Case#5-BA2017/6-BA-2017
Date: Saturday, October 21, 2017 11:08:49 PM

I am a homeowner and full time resident of Troon North On The Green. I am 100% against the proposed project as presented by the developer!! I am asking that you support the City of Scottsdale's number at 31 or even better of Troon North's at 27. Thank you for your consideration in preserving the beauty of the area that Troon North offers. The reason we chose Troon North Is because we did not want to live next to a motel and have a large parking lot as our view. Additional traffic is not welcome, we are already inundated with heavy local traffic and industrial traffic. Please vote with Troon North On this issue.

Beverly Hudman

Sent from my iPhone

From: [Philip](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas
Date: Sunday, October 22, 2017 1:34:50 AM

Re Case Numbers 5-BA-2017/6-BA-2017

To the Board of Adjustment
City of Scottsdale

No appeal to the City's decision in this matter should be considered justified.

Developer is not under any Hardship mandating a variance, expansion or modifications. It was the Developer's responsibility to self-determine if allowable regulations and mandates were not acceptable prior to his purchase, rather than pressing the City to make special exception solely to his benefit after the fact.

Developer wishes to have the status derived from using the Troon North Community name, yet selectively chooses to ignore the rules of that same community. Pre-existing conditions including HOA rules entirely encompass subject property. Expansion of this project will only increase Developer's financial gain clearly at the detriment of surrounding properties.

Modifications to Zoning and Land Use mandates should not be allowed among other reasons; Where bulk, density and location of structures are inconsistent in relation to their surroundings.

Object to this project: There is no benefit to the Public Interest and must be denied. A Proposed Development benefiting a private entity should not be allowed where the nature of that privately owned benefit creates unique and detrimental problems impacting upon established neighboring public and private facilities.

Negative impact on area valuation a certainty -
Reduction in the perceived overall quality and aesthetic of the Troon North community; Legitimizing appeal to reduce other property taxes.

Thank you for considering this submission.
We would hope the Board would agree that it would be inappropriate to benefit to a private investor entity, to the detriment of so much of the surrounding community.

Thank You

Philip and Susan Holland
10303 E. White Feather Ln
Scottsdale, AZ 85262

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #40)
Date: Sunday, October 22, 2017 1:34:57 AM

Board of Adjustment Public Comment (response #40)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/22/2017 1:34:22 AM

Survey Response

COMMENT	
Comment:	<p>Re Case Numbers 5-BA-2017/6-BA-2017 To the Board of Adjustment City of Scottsdale No appeal to the City's decision in this matter should be considered justified. Developer is not under any Hardship mandating a variance, expansion or modifications. It was the Developer's responsibility to self-determine if allowable regulations and mandates were not acceptable prior to his purchase, rather than pressing the City to make special exception solely to his benefit after the fact. Developer wishes to have the status derived from using the Troon North Community name, yet selectively chooses to ignore the rules of that same community. Pre-existing conditions including HOA rules entirely encompass subject property. Expansion of this project will only increase Developer's financial gain clearly at the detriment of surrounding properties. Modifications to Zoning and Land Use mandates should not be allowed among other reasons; Where bulk, density and location of structures are inconsistent in relation to their surroundings. Object to this project: There is no benefit to the Public Interest and must be denied. A Proposed Development benefiting a private entity should not be allowed</p>

where the nature of that privately owned benefit creates unique and detrimental problems impacting upon established neighboring public and private facilities. Negative impact on area valuation a certainty - Reduction in the perceived overall quality and aesthetic of the Troon North community; Legitimizing appeal to reduce other property taxes. Thank you for considering this submission. We would hope the Board would agree that it would be inappropriate to benefit to a private investor entity, to the detriment of so much of the surrounding community. Thank You Philip and Susan Holland 10303 E. White Feather Ln Scottsdale, AZ 85262

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Philip Holland
--------------------	----------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	pholland480@gmail.com
--------	--

Phone:	
--------	--

Address:	
----------	--

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [John and Pauline Hillins](#)
To: [Board Of Adjustment](#)
Cc: aahlvin@rossmar.com; %20kelley.wood@fsresidential.com; Don.Dirren@TroonNorthHOA.com
Subject: Troon North Villa Density Proposal: Case Numbers 5-BA-2017/6-BA-2017
Date: Sunday, October 22, 2017 6:20:01 AM

Members of Scottsdale's Board of Adjustment:

Matt Metz, Chair

Paul Garry, Vice Chair

Alper, Adli, Board Member

Dana Belknap, Board Member

Bill Adler, Board Member

Gary Donahoe, Board Member

Sergio Martinez, Board Member

Fellow Scottsdale citizens,

You have all been appointed by Scottsdale's City Council to The Board of Adjustment to hear and decide on appeals from administrative decisions and variances from the provisions of the zoning requirements which have been established for a reason and part of our city's long range plan. Thanks for taking the time to do this important work for our city.

The city's long range plan and those zoning requirements were significant factors we and many of our neighbors considered when deciding to invest the additional resources that were required to live in our Talus community in Troon North.

A few of months ago, after this developer attempted to obtain approval to more than double the amount of units allowed for this zoning, the city approved a slight increase the number of units approved to 31 units. Again the developer is unwilling to accept that decision and has appealed to you, members of the City's Board of Adjustment. The developer is seeking to overturn the city's decision to allow 31 units and wants more than double that number.

We did not decide to invest significant dollars in a community to look at a development that will be an eyesore, unlike any other development in Troon North because it will look like either a Motel 6 or penal institution.

That is not what Troon North residents signed up for or the long range plan envisioned for this area. It does not matter where any of this developers employees used to work. Approving this developer's proposal to build greater than the approved 31 units will also become a dangerous precedent for Troon North and North Scottsdale.

Please disapprove this request.

John and Pauline Hillins

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #41)
Date: Sunday, October 22, 2017 6:51:25 AM

Board of Adjustment Public Comment (response #41)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/22/2017 6:50:48 AM

Survey Response

COMMENT	
Comment:	<p>October 22, 2017 City of Scottsdale Board of Adjustment c/o Board of Adjustment Liaison 7447 East Indian School Road, Suite 105 Scottsdale, AZ 85251 Re: 6-BA-2017 & 5-BA-2017; Troon North Villas Appeal Dear Board of Adjustment: We are Phil and Linda Dunn and we own a condominium in The Ridge at Troon North at 10260 E. White Feather Lane, Unit 1058. The quiet use and enjoyment of our home and common areas, along with the neighborhood streets and golf paths, will be compromised if Troon North Villas is developed with 62 resort rooms. This density is more than twice the 27 resort rooms that would usually be allowed on a 2.5-acre property zoned R-4R in the City of Scottsdale. The building mass and the amount of traffic, noise, lights, and litter resulting from this increased density will definitely have a detrimental impact on us. Our condo is across the street from Troon North Villas, so the damage to us if it is developed as proposed will be more substantial than that suffered by others within the community. We ask you to find that the applicable zoning does not allow 62 resort rooms on the Troon North Villas property. Sincerely, Philip Dunn Linda Dunn</p>

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Philip and Linda Dunn
--------------------	-----------------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	p11465@aol.com
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Phone:	
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Address:	
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Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

October 22, 2017

City of Scottsdale

Board of Adjustments

7447 E Indian School Road

Scottsdale, AZ 85257

RE: Case Numbers 6- BA- 2017 & 5 –BA- 2017

I am submitting this letter as a resident of Troon North. I am also on the Board of Directors of the Pinnacle Canyon Homeowner's Association, a sub-association of Troon North. As a member of the Board, I have become familiar with the parcel and MBA's plans to develop it.

I am submitting this letter in the hopes that it helps you make the right determination in supporting the City's existing position that no more than 22 units or 31 resort rooms are built on this small parcel.

To begin, it is important that you understand that this 2.5 acre parcel is the small residual parcel from what is referenced as a 55 acre "resort parcel." I understand that the original developer of Troon North carved out this 55 acre parcel and had it zoned for either "residential or resort" in the anticipation of the development of a large resort. Initially it was thought that the Four Seasons would take the entire parcel but they ended up about a mile away, and the developer was unsuccessful in finding another resort developer. As a result, the large parcel was divided into four parcels, which were sold off to four townhouse developers over 20 years ago, resulting in 345 single family townhomes in the development. These homeowners have their own HOA sub-association, which includes the subject parcel. The four communities, and the subject parcel, share the same access road, White Feather, which is owned by their HOA. MBA now wants to build a large resort on this residential street, and basically at the community's front door.

The composition of this 55 acre parcel changed from an anticipated resort area to one that matches the rest of Troon North, single family. We now have 1,800 single family residents. A resort on this parcel or on any other parcel does not belong in Troon North. I understand that based on the original zoning, the developer may be allowed to build a small resort on the parcel. Yet, I understand there is a legal opinion that found that based on City documentation, the density of the parcel is limited to either 22 units or 27 units depending on which formula is

used. I also understand that the City determined that up to 31 resort units can be developed on the parcel. Apparently, there is some ambiguity in the records. And as you know, MBA now wants to build up to 67 units.

It has been explained to me that you are unable to restrain this developer from building a resort. However, you do have the authority to restrain the size of this development. Because of the density they are trying to achieve, the parcel will not accommodate the required parking for guests and employees, or the required space for trash containers. As a result, they intend to contract out for this space at the near-by golf club. What happens if the relationship does not work out? Where will the cars and trash go? The City should not allow this level of density (67 units) where the parcel cannot accommodate all of the required needs, which I understand can be accomplished at the 31 unit level.

I hope that with your proper and logical use of zoning, you agree with the initial City finding that the density be limited to 31 resort units. This result will greatly help us protect the wonderful residential community that we all enjoy.

Sincerely,

C. Lee Thomas

10731 E Greythorn Drive

Scottsdale, AZ 85262

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #42)
Date: Sunday, October 22, 2017 8:04:28 AM

Board of Adjustment Public Comment (response #42)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/22/2017 8:03:56 AM

Survey Response

COMMENT	
Comment:	Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017I I am writing to ask you to support the City of Scottsdale's number of units at 31 or even better Troon North's number at 27. The planned design is an eyesore and the motel 6 look alike is unsuitable for an area like Troon North. Plus the developers number of 68 will put increased pressure and endangerment on the entrance and exit.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Lynn Quartermaine
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	lynnmq@outlook.com
Phone:	
Address:	9780 E Gamble Lane Scottsdale 85262
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Brian Beebe](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas - Cases 5-BA-2017/6-BA-2017
Date: Sunday, October 22, 2017 9:07:44 AM

Dear Board Members,

I am writing in opposition to changing the existing zoning at Troon North to increase the potential time share/hotel type units to the developers requested 67!

Speaking for myself (and likely 1,800 other Homeowners) I can tell you most of us purchased properties because of the neighborhood feel of the area. Part of the feel is a result of the strict regulations that do now allow short term rentals. Another part of that feel is the residential look of the area, free of anything that looks like a hotel. There were areas we liked better when we were searching for property but we did not like their short term rental policies. As of now we are looking at 31 and the residents of the neighborhood want 27. We are not in favor of more people, noise, parties, fewer tee times or increased cost for golf. This action only benefits the developers, golf course and people they have hired to lobby you to vote in their favor. The developer continues to appeal the issue and I ask that you deny it.

Thanks for doing the right thing.

Sincerely,

Brian Beebe
28462 N. 101st PL
Scottsdale, AZ 85262

From: [ebrid14471](#)
To: [Board Of Adjustment](#)
Subject: 5 BA 2017/ 6 NORTH TROON VILLAS #21 IS TOO MANY!!!!!! KEEP IT RURAL CAN NOT BE FIXED AFTER IT IS BUILT
Date: Sunday, October 22, 2017 11:22:53 AM

Mrs Cole Bridges 9651 E Peakview Rd
Sent from my Galaxy Tab® E

From: [Les Abrams](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017
Date: Sunday, October 22, 2017 12:19:08 PM
Importance: High

Board of Adjustment Members,

We are writing to urge all of you to support the City of Scottsdale's existing position and ruling, that no more than 31 units can developed on this small parcel reference above.

The developer's current appeal to overturn the City's density ruling, requesting to cram in excess of 64 units into barely 2.5 acres, is simply ridiculous. This would require a hideous looking, 2 story row-house, Motel 6 style structure, which would create a monstrous eyesore and not blend in with anything in this neighborhood or the entire community. It's also our understanding that there is so little room on the property, that the developers must contract with the neighboring golf club to meet the required parking space regulations and trash pick-up routes, just to force a project of this size to come close to being viable.

There are currently approximately 1,800 homeowners up here comprised of single family homes, condos and some townhomes. There are no short-term rentals of any kind, which would go against the entire charm and character of our community. We did not move here 3 years ago to be in a neighborhood with transient people coming in and out daily, excessive neighborhood traffic, vacationers party noises, etc. Unquestionably, the environment that this type of proposed, oversized development is guaranteed to bring. In addition, the excessive speed, congestion and traffic growing along Dynamite Blvd is already a safety concern and huge problem, this will only make things worse. This project is nothing more than a one sided money grab for these developers, without any regard for our homeowners or the existing ambiance of our community.

This is ludicrous, absurd and CANNOT be allowed, please support the City of Scottsdale's previous ruling, let's do the right thing and stop this madness!

Thank you,

Les and Jennifer Abrams
Residents at Troon North, On The Green
28158 N 101st Place, Scottsdale, AZ

From: [John Dalton](#)
To: [Board Of Adjustment](#)
Subject: Fwd: Troon North Villas, Case #'s 5-BA-2017/6-BA-2017
Date: Sunday, October 22, 2017 1:29:34 PM

Sent from my iPad

Begin forwarded message:

From: John W Dalton <jwdalton1@earthlink.net>
Date: October 22, 2017 at 1:19:31 PM MST
To: BoardofAdjustment@ScottsdaleAZ.gov
Subject: Troon North Villas, Case #'s 5-BA-2017/6-BA-2017

As a concerned resident in very close proximity to the proposed Troon North Villas I'm writing to express my objection to the above proposed development. When we purchased our home here we knew there was potential for development at that site but didn't envision a two story, very high density motel/timeshare type of property. Knowing Scottsdale and the Troon North community we were sure it would be a type of property that followed the same standards and density levels of surrounding properties. Troon North is an excellent, well planned master community..... this proposed project is completely out of character w/ surrounding developed neighborhoods and not what any reasonable resident would have anticipated being proposed much less constructed.

I thank the City of Scottsdale for reducing the number of proposed units from 68 down to 31 but support our HOA's proposal of 27 units.

I thank the Board of Adjustment for your time and consideration in this matter.

John Dalton
28990 N White Feather Ln #115
Scottsdale, AZ 85262

From: [Robert Celentano](#)
To: [Board Of Adjustment](#)
Subject: Nov 1 hearing
Date: Sunday, October 22, 2017 3:10:51 PM

As a resident of Troon North I want to let you know that I am 100% against any changes to the previous decision. You will be destroying more beautiful desert that we and tourists come here for. There is no need at all for these units except to put \$\$ in the pocket of another developer. Thank you for your attention to this critical matter.

Bob Celentano
10615 East Skinner Dr
Scottsdale, AZ. 85262

Sent from my iPhone
Bob Celentano

From: [Roz Rubin](#)
To: [Board Of Adjustment](#)
Subject: troon north
Date: Sunday, October 22, 2017 3:48:23 PM

these structures are such an eyesore to the natural beauty of this area. it is such a shame that developers are allowed to destroy desert surroundings. we who live here love the beauty of the desert and is precesely why we chose to live in troon north. please put a stop to these motel type structures!!!! thx roz rubin

From: [Gene Kanaan](#)
To: [Board Of Adjustment](#)
Subject: "Troon North Villas and Case Numbers 5-BA-2017/6-BA-2017
Date: Sunday, October 22, 2017 4:25:57 PM

We seek your support for the City of Scottsdale's to deny the developer seeking the approval of 68 units at Troon North's complex referred above.
Please do what is right for the residents and tax payers of this community and deny the developer's request to circumvent the City of Scottsdale's ruling on this proposal.

A Concerned Troon North Resident,
Eugene & Donna Kanaan
9581 E Monument Dr
Scottsdale, AZ 85262

From: [Linda Samuels](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas
Date: Sunday, October 22, 2017 5:37:14 PM

Re: Case Numbers 5-BA-2017 & 6-BA-2017

As a resident of Stonedge at Troon North, I urge you to support the City's current limitation of 22 units allowed on this parcel. This parcel is surrounded by four low-density, single-family condominium developments, including Stonedge, which have provided residents with pleasant, quiet surroundings and limited traffic. Interjecting a high-density, short-stay property into this setting—without even provisions for on-site parking!—would severely degrade our environment. Please take our strong objection to this intrusion into our community into account when you deliberate. Thank you.

Sincerely,
Linda Samuels
Stonedge at Troon North Unit 182

From: [Ed Howard](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas Case Numbers 5-BA2017/6-BA2017
Date: Sunday, October 22, 2017 5:43:34 PM

Board of Adjustment,

I am a resident of Troon North, Talus Subdivision, and urge you to oppose granting the developer permission to build 68 time share units on a 2.5 acre parcel of land at the entrance of Troon North. This 2.5 parcel was zoned for only 22 units previously by the city and recently approved for 31 units. We residents of Troon North prefer 27 units maximum instead of the 68 units requested by the developer.

In addition, the developer would not be responsive to Troon North CC&Rs. We hold our development to very high standards and this developer would not be accountable to the same standards.

Personally I am entirely against any Time Shares in our Development . However, since the parcel is already zoned legally I have to live with this.

68 units on 2.5 acres can only lower our property values and thus our tax base.

I strongly urge you to vote against this developers request.

Thank You
Edward Howard
29768 N 102nd St
Scottsdale 85262
480-588-7050



From: [Gary Wincott](#)
To: [Board Of Adjustment](#)
Cc: [Nancy Wincott](#); [Bill Hurwitz](#); [Kelley Wood - First Residential](#)
Subject: Troon North Villas - Case Numbers 5-BA-2017/6-BA-2017
Date: Sunday, October 22, 2017 7:35:42 PM

To Members of the Board of Adjustment,

As a full time resident of The Ridge at Troon North and with my home being located directly across East White Feather Lane from the proposed time share development on Parcel 6, I want to express my frustration and objection to the applicant's appeal of the recent Planning Commission decision on the density of 31 or Troon North's recommendation of 27. In my opinion Parcel 6 should be left in it's current undisturbed condition. Approving timeshare units totaling 67 is not acceptable. I sent my reasons and concerns for denying the proposed project to the City over a year ago so I won't repeat them now. The proposed development will be an eyesore to the community, result in a reduction in value of our property and is completely out of character with our beautiful surrounding single family residential development. If any time share development is allowed to be built, it should be located on the parking lot area of the golf course since the sole benefit of the timeshare development is for the golf course. Any project approval must conform to all Covenants, Conditions and Restrictions that all owner's must agree to.

I am also very concerned that the lawyer representing the developer was a former member of the Board of Adjustment, and if any current members of the Board of Adjustment are associated with the developer, they should recuse themselves from voting on the appeal. Thank you for your consideration. I will be attending your November 1st meeting.

Gary Wincott
10260 E. White Feather Lane - #1001
Scottsdale, AZ 85262
Cell: 925-899-1561
gwincott@me.com

From: [Judi Bedford](#)
To: [Board Of Adjustment](#)
Subject: Case Numbers 5-BA-2017/6-BA-2017
Date: Sunday, October 22, 2017 8:45:45 PM

Reference: Case Numbers 5-BA-2017/6-BA-2017 for Troon North Villas.

I am an owner in On the Green at Troon North, and am concerned about the above referenced case. The upcoming appeal attempts to overturn the City's decision allowing 31 units to be built by a developer, instead of the 68 that they are asking for. As a community we would prefer no more than 27 units, based on the local occupancy density. But we certainly DO NOT want 68! The development would look awful, and would be contrary to the upscale nature of the Troon North community. We do not want our property values diminished, nor do we want a lot a transitory people coming and going each week. Troon North does not allow short term rentals (less than 30 days) for that reason.

There are two issues. First they developers claim they are not subject to the CC&R of Troon North, which is not an issue the City is dealing with. Secondly, the DENSITY of the units is a big issue. Based on the density of Troon North this development should be no more than 22 units. But the developers are planning and asking for 68 units. They are claiming that they are utilizing the unused density of the rest of Troon North! That defeats the purpose of having a density limit! It would allow very high density units mixed in with low density, where open space has been deliberated planned and allowed.

The density of these units was a deliberate and is intended to preserve the look and value of this area. We are surrounded by the McDowell Sonoran Preserve we want our community to blend in with that atmosphere. This is a community where residents choose for it to be low density, and pay handsomely for that privilege. Please do not allow that to be undone, and spoiled.

We, the owners, do not want 64 timeshare units jammed into this small space. It will lower the overall value of the entire community, which will eventually be reflected in the tax base and the ability to resell all the units in the Troon North community.

I do plan to attend this meeting on November 1st, 2017.

Regards,

Judith Bedford

jlbedford@hotmail.com

From: [Rachel Simpson](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas - Case Numbers 5-BA-2017/6-BA-2017
Date: Sunday, October 22, 2017 9:55:43 PM

To Whom It May Concern:

As residents of Troon North, we are writing to ask you to support the City of Scottsdale's decision for 31 units or Troon North's 27 units on case numbers 5-BA-2017/6-BA-2017. We feel if the developer is permitted to build 68 units, this unsightly and oversized structure would completely alter and spoil the aesthetic landscape of our community. Please do not let this happen.

Thank you for your consideration.

*Brett and Rachel Simpson
10552 E Greythorn Drive
Scottsdale AZ 85262*

From: [Cheryl Holdraker](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas Case Number 5-BA-2017/6-BA-2017
Date: Monday, October 23, 2017 5:14:17 AM

My husband and I are full time permanent residents of the Ridge at Troon North. We purchased our home barely a year ago as we found this to be one of Scottsdale's finest master planned communities. We have great concern that the serenity and quality of life there will be marred by the construction of the proposed timeshare complex. The density of such project would be very destructive to the surrounding environment if permitted to be built beyond the currently approved density requirements.

We are strongly opposed to this development for a number of reasons. There are far too many structures for the space available. This leaves very little room for adequate landscaping to buffer the surrounding residential areas. The noise and activity from the transient guests will be disruptive to the neighborhood. In addition, the cubic style and elevations of the proposed structures do not blend or compliment the existing clubhouse or residential structures. The proposed design is totally incompatible with our community. The increased traffic will be a safety and noise issue and inadequate parking will create a problem. The surrounding wildlife will be negatively impacted.

It is our belief for the reasons stated above, this undesired project will have a severe impact on the value of our property and the quality of our life. Therefore, we respectfully ask that you support the City of Scottsdale's approval of 31 units.
Cheryl and Frank Holdraker
Sent from my iPad

From: [alan f hale](#)
To: [Board Of Adjustment](#)
Subject: Consideration Requested Re: Troon North Villas 5-BA-2017/6-BA-2017
Date: Monday, October 23, 2017 5:45:12 AM

Board:

As a 25 year resident appreciative of the prudent building initiatives shown by the governing bodies in Scottsdale, I simply request that the board considers a limitation to the building proposed at Troon North Villas. The number of units requested by the builder will not only disrupt the aesthetics of the area, but will cause irreparable congestion and uncontrolled usage if granted permission. I understand the purchasers position and feel a compromise of 27 - 31 units be considered.

We all have rights. We all have our opinions. The board is in the position of using good judgement to address both of these. I trust you will do so.

Thank you for your consideration.

Alan F. Hale, Sr
stonedge at troon north resident

925-683-2947 cell
team101@aol.com

From: [Mick McKeighan](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas and cases numbers 5-BA-2017/6-BA-2017
Date: Monday, October 23, 2017 6:09:58 AM

As a resident of Troon North for 17 years and a resident of Scottsdale since the early 1960's , my family and I have enjoyed the beautiful city of Scottsdale and have seen it grow in a very well planned, well governed, deliberate way to ensure it maintained its uniqueness among major cities. The Troon North Villas as proposed by the developer in the above case numbers requesting 68 units be built instead of the 27 units supported by the residents of Troon North would mar the great master plan of our community which is one of the finest in the state of Arizona.

We respectfully request the Board of Adjustment support the will of the residents of Troon North to limit the zoning to 27 units and reject the proposal of the developer to change the zoning to 68 units.

Thank you for your consideration and vote for the residents of Troon North.

Harold and Marilyn McKeighan
11063 E. Harris Hawk Trail
Scottsdale, AZ 85262

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #43)
Date: Monday, October 23, 2017 6:46:21 AM

Board of Adjustment Public Comment (response #43)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/23/2017 6:45:30 AM

Survey Response

COMMENT	
	<p>City of Scottsdale Board of Adjustment 7447 East Indian School Rd Scottsdale, AZ 85257 October 23, 2017 RE: 6- BA- 2017 & 5 –BA- 2017; Troon North Villas Ladies and Gentlemen: I am writing as a resident of Stonedge at Troon North in regards to the above-referenced appeal by MBA, the developer of the proposed Troon Villas project. As you have doubtless heard from the many residents that surround the subject 2.5 acre parcel, the developer's proposed density is completely inconsistent with the nature of the adjacent communities that have evolved since the 55 acres that includes that parcel was zoned residential/resort many years ago. While I understand that the zoning classification dictates the density more so than the character of the surrounding housing, the City of Scottsdale staff has made a responsible decision in interpreting the zoning requirements to limit development to 31 units. The Board of Adjustment should take the entirety of the area and the burdens imposed upon that area and its residents into account in at worst affirming that decision and at best concluding that Troon Villas should be limited to 27 units as the Troon North Association asserts. As you know, the</p>

Comment:

property was originally zoned resort to accommodate development of a Four Seasons resort hotel that ultimately ended up on a parcel off of Alma School to the east. Nonetheless, the developer of Troon Villas continues to maintain that the City of Scottsdale should remain slavishly observant to the past, even when the circumstances have dramatically changed. You are being asked to interpret the zoning ordinance to allow a density that would have worked had the entire 55-acre parcel been developed as a short-stay resort. It was not. Accordingly, the Board should make every effort to interpret the zoning ordinance so as to limit the number of units allowed for Troon Villas to the fewest number that the law allows. The Board should also keep in mind that the number of units proposed by MBA would not allow for Troon Villas to have space either for parking or for trash storage. MBA is dependent upon an agreement with the Troon North Golf Club for both. Like all agreements, it is not perpetual and has a finite term. What will happen if the Golf Club elects not to renew this agreement upon the expiration of that term or elects to do so only on onerous terms that the next owner or owners of Troon Villas cannot sustain? What will then happen to the cars of the owners or the trash that they generate? Without permanent answers to these questions, any approval of MBA's proposed density would likely someday result in uncontrollable, unpleasant and unrealistic impositions on the surrounding communities. In addition, there must be sufficient room to accommodate emergency vehicle ingress and egress for the safety of the eventual residents of Troon Villas. In sum, whatever development is approved must have sufficient land to sustain its own operations, just like any other new community seeking approval from the City. I am aware that Scottsdale is generally pro-development. I am also aware that some development on the subject parcel may well occur. However, I expect the City and its agencies,

including the Board of Adjustment, to act responsibly –within the confines of the law – to protect its taxpaying residents against developers interested only in short term gain and not in the ongoing viability of the communities affected by their actions. Accordingly, I urge you to reject the appeal of MBA and use your authority to limit the number of units that comprise Troon Villas to as few as legally permissible. Respectfully submitted,
David N. Parsigian 28990 North White Feather Lane, Unit 161 Scottsdale AZ 85262 parsigiand@yahoo.com

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	David N. Parsigian
--------------------	--------------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	parsigiand@yahoo.com
--------	--

Phone:	(480) 659-7776
--------	----------------

Address:	28990 North White Feather Lane, Unit 161, Scottsdale AZ 85262
----------	---

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

City of Scottsdale
Board of Adjustment
7447 East Indian School Rd
Scottsdale, AZ 85257

Via email: BoardofAdjustment@Scottsdale.AZ.gov

October 23, 2017

RE: 6- BA- 2017 & 5 -BA- 2017: Troon North Villas

Ladies and Gentlemen:

I am writing as a resident of Stonedge at Troon North in regards to the above-referenced appeal by MBA, the developer of the proposed Troon Villas project. As you have doubtless heard from the many residents that surround the subject 2.5 acre parcel, the developer's proposed density is completely inconsistent with the nature of the adjacent communities that have evolved since the 55 acres that includes that parcel was zoned residential resort many years ago. While I understand that the zoning classification dictates the density more so than the character of the surrounding housing, the City of Scottsdale staff has made a responsible decision in interpreting the zoning requirements to limit development to 31 units. The Board of Adjustment should take the entirety of the area and the burdens imposed upon that area and its residents into account in at worst affirming that decision and at best concluding that Troon Villas should be limited to 27 units as the Troon North Association asserts.

As you know, the property was originally zoned resort to accommodate development of a Four Seasons resort hotel that ultimately ended up on a parcel off of Alma School to the east. Nonetheless, the developer of Troon Villas continues to maintain that the City of Scottsdale should remain slavishly observant to the past, even when the circumstances have dramatically changed. You are being asked to interpret the zoning ordinance to allow a density that would have worked had the entire 55-acre parcel been developed as a short-stay resort. It was not. Accordingly, the Board should make every effort to interpret the zoning ordinance so as to limit the number of units allowed for Troon Villas to the fewest number that the law allows.

The Board should also keep in mind that the number of units proposed by MBA would not allow for Troon Villas to have space either for parking or for trash storage. MBA is dependent upon an agreement with the Troon North Golf Club for both. Like all agreements, it is not perpetual and has a finite term. What will happen if the Golf Club elects not to renew this agreement upon the expiration of that term or elects to do so only on onerous terms that the next owner or owners of Troon Villas cannot sustain? What will then happen to the cars of the owners or the trash that they generate? Without permanent answers to these questions, any approval of MBA's proposed density would likely someday result in uncontrollable, unpleasant and unrealistic impositions on the surrounding communities. In addition, there must be sufficient room to accommodate emergency vehicle ingress and egress for the safety of the eventual residents of Troon Villas. In sum, whatever development is approved must have sufficient land to sustain its own operations, just like any other new community seeking approval from the City.

I am aware that Scottsdale is generally pro-development. I am also aware that some development on the subject parcel may well occur. However, I expect the City and its agencies, including the Board of Adjustment, to act responsibly –within the confines of the law – to protect its taxpaying residents against developers interested only in short term gain and not in the ongoing viability of the communities affected by their actions. Accordingly, I urge you to reject the appeal of MBA and use your authority to limit the number of units that comprise Troon Villas to as few as legally permissible.

Respectfully submitted,

A handwritten signature in blue ink that reads "David N. Parsigian". The signature is written in a cursive style with a prominent initial 'D'.

David N. Parsigian
28990 North White Feather Lane, Unit 161
Scottsdale AZ 85262
parsigiand@yahoo.com

From: [dorothyelena](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas: Case Numbers 5-BA-2017/6-BA-2017
Date: Monday, October 23, 2017 7:15:42 AM

Dear Board of Adjustment:

Please Support the City of Scottsdale's number at 31 or Troon North's at 27 NOT the ridiculous 68 the developer is requesting to mar one of Scottsdale's finest master planned communities and golf courses. **Even better, let there be no development allowed on this crucial piece of open land within a multiple community area. This open land supports the wildlife and natural integrity that upholds the aesthetic and tranquil environment which makes this community so special. Appreciating the massive development opportunities in other locations in Scottsdale where a balance with nature CAN BE made, here, at Troon North Villas, the proposed development would be a devastating devaluing addition to our community.**

Another caution would be the increased traffic flow in and out of Troon North Villas from the Dynamite Rd exit-entrance. Traffic controls may need to be placed in this area which may create a city-like road conditions in a rural area.

The Entrance to our community now speaks "Welcome to tranquil living within a golf community"

With the new development, our entrance would speak "There's a lot of development & traffic in a small area...is there a hotel or strip mall in here?"

Yours very truly,

Fairway Properties, LLC
Owners of Unit 170, Bldg 31
28990 N Whitefeather Lane
Stonedge at Troon North
Scottsdale, AZ 85262

From: [Thomas Robb](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas - Case Numbers 5-BA-2017/6-BA-2017
Date: Monday, October 23, 2017 7:17:15 AM

Board of Adjustment,

I am lot owner in the Troon North Community of Talus and wanted the board to know that I oppose the developers request to build 68 units in what is referred to as Troon North villas.

If any approval is granted, it should only be for the 27 units Troon North suggested or for 31 units as the City of Scottsdale suggested.

regards

Thomas Robb

From: [DEAN DAVIS](#)
To: [Board Of Adjustment](#)
Subject: Troon North Development Proposal
Date: Monday, October 23, 2017 8:35:02 AM

Hello All

This is a note from a concerned owner of property at the Stonedge.

We purchased this property in 1999 with the understanding that it would be a resort area of limited development. The community likes the relatively "undeveloped" nature or "look.". That is why we live here.

The proposed LARGE timeshare or HOTEL as the drawings show is not fitting for the area. WE agreed to a limited development of units however the ever greedy business development wants to "stick-in" an enormous albatros that will undoubtedly change the look of the area to an increasingly sterile shopping mall like environment. There already is one of those across the street.

Let the community stay the way it was intended and not give in to money, greed and a development that is not in the spirit of of who we are.

thanks

Dean Davis

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #44)
Date: Monday, October 23, 2017 8:43:29 AM

Board of Adjustment Public Comment (response #44)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/23/2017 8:42:57 AM

Survey Response

COMMENT	
Comment:	<p>“Troon North Villas” and Case Numbers 5-BA-2017/6-BA-2017 We ask that the recent request that the developer is asking be denied. We the residents have given a proposal of around 30 units and the developer seeks to double that. This us nonsense and looks to ruin our community. We invested in this community in 1999 and don't feel that a developer coming in at this point and looking to trash the neighborhood with a LARGE hotel/motel style of building is in the best interest of everyone. thanks</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Dean Davis
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	dadvs53@gmail.com
Phone:	(773) 818-1927
Address:	Whitefeather Lane
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Board of Adjustments
City of Scottsdale
7447 East Indian School Road
Scottsdale, AZ 85257

RE: 6- BA- 2017 & 5 –BA- 2017 (Parcel 6)

Dear Board,

I have been a resident of Stonedge at Troon North for 17 years. The entrance to Stonedge is adjacent to the above parcel, which is the topic of a hearing on November 1 to address the issue of allowable density for development.

The four subdivisions in the immediate vicinity of this parcel (of which one is Stonedge) are all residential, with restrictions limiting rentals to a minimum of 30 days. When we walk down White Feather Lane, we see familiar faces of long-time residents. There is a definite feel of a friendly neighborhood of residents looking out for one another.

The introduction of resort time shares with guests coming and going every few days would dramatically alter the residential feel of our community.

In Stonedge as well as the other neighboring subdivisions, we have had a taste of the consequences of short-term rentals. At various times in our history people have bought units intending to rent them out as time shares or on a daily basis, in violation of both Troon North master covenants as well as the covenants of our own subdivisions. Eventually these time shares were shut down, but before this happened, we witnessed first hand the stark differences in the behavior of visitors coming here for several days as opposed to permanent residents or long-term winter “snow birds”.

What we witnessed then is Stonedge treated us a short-term playground. We have had short-term visitors from neighboring subdivisions picking the lock of our swimming pool or jumping over the fence into the pool area. Our pool furniture was damaged and some of it was stolen. Regulations prohibiting glass bottles, pets, and loud music in our pool area were violated. Topping this, illegal parking became a consistent problem, as was total disregard of Scottsdale city law governing the clean-up of dog waste. Short-term renters in our community invaded our privacy by knocking on doors and asking where the fitness center is (we have none). I personally became very tired of being stopped by people visiting for several days expecting a cheerful “orientation session” including advice on where to eat or what to visit in our area. While these people may be “nice”, their sense of entitlement got old very quickly. We have invested in our homes, cherish the residential feel of our community, and do not want to feel like we are living in a commercial hotel district!

I understand that the land immediately surrounding the Troon North Golf Clubhouse was originally intended for resort use. The one resort which considered using this land in such a way was The Four Seasons, and they opted for a larger piece of land on Alma School Road, just one mile away. To this day they maintain a very close business relationship with the two golf courses at Troon North, to the point that TN's two courses (Pinnacle and Monument) are the only ones mentioned on the Four Seasons Scottsdale website. One can link to the Troon North Golf website directly from the Four Seasons website. And the Four Seasons runs a complimentary shuttle from its hotel to the Troon North Golf Club. Thus, resort housing is already provided in our neighborhood, albeit a short shuttle ride away.

I urge the City and the Board of Adjustments to maintain allowable density for the above parcel at 22 residential units or 31 resort units. Any maneuvers on the part of the Parcel 6 developers to circumvent these accepted density figures should be rejected.

Sincerely,

Greg Hoffman
28990 N. White Feather Lane #135
Scottsdale, AZ 85262
Greg-st.dalfour@cox.net

From: [Patty](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas
Date: Monday, October 23, 2017 11:28:35 AM

Dear Board,

This is a STRONG request referring to case # 5-BA-2017/6-BA-2017.

Please support Troon North's development of 27 units or at the most, the City of Scottsdale number of 31 units.

Please reject the ridiculous 68 the developer is suggesting. There is just no room for that kind of development. Plus, this is referred to as a timeshare plan, which is a poor idea. It also looks like a Motel 6, no consistency with the area. This development will simply mar one of Scottsdale's finest master planned communities and golf courses.

Thank you,
Patty Southwick
Troon North resident

Please note that my email address has changed to pattysouthwick@gmail.com

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #45)
Date: Monday, October 23, 2017 11:43:46 AM

Board of Adjustment Public Comment (response #45)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/23/2017 11:43:05 AM

Survey Response

COMMENT	
Comment:	<p>RE: Case numbers 5 BA 2017/6-BA 2017, "Troon North Villas Why is the city wanting to devalue the property owners assets and one of the top golf courses in the country by building a multi-level hotel when we have all invested into a community we have all enjoyed for years. My wife and I would prefer to not have one built at all but to rescind the decision from 27-31 units to 67 units, is that in the best interest of the homeowners and tax payers and the city. Is the city prepared to lower taxes and/or refund the difference in the asset devaluation dollars to the property owners? Please support our HOA who represents the best interest of their owners, and at the least stand behind your decision of 27-31 units and reject this appeal. Gary & Keven Kiser</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Gary Kiser
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	gkiser2962@cox.net
Phone:	(402) 213-3864

Address:	10222 E Southwind Lane, #1037, Scottsdale 85262
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: thetoe10@aol.com
To: [Board Of Adjustment](#)
Subject: Troon North
Date: Monday, October 23, 2017 11:49:15 AM

To whom it may concern,

We are writing to implore you to not allow the proposed time shares at Troon North. We purchased our home in Troon for a variety of reasons, not the least of which is the integrity of the community and its beautiful surroundings. The developers of the property seem intent on filling there pockets while ignoring the large number of residents who make there home in Troon. Thank you in advance for your consideration in this matter.

Sincerely,
Jan and Neil Bronstein
139 Stonedge

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #46)
Date: Monday, October 23, 2017 12:11:48 PM

Board of Adjustment Public Comment (response #46)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/23/2017 12:11:25 PM

Survey Response

COMMENT	
Comment:	Subject: Troon North Villas Case Numbers 5-BA-2017/6-BA-2017 Please support the City of Scottsdale's number at 31 units or Troon North's at 27 units NOT the hugh number of 68 units the developer is requesting to mar our fine master planned communities and golf courses in Troon North at the hearing November 1st at 6 pm. Thank you, Richard and Janet Loeb's
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Richard Loeb's
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	dietcokepls@msn.com
Phone:	(602) 689-7280
Address:	9393 E. Hunter Ct., Scottsdale 85262
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [PATRICK](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas Case Number(S) 5-BA-2017/6-BA-2017.
Date: Monday, October 23, 2017 12:20:39 PM

My wife and I live in Pinnacle Canyon at Troon North. I believe the proposed development regarding the above mentioned case numbers, near the entrance to Troon North should be limited to 27 units.

I believe any number above the 27 would unnecessarily and permanently do harm to North Scottsdale residents in general, and Troon North residents in particular. Troon North is a Master planned community that has a particular character and unique natural landscape, unlike any other, in the entire state of Arizona. I personally believe no townhouse, or motel like development, should be allowed at all in this instance.

However, if any development such as proposed is to be permitted, I believe it should only be granted for 27 units. Thank you for consideration of my opinion regarding this matter.

Sincerely,

Patrick Leahy
27969 N. 108th Way
Scottsdale, AZ 85262
(206) 218-4847

From: [Janet Leahy](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas Case #s 5-BA-2017 and 6-BA-2017
Date: Monday, October 23, 2017 1:41:58 PM

Please support City of Scottsdale Number at 31 or Troon North at 27 ... NOT 68.

Thank you,
Janet Leahy
Homeowner

Sent from my iPhone

From: [The Stroiks](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas Case Numbers 5-BA-2017/6-BA-2017
Date: Monday, October 23, 2017 2:10:22 PM

As owners of Unit 1036 in Troon North Golf Villas, my wife and I are asking that you reject a proposal by MBA Development Partners to convert a beautiful desert landscape into a 67 unit motel-type "eyesore".

We ask that you affirm the City of Scottsdale's decision to allow a 27 or 31 unit development, which would be more in line with our existing Master Plan Community.

When the economy is strong and money is cheap, the developer's motto seems to be "bigger is better". Just because they can doesn't mean they should. They seem to forget what happened in 2008 or 2000/2001.

A developer should not have the right to threaten our property values or quality of life by building a project that will result in more congestion, more noise, and less compatibility with the existing community.

Thank you for your consideration.

Gregory and Cecilia Stroik

Sent from [Mail](#) for Windows 10

From: snewman127@gmail.com
To: [Board Of Adjustment](#)
Subject: Case Numbers 5-BA-2017/6-BA-2017 Troon North Villas
Date: Monday, October 23, 2017 2:40:22 PM

Board of Adjustment
City of Scottsdale
7447 East Indian School Road
Scottsdale, AZ 85257

RE: 5-BA-2017/6-BA-2017 (Parcel 6)

Dear Board,

I am writing to you today regarding your November 1 consideration of the allowable density of the above mentioned parcel.

My husband and I own a home in Stonedge at Troon North. We purchased this home over others because of the beautiful area and the residential community. Also, our daughter, who is a young adult, frequently stays alone at our home. So safety, security and a strong neighborhood community were top issues for us during our home search. Stonedge and the neighboring communities of Troon North have always had a restriction of 30-day minimum rentals, which prevents short-term transient renters and the safety and security issues related to them.

The entrance to Stonedge is adjacent to the above mentioned parcel. The introduction of a short-term time share development with a density allowance of over twice the density allowance recently recommended by the City of Scottsdale would significantly alter the residential feel, security, and beauty of our community. In addition, the lack of space for adequate parking and trash receptacles on the development site gives us great concern as to the appropriateness of locating a development with so many units onto such a small space.

Please uphold the City of Scottsdale's previous ruling to maintain allowable density for the above mentioned parcel at 22 residential units or 31 resort units. While I understand the current ruling to state that a resort community cannot be prohibited, my husband and I strongly favor the development of residential units over resort units for the reasons stated above. Stonedge and its neighboring community developments have shown that developers are able to create successful residential developments while still showing respect for the entire Troon North community and all of its residents. However, if a resort development cannot be prohibited, please maintain the current resort density allowance limit of 31 resort units and please also consider a reduction to a limit of 27 resort units.

Thank you for taking the time to read and consider this request.

Sincerely,

Susan Newman
28990 N. White Feather Lane #136
Scottsdale AZ 85262
Snewman127@gmail.com

Sent from [Mail](#) for Windows 10

From: [Karen Bolin](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas and Case Numbers 5-BA-2017/6-BA-2017
Date: Monday, October 23, 2017 2:42:32 PM

I am writing to strongly support the City of Scottsdale's decision to allow the development of 31 dwellings, or Troon North's request for 27 units, NOT the ridiculous 68 the developer is requesting. This would mar one of Scottsdale's finest master planned communities and golf courses. We bought a home here because it is a beautiful area that has not been stuffed full of multi-level units. The grounds surrounding the golf course and in the Monument community include many natural areas that are maintained for the benefit of residents and the planet. It would be a tragedy to mar the landscape with such an ugly development.

Thank you
Karen Bolin
9662 E. Peak View Rd.

From: [Pam Herzan](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas Case #'s 5-BA-2017/6-BA-2017
Date: Monday, October 23, 2017 3:15:32 PM

As a registered voter I am asking you to please support the City of Scottsdale's number of 31 OR Troon North's number of 27..... not the EXTREME number of 68 that the developer is requesting. A vote of 68 will tarnish one of Scottsdale's finest master planned communities and golf courses AND will affect the traffic safety of our communities.

*Thanking you in advance for your support
Pam and Tom Herzan*

From: [Carr, Brad](#)
To: [Barton, Wayland](#)
Cc: [Barnes, Jeff](#)
Subject: FW: Troon North Villas, Case Numbers 5-BA-2017/6-BA-2017
Date: Tuesday, October 24, 2017 9:30:49 AM

Please print and add to the other emails.

From: Tessier, Meredith
Sent: Tuesday, October 24, 2017 9:29 AM
To: Barnes, Jeff; Carr, Brad
Subject: FW: Troon North Villas, Case Numbers 5-BA-2017/6-BA-2017

From: Jeanie and Matt DeLullo [<mailto:jmdelullo@myexcel.com>]
Sent: Saturday, October 21, 2017 12:34 PM
To: DeLullo Matt
Subject: Troon North Villas, Case Numbers 5-BA-2017/6-BA-2017

Re: Troon North Villas, Case Numbers 5-BA-2017/6-BA-2017

Dear Board of Adjustment Members,

We have been property owners in the Troon North Stonedged Community since 2005, our unit number is 185 in Building #38. After a great amount of searching and research, we chose the Stonedged complex because of its pristine location and the Southwestern architecture of the community blended so beautifully with the natural surroundings of the area.

The serenity and secluded ambiance of Stonedged characterizes the appeal of the neighborhood which most definitely contributes to its desirability and property values. The population density of the community has been very balanced with easy traffic patterns and use of common amenities, means of access, and the sense of security.

Now, we understand that the proposed project is being reconsidered in order to expand the number of short term rental units from thirty to sixty-seven units and there has been little or no effort to change the facility's "cheap roadside motel" appearance to something that is architecturally more compatible with the community.

Notwithstanding these concerns, there are the issues of increased pedestrian and vehicle traffic, along with the potential for disorderly and disruptive activities from transient tenants which may lead to security and safety issues.

Net, net these matters can debase the entire community and ultimately destroy the atmosphere that made Stonedged the desirable place that it is.

Please do not consider any further expansion of this project and help the area residents maintain a quality community that is a hallmark of Scottsdale's residential reputation.

Matthew L. DeLullo
28990 N. Whitefeather Lane, #185
Scottsdale, AZ 85262

400 Eagle's Nest Trail
Evergreen, CO 80439
303-674-3296

From: [Jonathan Brechner](#)
To: [Board Of Adjustment](#); btwest@12news.com; dbudzius@troon.com
Subject: "Troon North Villas" and Case Number 5-BA-2017/6-BA-2017
Date: Monday, October 23, 2017 3:42:51 PM

Regarding "Troon North Villas" and Case Number 5-BA-2017/6-BA-2017.

Dear Board of Adjustment:

Ask them to support the City of Scottsdale's number at 31 or Troon North's at 27 NOT the ridiculous 68 the developer is requesting to mar one of Scottsdale's finest master planned communities and golf courses.

You must all be aware now of the situation at Troon North with the proposed development called "The Villas" and the HOA and homeowner's fight against it. I won't wax about the zoning and the obvious collusion that must have occurred in order to obtain the permits. You must already be aware of how wrong this was as you must be aware that councilmen and women saw this wrong and voted that it abide by the rules and building codes of Troon North. You may not have seen the proposed location of this sixty-two unit timeshare. If you had, you would immediately realize that a great wrong has been done. The lot is tiny. To build such a structure would deface the area, damage home prices and alienate the thousands of members of our HOA. Besides breaking every regulation, degrading property values, it would change the character and beauty of this area.

The truth is this development goes against everything built up here. This area is lovely because all developments seek to blend in and live with the beauty here. That's why the zoning is as it is. This tiny lot would fit one of our buildings. One. That's five units. They want sixty-eight? What is worse, of course is the collusion to which it seems even the golf course is involved. This is simply about the wealthy making more money at the cost of others. The council denied the permits and said they could follow the previously established zoning of the property and build half the units. The numbers were set at thirty-one or twenty-seven. What do they do? Attempt to undermine this and still build their units.

The truth is this is wrong and we all know it. This is all about money and that people with a lot of money, who don't live here, could care less about the zoning, the property, the environment or the people that make their homes here. The truth is this development would damage the reputation of the city, its politicians, regulation departments and for each of us here, our homes. My partner and I are teachers who purchased our first home here, one at the edge of our means, because we love how beautiful it is here and how the city, through its zoning and ordinances, ensures it will stay that way. Now we are poised to have that taken from us because of what looks to be some shady dealings and collusion by people with a lot of money. That's why you are here, to ensure and protect our city from such wrongs.

The rules are in place for a reason.

I know all of you will see how you need to not kowtow to those who only care about money and not

the law. I know you will see the city council has already voted on this issue after extensive discussion and research and know you will support the already generous zoning of thirty-one to twenty-seven units. You might even want to look into how and who was responsible for allowing it in the first place.

This email has been forwarded to my friend that covers breaking news at KPNX 12 News. I have also cc'd the owners and managers of Troon North Golf Club so they can understand the financial impacts of having the entire HOA against them. You may be sure that there will be protests in front of the entrance to Troon North Golf Club and there will be noise so much as our voting, educated, professional, 2,000 member HOA can muster.

Thank you for reading this. I will see you at the November meeting.

Jonathan Brechner and Kristina Hakanson
10260 E White Feather Lane unit 1008
Scottsdale, AZ 85262

From: [Hohensee](#)
To: [Board Of Adjustment](#)
Subject: "Troon North Villas"; Case Numbers 5-BA-2017/6-BA-2017
Date: Monday, October 23, 2017 4:35:49 PM

Hi,

We strongly urge you to support the decision of the Scottsdale City Council to limit the allowed number of timeshares in the parcel adjacent to the Troon North clubhouse to 31 or 27 units.

The developer's push to triple this number goes against everything we've come to know and appreciate since 2000 about the city's careful planning with respect to communities, their growth, and their livability. Please don't allow this gross violation of the principles that have governed the development of North Scottsdale.

Sincerely,
Reinhard and Diane Hohensee
[28090 N 108th Way](#)
[Scottsdale](#)

Sent from my iPad

To the Board of adjustment

Scottsdale, and especially northern Scottsdale, is a place where many 'snowbirds' reside to enjoy the warm winters here. They are a financial boon to the area and not much caring of day to day politics or environment of the area. There are many of us FULL time residents that put up with the short timers that come to enjoy what we enjoy all year. WE are the ones that vote for the council, the mayor and the Scottsdale legislature. WE are the ones that suffer when outsiders come here to build too many condos and too much industry for their financial gain. We do not want to see our beautiful environment, that prompted us to move here, destroyed with signs, parking lot lights, and noise produced by party seeking weekenders who simply don't care-it is not their home.

There is massive new construction on Alma School with condos and homes to replace the landmark Greasewood Flats that will produce significant increase of traffic on our major roads (Dynamite, Pima and Scottsdale Rd). This is minor compared to the city like development going on East parallel to Vista Verde. This will burden the same streets.

Troon North has kept very high standards for all the areas under its jurisdiction by requiring certain colors and style and even yard appearance to maintain the natural desert look in northern Scottsdale. They have very strict rules to prevent short term renters in the Troon area so that it can be a family environment verses the party zone that is brought about by short- term renters. Now more financially driven contractors wish to destroy this atmosphere with shoddy high-rise timeshares to be constructed as an eyesore on the Troon North golf course with exposure to Dynamite. It is my understanding that they wish to put the dumpsters in the Troon North golf course parking lot. I am referring to the Troon North Villas Case # 5-BA-2017/6-BA-2017. They want rezoning to allow a 67 unit condo high-rise in plain sight of all who enter in an area that otherwise will not allow over two story construction with visual restrictions on quality and appearance. Timeshare is the same as short-term rentals that are not allowed by the CC&Rs of Troon North because we want to maintain a living

environment as apposed to party zone. If zoning has already been allowed, the least you can do is keep the limit at 25 condos and keep the rule at two story only.

Respectfully submitted,

David G. Hoherz M.D.
10917 E Southwind Ln
Scottsdale AZ 85262

From: [rick cheshire](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas Case Numbers 5-BA-2017/6-BA-2017
Date: Monday, October 23, 2017 5:57:50 PM

In regards to the proposed Troon North, case Numbers 5-BA-2017/6-BA-2017, I would ask the members of the Board of Adjustment to support the original number of 27 units NOT the absurd 68 the developer is requesting.

The reason I purchased my home in Stonedge next to Troon North was it's remote quiet location. To overload the density in such a small area will ruin one of Scottsdale's premier master planned communities. The congestion and the noise associated with this project will be like living next door to a hotel.....so much for privacy, peace and quiet.

I appreciate your consideration.

Thank you,

Richard Cheshire
Stonedge
28990 N White Feather Ln #176
Scottsdale, Az 85262

505-681-7531

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #47)
Date: Monday, October 23, 2017 6:10:32 PM

Board of Adjustment Public Comment (response #47)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/23/2017 6:10:12 PM

Survey Response

COMMENT	
	<p>Regarding "Troon North Villas" and Case Number 5-BA-2017/6-BA-2017. Dear Board of Adjustment: Ask them to support the City of Scottsdale's number at 31 or Troon North's at 27 NOT the ridiculous 68 the developer is requesting to mar one of Scottsdale's finest master planned communities and golf courses. You must all be aware now of the situation at Troon North with the proposed development called "The Villas" and the HOA and homeowner's fight against it. I won't wax about the zoning and the obvious collusion that must have occurred in order to obtain the permits. You must already be aware of how wrong this was as you must be aware that councilmen and women saw this wrong and voted that it abide by the rules and building codes of Troon North. You may not have seen the proposed location of this sixty-two unit timeshare. If you had, you would immediately realize that a great wrong has been done. The lot is tiny. To build such a structure would deface the area, damage home prices and alienate the thousands of members of our HOA. Besides breaking every regulation, degrading property values, it would change the character and beauty of this area. The truth is this development goes</p>

Comment:

against everything built up here. This area is lovely because all developments seek to blend in and live with the beauty here. That's why the zoning is as it is. This tiny lot would fit one of our buildings. One. That's five units. They want sixty-eight? What is worse, of course is the collusion. This is simply about the wealthy making more money at the cost of others. The council said they could follow the previously established zoning of the property and build half the units. The numbers were set at thirty-one or twenty-seven. What do they do? Attempt to undermine this and still build their units. The truth is this is wrong and we all know it. This is all about money and that people with a lot of money, who don't live here, could care less about the zoning, the property, the environment or the people that live there. The truth is this development would damage the reputation of the city, its politicians, regulation departments and for each of us here, our homes. My partner and I are teachers who purchased our first home here, one at the edge of our means, because we love how beautiful it is here and how the city, through its zoning and ordinances, ensures it will stay that way. Now we are poised to have that taken from us because of what looks to be some shady dealings and collusion by people with a lot of money. That's why you are here, to ensure and protect our city from such wrongs. The rules are in place for a reason. I know all of you will see how this thing needs to be shut down. I know you will want to look into how and who was responsible for allowing it in the first place. This email has been forwarded to my friend that covers breaking news at KPNX 12 News. I have also cc'd the owners and managers of Troon North Golf Club so they can understand the financial impacts of having the entire HOA against them. You may be sure that there will be protests in front of the entrance to Troon North Golf Club and there will be noise so much as our voting, educated, professional, 2,000 member HOA can muster. Thank you for reading this. I will

see you at the November meeting.
Jonathan Brechner and Kristina
Hakanson 10260 E White Feather Lane
unit 1008 Scottsdale, AZ 85262

Comments are limited to 8,000 characters and may be
cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name: Jonathan D Brechner

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: dbrechner@hotmail.com

Phone: (360) 441-0267

Address: 10260 E White Feather Ln Unit 1008,
Scottsdale 85262

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Teresa Azzato](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas
Date: Monday, October 23, 2017 6:37:35 PM

To: Board of Adjustment

From: Teresa Azzato - Stonedged Resident

Re: Troon North Villas
Case Numbers 5-BA-2017/6-BA-2017

To Whom It May Concern:

As a year round resident since 2001 I have very much enjoyed the peace and quiet and relative isolation that my Stonedged community provides.

I especially enjoy (soon to be "enjoyed") the drive in around the undisturbed greenbelt which is a lovely tiny part of nature and home to various species of wildlife (bobcats, javelinas, coyotes, rabbits and many types of birds).

So it has been a great disappointment to me that not only is this beautiful greenbelt being removed but soon our peace and quiet will be greatly disturbed by construction noise (especially difficult for me personally since I work nights and my main sleeping hours are mornings and afternoons).

I never imagined all these years of living here that anything would be built in that greenbelt.

So even though it is very unacceptable to me that ANYTHING is being built there it would DREADFUL if the developer is allowed to build more than 60 units.

I agree with our Troon North association to limit the number of units to 27.

Thank you for your time and consideration regarding this urgent matter.

From: [Mary Roy](#)
To: [Board Of Adjustment](#)
Subject: "Troon North Villas" Case Numbers 5-BA-2017/6-BA-2017
Date: Monday, October 23, 2017 9:05:34 PM

To whom it may concern. We are owners at Stonedge townhouses at Troon North, adjacent to the proposed Troon North Villas development. We have been owners for 5 years, and value the natural setting and low density planning of the Troon North communities. The proposed development of 60 plus time shares is the antithesis of the master plan approved and followed by the City of Scottsdale for this area. If there is to be a development, we would support the 30 unit proposal and only if it adheres to the architectural requirements of the Troon North community rules and regulations.

We will be attending the November 1st hearing to show our opposition to this high density Troon North Villa development.

Yours sincerely

Mary and Michel Roy
28990 N White Feather Lane, Unit 184
Scottsdale, AZ 85262
480-264-2870

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #48)
Date: Tuesday, October 24, 2017 2:54:41 AM

Board of Adjustment Public Comment (response #48)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/24/2017 2:54:14 AM

Survey Response

COMMENT	
Comment:	<p>City of Scottsdale Board of Adjustment 7447 East Indian School Rd Scottsdale, AZ 85257 October 24, 2017 RE: 6- BA- 2017 & 5 –BA- 2017; Troon North I write as a 16-year Stonedge at Troon North resident and Board Member of both Stonedge and the Troon North Resort Community Association (TNRCA), thus representing 360 homeowners. Having these three vantage points, which includes direct communication with MBA developer and their counsel, has afforded unique insight into both their approach and their zoning density appeal. Please keep the following points in mind while considering their appeal. 1. MBA's statement that the City "requires" a resort that contains 90-units at TNRCA and this, in turn, mandates that MBA pack as many units in Parcel 6 as possible to approximate this number, is false. 2. What are required are contracts with external parties for off-site parking and special trash collection when packing the proposed sixty-seven (67) units in this 2.5-acre parcel; and this is solid evidence that their proposal is both not self- sustaining and places our adjoining residential communities at significant risk for unmanageable noise, traffic, and chaos, should their contracts and reliance</p>

on outside parties become tenuous. 3. The "resort" that was planned 30 years ago to support the Troon North Golf Club was built many years ago, a mile away on Alma School Road (The Four Seasons) and it currently supports Troon North Golf Club with existing, solid business and transportation relationships. Therefore, there is neither a need for another short-term stay business on-site, nor to push the density beyond the 22 residential units or 31 resort units that are already approved. The bottom line is that I urge you to reject MBA's appeal and use your authority to set the legal density (number of units) to a self-sustaining level that also ensures minimal disruption to our current residential community environment. Respectfully submitted,
 Peter Dandalides 28990 N White Feather Ln Unit 159 Scottsdale, AZ 85262
 pcd550@gmail.com 623-252-5362

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Peter Dandalides
--------------------	------------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	pcd550@gmail.com
Phone:	(623) 252-5362
Address:	28990 N White Feather Ln Unit 159 Scottsdale, AZ 85262

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [ray deans](#)
To: [Board Of Adjustment](#)
Subject: Re: 5-BA-2017/6-BA-2017
Date: Tuesday, October 24, 2017 4:12:41 AM

Troon North Villas Case# 5-BA-2017/6-BA-2017

I am asking you to support the City of Scottsdale's number at 31 or Troon North's number at 27 and not a number any higher.

Stonedge Homeowner
R Deanes

From: [George Hines](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas-Case Numbers 5-BA-2017/6-BA-2017
Date: Tuesday, October 24, 2017 6:58:09 AM
Attachments: [Scottsdale Zoning Hearing November 1.png](#)

TO: Board of Adjustment, City of Scottsdale
RE: Troon North Villas-Case Numbers 5-BA-2017/6-BA-2017

As a citizen of Scottsdale and the Troon North subdivision of Stonedage, I am writing to the Board of Adjustment to express my extreme discontent with the developer's proposal involved in this case to develop an excessively high density dwelling on the said property at 68 units. The land in question is a beautiful piece of natural land and will barely fit the proposed development.

Additionally, the proposed development looks like a cheap motel, and it will degrade the exclusivity of the Troon North Golf Club and the residential areas around it. As a homeowner, I care deeply about the city I live in and the neighborhood I live in. Having this proposed development in my neighborhood will lower the property values around it, ruin a natural habitat for wildlife that many of us enjoy in this area and degrade the exclusivity of the area.

As a business executive living and working in Scottsdale, I support the development of Scottsdale, and I would be happy to support the City of Scottsdale's recommendation for 31 units or Troon North's recommendation of 27 units. I understand the needs associated with building a business and for investment to take place to make that happen. However, what is proposed is a gross distortion of what is allowed on that piece of land by aggregating all free land and applying a higher density.

As a member of the Board of Adjustment, I ask each of you to ask yourself as you consider the developer's proposal if you would vote yes if this overly dense, cheap looking development were going to be in your neighborhood. Take your time to drive by the proposed site and ask yourself if a 68-unit timeshare fits there from a design standpoint. Now, imagine yourself as a resident. Drive by the area today and ask yourself if you, as a homeowner, would prefer to drive by and see what you see now or see a high volume, low class timeshare with cars going in and out of it.

Please think and act like citizens. Please think and act like homeowners. We are trying to preserve the exclusivity of the iconic city we know as Scottsdale. We are trying to preserve the values of our homes. We are trying to maintain the natural area which draws many of us to live here.

The developer cares about only one thing, and that is their Return on Invested Capital. As far as I am concerned, they can take their capital and invest it somewhere else because we don't want them or their low class motel like development in our beautiful neighborhood.

Respectfully Submitted,

George Hines
Chief Information Officer
Massage Envy Franchising LLC

(480) 381-7928
gnhines@yahoo.com

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #49)
Date: Tuesday, October 24, 2017 6:58:19 AM

Board of Adjustment Public Comment (response #49)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/24/2017 6:57:24 AM

Survey Response

COMMENT	
	<p>TO: Board of Adjustment, City of Scottsdale RE: Troon North Villas-Case Numbers 5-BA-2017/6-BA-2017 As a citizen of Scottsdale and the Troon North subdivision of Stonedage, I am writing to the Board of Adjustment to express my extreme discontent with the developer's proposal involved in this case to develop an excessively high density dwelling on the said property at 68 units. The land in question is a beautiful piece of natural land and will barely fit the proposed development. Additionally, the proposed development looks like a cheap motel, and it will degrade the exclusivity of the Troon North Golf Club and the residential areas around it. As a homeowner, I care deeply about the city I live in and the neighborhood I live in. Having this proposed development in my neighborhood will lower the property values around it, ruin a natural habitat for wildlife that many of us enjoy in this area and degrade the exclusivity of the area. As a business executive living and working in Scottsdale, I support the development of Scottsdale, and I would be happy to support the City of Scottsdale's recommendation for 31 units or Troon North's recommendation of 27 units. I understand the needs associated</p>

Comment:

with building a business and for investment to take place to make that happen. However, what is proposed is a gross distortion of what is allowed on that piece of land by aggregating all free land and applying a higher density. As a member of the Board of Adjustment, I ask each of you to ask yourself as you consider the developer's proposal if you would vote yes if this overly dense, cheap looking development were going to be in your neighborhood. Take your time to drive by the proposed site and ask yourself if a 68-unit timeshare fits there from a design standpoint. Now, imagine yourself as a resident. Drive by the area today and ask yourself if you, as a homeowner, would prefer to drive by and see what you see now or see a high volume, low class timeshare with cars going in and out of it. Please think and act like citizens. Please think and act like homeowners. We are trying to preserve the exclusivity of the iconic city we know as Scottsdale. We are trying to preserve the values of our homes. We are trying to maintain the natural area which draws many of us to live here. The developer cares about only one thing, and that is their Return on Invested Capital. As far as I am concerned, they can take their capital and invest it somewhere else because we don't want them or their low class motel like development in our beautiful neighborhood. Respectfully Submitted, George Hines Chief Information Officer Massage Envy Franchising LLC (480) 381-7928 gnhines@yahoo.com

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name: George Hines

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: gnhines@yahoo.com

Phone: (480) 381-7928

28990 N White Feather Ln #131,

Address:

Scottsdale, AZ 85262

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Feather Buchanan](#)
To: [Board Of Adjustment](#)
Subject: meeting of Nov 1
Date: Tuesday, October 24, 2017 7:55:17 AM

To whom it may concern,

I am a Stonedge homeowner since 1999 and have watched the community grow and become a special place to live. However the present group that is trying to push through a development of more than triple the density of the rest of the community is absurd. Not sure why it has gone this far! We are all against this project and hope that you will see reason and not grant them permits to continue.

Thank-you
Feather and Dean Buchanan
Stonedge #111

From: [Rein, Howard](#)
To: [Board Of Adjustment](#)
Cc: ["Peter Dandalides"; margerein29@gmail.com](#)
Subject: FW: Email
Date: Tuesday, October 24, 2017 7:57:37 AM

Dear Board of Adjustment, with respect to the Scottsdale zoning hearing on November 1, 2017 please see my email letter below with my significant homeowner concerns.

Thank you for your attention to this matter.

Howard A. Rein, CPA, CFE

President



Director



800 Liberty Building
Buffalo, NY 14202
(716) 847-2651 (Office)
(716) 332-2639 (Back Door)
(716) 713-7853 (Cell)
(716) 847-0309 (Fax)



From: Maulucci, Lindsey
Sent: Tuesday, October 24, 2017 10:50 AM
To: Rein, Howard <Howard.Rein@freedmaxick.com>
Subject: Email

I am a resident of Stonedge, a Troon North community, 28990 N. White Feather Ln. I live in a beautiful development, surrounded by vegetation, cactus, mountains and supreme natural beauty. The proposed timeshare development is less than 150 yards from my townhome. We walk and drive past the proposed development site on a daily basis.

We are appalled that the Scottsdale planning department is considering/permitting the development of timeshare units in the beautiful desert landscape. This development will triple the timeshares at Troon North. It will change the dynamics and tenor of our beautiful community. We are hard-pressed to understand the willingness of the City of Scottsdale to permit the destruction and devastation of a gorgeous desert landscape to construct timeshare hotel units.

Troon is a great public golf course, the communities in this development resided by nearly 2000 homeowners will bear the most unfortunate brunt of transients, increased traffic, and the visibility of a hotel like building that does not belong in this gorgeous desert setting. Further why would the city want to mar the visibility and optics of a golfing community that has world-class recognition, and will be taking away from the public and residents our natural beauty. We do not get that.

There are plenty of timeshares for public usage, additional hotel like units are not necessary, will not accomplish any required need for accommodations, what we have now have are ample and adequate accommodations for outside usage. The tripling of timeshares is way beyond necessity. This is a play to make wealthy developers more wealthy. And at the expense of we the homeowners. Grossly unfair and beyond comprehension.

We further feel that this development will degrade our community, reduce our homeowners value and investment in our townhouse. And certainly not what we signed on for when we made this significant homeowner financial investment. I implore you to consider the alternatives and other options for this new build. Do not permit request of the developer, do not allow this development to occur at this location. And as citizens of Scottsdale, one of the most amazing communities in the United States, do not view this as progress. This is taking a step backwards.

Thank you for your consideration and willingness to understand the implications and ramifications of this development.

Lindsey W. Maulucci

Executive Assistant to H.Rein/ABL Administrative Coordinator



Freed Maxick ABL Services, LLC

424 Main Street, Suite 800

Buffalo, NY 14202

Phone: 716-332-2768

Fax: 716-847-0309

Lindsey.Maulucci@freedmaxick.com

FREEDMAXICK.COM



From: [Karen R Kusek](#)
To: [Board Of Adjustment](#)
Subject: Timeshare Zoning Hearing at Troon North
Date: Tuesday, October 24, 2017 8:56:44 AM

To the Scottsdale Board of Adjustment

I want to express that I am very much against the possibility of a timeshare being built on Parcel 6 next to the golf clubhouse of Troon North.

This will adversely effect the value of the homes in the adjacent communities. I have been an owner in the Stonedge complex since 2004. During this time the home values have plummeted and only in recent years have they come back to reasonable levels. Building a higher density timeshare will, no doubt, negatively effect the values again.

Please limit the density so homeowners can continue to enjoy the communities in which they purchased their homes.

Thank you.

Karen Kusek
Owner of
28990 White Feather
Unit 140
Scottsdale, AZ 85262

From: [David SMITH](#)
To: [Board Of Adjustment](#); [Peter Dandalides](#)
Subject: Troon North - High Density Reversal hearing
Date: Tuesday, October 24, 2017 9:33:00 AM

To whom it may concern;

I am a homeowner at Stonedge in Troon North. I am an original owner. The beauty of Stonedge is that it is tucked away, off the beaten path of traffic noise, traffic congestion and an over all high population of people. I want you to know that I am 100% opposed to the City of Scottsdale reversing the current ruling concerning high density development in Scottsdale in regards to the development of Parcel 6 in Troon North, adjacent to the Troon North Club House. I believe if the developers who are pushing for this are granted their wish the entire area of Stonedge, The Ridge, The Golf Villas & the TN Golf Club House will be forever marred.

I would appreciate confirmation that you received this email. And I hope that you will seriously take into consideration my and many other TN homeowners opinion on this matter.

Thank you,
MA Smith

From: grlwakemom@aol.com
To: [Board Of Adjustment](#)
Subject: Troon North Villas
Date: Tuesday, October 24, 2017 10:08:21 AM

Dear member of the Board of Adjustment,

I am a resident of a Troon North community and I am writing in reference to case numbers: 5-BA-2017/6-BA-2017 (the Troon North Villas).

Please support the City of Scottsdale's number at 31 units or Troon North's number of 27 units and NOT the 68 units the developer is requesting.

Such a large number of these sterile, institutional looking units would mar one of Scottsdale's finest master planned communities and golf courses.

Please help us with this battle and help us to retain the beauty of our neighborhoods and the surrounding landscape.

Regards,
Karen Wake
homeowner at 10736 E. Greythorn Dr., Scottsdale, AZ 85262

From: [Terry Stadnyk](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas: case #5-BA-2017/6-BA-2017
Date: Tuesday, October 24, 2017 12:16:40 PM

To Whom It May Concern:

As a part time resident of Stonedge I am asking you to support the Troon North's number of time share villas of 27 units or the City of Scottsdale 31 unit. My husband and I enjoy the area very much and would hate to see it marred by excessive number of units.

Thank you,
Ed & Terry Stadnyk

Unit #180 Stonedge

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #50)
Date: Tuesday, October 24, 2017 1:25:12 PM

Board of Adjustment Public Comment (response #50)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/24/2017 1:24:21 PM

Survey Response

COMMENT	
Comment:	<p>RE: 6-BA-2017 & 5-BA-2017 As a former Land Developer, I always presented my properties with a simple statement, "TAKE ONLY FROM THE LAND THAT THE LAND WILL GIVE". Ladies and gentlemen, this proposed development, placing up to 67 resort units on 2.56 acres of land, a large portion of which is protected due to boulder outcroppings, totally flies in the face of what Troon North is all about and goes far beyond what my philosophy and common sense of what "THE LAND WILL GIVE", dictates. This is my home. I chose to live here because of the natural beauty of the area and the open space that our City has wisely decided to acquire. Please vote NOT TO APPROVE this request to approve what appears to be a Motel 6 at our front door. Thank you for your consideration.</p>
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	William Perry
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Empty table for items	

Email:	bilperry007@gmail.com
Phone:	
Address:	28990 N White Feather Ln #187, Scottsdale 85262
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Mark LaDouceur](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas and Case Numbers 5-BA-2017/6-BA-2017
Date: Tuesday, October 24, 2017 3:47:16 PM

RE: Troon North Villas and Case Numbers 5-BA-2017/6-BA-2017

We are full time residents of the Troon North Golf Villas and are writing to express our concerns about the proposed Troon North Villas development. We bought our property in the Golf Villas after an extensive search. We were attracted by the peaceful, quiet area, the beautiful desert landscape and the care that the community took to ensure a beautiful, well maintained neighborhood.

While we are not opposed to developing the area in question, we do have concerns about the planned density (60+ units), the proposed design and the implications of a timeshare. This density is excessively high given the small area and the design is not aesthetically appealing, nor does it appear to fit with the neighborhood. When the developer's representatives first presented this at a Troon North HOA meeting, they clearly and repeatedly called it a time share development. I see they have removed references to time share in the current Troon North Villas title, but we are not sure if that is because plans changed or if they just want to avoid the negative connotations of that term. We understand this area has been zoned as 'resort' and that timeshares fit into that definition, however, times have changed since the zoning documents were written and timeshares are struggling to survive these days. We are concerned they will not be sustainable and we will be left with a poorly designed, high density, shabby looking development .

Please do what is right for the residents and tax payers of this community and deny the developer's request to circumvent the City of Scottsdale's earlier ruling on this proposal.

Mark & Monica LaDouceur
Troon North Golf Villas

From: [Manny Siprut](#)
To: [Board Of Adjustment](#)
Cc: djorden@jhjlawyers.com; JRose@rosemoserallynpr.com; hnidetz@gmail.com; arianne.ahlvin@fsresidential.com; p11465@aol.com
Subject: 5 - BA- 2017 & 6-BA 2017
Date: Tuesday, October 24, 2017 4:06:43 PM
Attachments: [2017 TNA - OCT AFFIDAVID FROM JEFF BARNES.pdf](#)

MBA has appealed the Zoning Administrator's decision dated August 24, 2017, which found that the maximum density allow on the Troon North Villas property is 22 dwelling units or 31 resort units. In its appeal, MBA has asserted that the zoning for the Troon North Villas property requires "a minimum of 90 resort rooms to be constructed" and that the property "must be developed as a resort facility providing overnight accommodations." However, Paragraph 7 of the attached affidavit from Jeff Barnes, City of Scottsdale planner, directly contradicts these assertions by saying that the current zoning and stipulations "do not mandate that MBA can only develop the subject Property as a resort." In fact, the property could also be developed with residential dwelling units, like the condominiums and townhomes found in the Troon North Resort neighborhood. We ask the Board of Adjustment to uphold the Zoning Administrator's decision at the hearing on November 1.

Manny Siprut
mannysip@aol.com

1 Troy B. Stratman [No. 024093]
Emily H. Mann [No. 021083]
2 **STRATMAN LAW FIRM, PLC**
3 20860 North Tatum Boulevard, Suite 380
Phoenix, Arizona 85050
4 Telephone: (480) 699-4739
Facsimile: (480) 219-7578

5
6 *Attorneys for Defendant Troon North Resort Community Association*

docket@stratmanlawfirm.com

7
8 **IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**
9 **IN AND FOR THE COUNTY OF MARICOPA**

10 MBA DEVELOPMENT PARTNERS, LLC, an
11 Arizona limited liability company, an Arizona
12 non-profit corporation,

13 Plaintiff,

14 v.

15 TROON NORTH RESORT COMMUNITY
ASSOCIATION, an Arizona non-profit
16 corporation; CARPENTER, HAZLEWOOD,
DELGADO & BOLEN, PLC, an Arizona
17 professional limited liability company,

18 Defendants.

CASE NO. CV2016-055041

AFFIDAVIT OF JEFF BARNES

19 STATE OF ARIZONA)
20) ss.
21 County of Maricopa)

22 Jeff Barnes, being first duly sworn upon his oath, deposes and says:

23 1. I am over the age of eighteen and competent to testify as to the matters set
24 forth herein, all of which are based on my own personal knowledge. I declare under penalty
25 of perjury that the following is true and correct.

26
27 2. I am employed as a Planner with the City of Scottsdale's Planning &
28

1 Development Services division.

2 3. I am not a party to this action and have no interest in its outcome.

3
4 4. In my capacity as a planner with the City of Scottsdale, I have personal
5 knowledge regarding the Development Application submitted by MBA Development
6 Partners, LLC (“MBA”) for property located at 10200 East Dynamite Boulevard,
7
8 Scottsdale, Arizona 85262 (the “subject Property”).

9 5. The subject Property is zoned R4-R – “Resort/Townhouse Residential” with
10 the ESL (HD) “Environmentally Sensitive Lands (Hillside District)” overlay and a portion
11 of the property is zoned HC ESL “Hillside Conservation” with the “Environmentally
12 Sensitive Lands” overlay.

14 6. Pursuant to Scottsdale Zoning Ordinance Section 5.901 and Section 5.903, an
15 R4-R zoning district provides for, among other things,; (i) the development of residential
16 dwelling units, such as condominiums and townhomes, (ii) the use of property as a day care
17 home, and (ii) the use of property as vacation rentals.

19 7. MBA is entitled to develop the subject Property as authorized by the R4-R
20 zoning and associated stipulations, subject to the approval of development plans by the
21 City’s Development Review Board and compliance with the City’s codes and ordinances.
22 The current R4-R zoning and associated stipulations do not mandate that MBA can only
23 develop the subject Property as a resort.


26 8. Pursuant to the zoning interpretation/decision issued by the City’s Zoning
27 Administrator on August 24, 2017, if MBA ultimately obtains approval to develop the
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subject Property as a resort, MBA can only develop a **maximum** of 22 dwelling units or 31 resort units. See Exhibit E to Affidavit of Jeff Barnes executed on October 2, 2017.

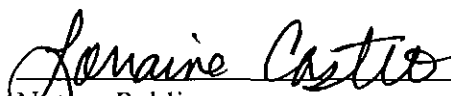
9. I have read the foregoing Affidavit and the supporting documents and believe the facts contained therein to be true and correct.

DATED this 23 day of October 2017.

By 
Jeff Barnes

STATE OF ARIZONA)
) ss.
County of Maricopa)

SUBSCRIBED AND SWORN to before me this 23 day of October 2017, by Jeff Barnes, known to me to be the affiant.


Notary Public

My Commission expires: 11/15/2020



From: [Bonnie Bunning](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas, Case 5-BA-2017 and case 6-BA-2017
Date: Tuesday, October 24, 2017 4:20:26 PM

As new property owners in the Stonedged area of Troon North, we are writing to urge the Board of Adjustment to deny the above-referenced appeal that is seeking to overturn the City of Scottsdale's decision, and be granted more than double the number of timeshare units allowed on the very small 2.5acre site immediately adjacent to the Stonedged development. A timeshare of the magnitude sought in this appeal is totally out of character with the rest of the Troon North development. The city of Scottsdale considered the developer's original request and ruled that no more than 31 timeshare units could be placed there. The Troon North Association has documented availability of only 27 development units and has also appealed the City of Scottsdale's decision to you. Either 27 or 31 units are a far cry from the 64-67 units sought by the developer. Please support either the City's 31 units, or Troon North's 27 units for this site.

Respectfully,

Bonnie and Paul Bunning

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #51)
Date: Tuesday, October 24, 2017 4:20:27 PM

Board of Adjustment Public Comment (response #51)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/24/2017 4:19:48 PM

Survey Response

COMMENT	
Comment:	<p>As new property owners in the Stonedge area of Troon North, we are writing to urge the Board of Adjustment to deny the above-referenced appeal that is seeking to overturn the City of Scottsdale's decision, and be granted more than double the number of timeshare units allowed on the very small 2.5acre site immediately adjacent to the Stonedge development. A timeshare of the magnitude sought in this appeal is totally out of character with the rest of the Troon North development. The city of Scottsdale considered the developer's original request and ruled that no more than 31 timeshare units could be placed there. The Troon North Association has documented availability of only 27 development units and has also appealed the City of Scottsdale's decision to you. Either 27 or 31 units are a far cry from the 64-67 units sought by the developer. Please support either the City's 31 units, or Troon North's 27 units for this site. Respectfully, Bonnie and Paul Bunning</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	

First & Last Name:	Bonnie and Paul Bunning
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	bbbunning@aol.com
Phone:	
Address:	28990 N Whitefeather Lane, #128, Scottsdale, 85262
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Sandi Rittershaus](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas, Case Numbers 5-BA-2017/6-BA-2017
Date: Tuesday, October 24, 2017 4:45:21 PM

Good afternoon Members of the Board,
I am writing regarding the appeal of a developer to overturn the City's decision to allow 31 time-share units and try for more than twice that number, at the entrance to Troon North.

Please support the City of Scottsdale's number of 31, or Troon North's 27, and not the 68 the developer is requesting. We feel that a development of this size and proposed design will have a negative impact on what is one of Scottsdale's finest master planned communities and golf courses.

Thank you for your consideration.

Best regards,
Sandi & Jost Rittershaus
Golf Villas

From: [Ann Adams](#)
To: [Board Of Adjustment](#)
Subject: Please limit size of Troon North Villas
Date: Tuesday, October 24, 2017 6:16:49 PM

To members of the Board of Adjustment:

We urge you to support the Troon North or City recommendation regarding the permitted number of housing units at the proposed Troon North Villas in North Scottsdale, Case Numbers 5-BA-2017/6-BA-2017.

The developer's proposal is totally inconsistent with the rest of our community and will result in a crowded, ugly and misguided development that will negatively impact the aesthetic appeal of the area, the property values and the street safety.

We have owned property in Troon North since 2000, are retired business executives and strongly support the common-sense approach to development that has, up till now, been the norm for the City of Scottsdale.

Thank you for considering this request.

Best regards,

Ann Adams and Peter McHugh
10695 E Running Deer Trail
Scottsdale 85262

From: pengrav@gmail.com on behalf of [Paulette Engrav](#)
To: [Board Of Adjustment](#)
Cc: [LARRY ENGRAV](#)
Subject: Troon North Villas--Case Numbers 5-BA-2017/6-BA-2017
Date: Tuesday, October 24, 2017 7:30:24 PM

My husband and I own a home just a couple blocks away from the proposed project. We are located in On The Green at Troon North.

This project will have a significant impact on our community. The density proposed by the developer is way outside the character of the area. If we had known such a property would be coming we would not have purchased there. The smaller density of 31 units as approved by the city of Scottsdale is much closer to reasonable for the surrounding area.

In addition to density, the proposal also changes the mix of people in the area to a much more transient population.

We strongly urge you to stay with the City of Scottsdale's recommended 31 units or even reduce it.

Sincerely,

Paulette & Larry Engrav

--

Paulette Engrav
(PLEASE NOTE, MY NEW EMAIL ADDRESS IS: pengrav@gmail.com)

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #52)
Date: Tuesday, October 24, 2017 8:17:40 PM

Board of Adjustment Public Comment (response #52)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/24/2017 8:17:01 PM

Survey Response

COMMENT	
Comment:	"Troon North Villas", Case Numbers 5-BA-2017/6-BA-2017. I am opposed to this development as suggested by the builder. The suggested number by City of Scottsdale, 31, or Troon North, 27, is generous..... Please don't allow this monstrosity of a development to be approved. The footprint of Troon, as well as Scottsdale, will be forever ruined if this proposed development is granted.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Annika Modig Moore
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	annikamodig@ymail.com
Phone:	(602) 882-7801
Address:	27753 N. 108th Way
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #53)
Date: Wednesday, October 25, 2017 2:12:50 AM

Board of Adjustment Public Comment (response #53)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/25/2017 2:11:49 AM

Survey Response

COMMENT	
	<p>Dear Board of Adjustment Members, I am writing you today regarding my opposition to and my concern for our community due to the Troon North Villas ZA appeal case numbers 5-BA-2017 and 6-BA-2017. My opposition to this appeal and community concerns are due to it's impact on our community in the areas of Safety including Sidewalks and Crosswalks, Traffic including Access, Existing Traffic Flow and Parking, Drainage, Privacy Erosion and Infrastructure. In our case zoning is also a key issue as existing rules and regulations are not being followed or ignored altogether. I would like to point out here a couple zoning issues that I don't see being discussed in other letters I have read: Sec. 5.904. - Property development standards. The following property development standards shall apply to all land and buildings in the R-4R District: A. Lot area. The overall site shall contain a minimum of seven and one-half (7½) acres prior to street dedications. Sec. 5.901. - Purpose. This district is intended primarily for self-contained accommodations, which include recreational amenities and services customarily furnished at hotels, including the service of meals. Additionally, the district provides for residential</p>

development having either party walls or walled courtyards. To my knowledge the proposed site is not seven and one-half acres it is two and one-half acres, which is an issue, not related to density. Nor are they proposing a self-contained project including amenities and services furnished at hotels, including the service of meals from their facilities. Contracting services such as food, parking and recreational amenities from the Troon North Country Club does not fit the definition of self-contained. SAFETY, SIDEWALKS and CROSSWALKS - We have no pedestrian only sidewalks - Existing sidewalks were originally built for and are still used by golf carts, gas powered maintenance vehicles, gas powered construction vehicles and other Troon North Country Club vehicles - Pedestrian as well as the above vehicles now use these same paths - There are no sidewalks along White Feather Ln on the side of the road where the new development is proposed - There is no existing sidewalk from the TNCC parking lot to the proposed development The only exiting cart/maintenance path from the TNCC parking lot to the proposed development is clearly marked No Pedestrians. - The existing paths are very confusing to golfers, as the paths are not clearly marked. - Golf carts leaving the clubhouse heading for the first tee get confused when they reach White Feather Ln - Golf carts leaving the ninth green and are proceeding to the tenth tee which is on the other side of Dynamite Rd and accessed by a tunnel under Dynamite Rd and as such end up driving on White Feather Ln. - The same is true when golfers are leaving the eighteenth green and are looking to return to the clubhouse except worse as the cart path after crossing under Dynamite is not clearly marked and in a small stretch does not exist - The paths as they exist today have already caused multiple close calls between pedestrians, golf carts, cars, maintenance vehicles and construction vehicles on a weekly if not daily basis. - There are no existing crosswalks - To add another 100 plus vehicles and

Comment:

pedestrians not familiar to the community as proposed by this development to an already dangerous situation will likely create a life-threatening situation

TRAFFIC (ACCESS, Existing Traffic Flow and Parking) - The proposed access location of the entrance/exit for the new development is a terrible location - It will create a blind for cars exiting the site on both the drivers left and right sides - It will create a blind spot for drives approaching the entrance/exit from the South and the North - The existing traffic flow from the entrance to our community is a relatively short dead end street used by cars, golf carts, pedestrians, motorized maintenance vehicles and motorized golf course construction vehicles, that is why the parcel for the proposed development called for a low density project as not to stress the existing traffic flow and create a dangerous situation on our street - Each week hundreds of cars driven by people unfamiliar with our will be driving to this proposed time share to drop people off, unload baggage, pick people up, deliver food, visit ext ext. - There are 255 existing parking spaces at Troon North Country Club - TNCC is a public golf course - In addition they have a banquet/conference center of approximately 15,000 square feet (requiring 300 parking spaces) - A restaurant of approximately 10,000 square feet (requiring 30 parking spaces) - A patio of approximately 15,000 square feet (requiring 40 parking spaces) - 36 holes of golf and a driving range that accommodates approximately 50 players (requiring 169 parking spaces) - Indoor golf related facilities of approximately 10,000 square feet (requiring 50 parking spaces) - Total required parking spaces for the TNCC facility 589 - The required parking spaces are from Article IX Parking and loading Requirements of the Scottsdale Zoning District Regulation are based on my interpretation and best guess square footages - If this is correct how can they supply an additional 100 parking spaces for the proposed development? DRAINAGE - At certain times of the year we have a drainage

problem in our community that flows from the East to the West - The proposed development is directly east of our community. - What effect will the proposed development have on our existing drainage problem? - Have they done a drainage study and filled it properly? PRIVACY EROSION - Adding the additional density to the proposed development is in complete opposition to why people move to our community - Our community is attracting more and more retiring people who want to live a quiet peaceful healthy private life style on a full time basis - The transient nature of this proposed development will erode our privacy with traffic and the creation a stressful safety situation in our community that does not exist today

INFRASTRUCTURE or lack thereof - Existing infrastructure is just not suitable and neither was it intended to support a high-density transient development - The dead end street is not suitable - The cart paths with their pedestrians, golf cart, motorized maintenance and construction vehicle usage are not suitable - The lack of pedestrian only sidewalks and crosswalks is not suitable - The lack of a proper golf cart, motorized maintenance vehicle and motorized maintenance vehicle path to and from the tunnel under Dynamite Rd to access the 10th tee and leaving the 18th green to return to the clubhouse is not suitable - The lack of proper planning for the entry/exit to the proposed development is not suitable - The lack of a sidewalk from the parking lot at TNCC to the proposed development is not suitable As I have been writing this letter it has struck me that with so many negative issues surrounding this proposed development the planning committee that is allowing this project to proceed never visited our community or ever asked any questions or voiced any concerns as to how our community would be affected. This is not acceptable. Thank you for the time you have taken to read my letter and for your support against this proposed project and the devastating affect it will have on our community. I am not against this parcel being developed I am against

this project for the stated reasons. If any of you would like to make the trip up to our beautiful community for a guided tour to see in person any of the items above, please give me a call. Respectfully,
Archie McGill The Ridge at Troon North
10260 E White Feather Ln Unit 2056
Scottsdale, AZ 85262 908-227-5640

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name: Archie McGill

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: amcgill3@yahoo.com

Phone: (908) 227-5640

Address: 10260 E White Feather Ln, Unit 2056,
Scottsdale 85262

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #54)
Date: Wednesday, October 25, 2017 2:21:55 AM

Board of Adjustment Public Comment (response #54)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/25/2017 2:21:34 AM

Survey Response

COMMENT	
	<p>Updated Letter October 25, 2017 Dear Board of Adjustment Members, I am a resident and property owner in The Ridge Community in Troon North. I am writing you regarding my opposition to proposed Troon North Villas ZA appeal Case 5-BA-2017 and 6-BA-2017, and my concerns for our community. As proposed, this project would create a severe impact to our community in the areas of Safety including Sidewalks and Crosswalks, Traffic including Access, Existing Traffic Flow and Parking, Drainage, Privacy Erosion and Infrastructure. Zoning of the proposed project is a key issue. Existing laws, rules and regulations are not being adhered to or ignored altogether. I would like to point out just a couple zoning issues that have not been properly addressed: Sec. 5.904. - Property development standards. The following property development standards shall apply to all land and buildings in the R-4R District: A. Lot area. The overall site shall contain a minimum of seven and one-half (7½) acres prior to street dedications. Sec. 5.901. - Purpose. This district is intended primarily for self-contained accommodations, which include recreational amenities and services customarily furnished at hotels, including</p>

the service of meals. Additionally, the district provides for residential development having either party walls or walled courtyards. To my knowledge the proposed site is not seven and one-half acres, it is only two and one-half acres, which is an issue, not related to density. Nor are they proposing a self-contained project including amenities and services furnished at hotels, including the service of meals from their facilities. Contracting services such as food, parking and recreational amenities from the Troon North Golf Club does not fit the definition of self-contained. SAFETY, SIDEWALKS and CROSSWALKS - We have no pedestrian only sidewalks in our community in the area of the development - Existing sidewalks were originally built for and are still used by golf carts, gas powered maintenance vehicles, gas powered construction vehicles and other Troon North Golf Club vehicles - Pedestrian as well as the above vehicles now share these same paths in the area of the proposed development - There are no sidewalks along White Feather Lane on the side of the road where the new development is proposed - There is no existing sidewalk from the Golf Club parking lot to the proposed development The only existing golf cart / maintenance cart path from the Golf Club parking lot to the proposed development is clearly marked No Pedestrians. - The existing paths are very confusing to golfers, as the paths are not clearly marked. - Golf carts leaving the clubhouse heading for the first tee get confused when they reach the White Feather Lane crossing. Golfers are continually found wandering aimlessly on the streets, sidewalks, and cart paths searching for the correct hole location. - Golf carts leaving the ninth green and proceeding to the tenth tee end up driving on White Feather Lane to access the tunnel under Dynamite Road leading to the tenth tee. - The same is true when golfers are leaving the eighteenth green and are looking to return to the clubhouse, except worse, as the cart path after crossing under Dynamite is not

Comment:

clearly marked and in a small stretch does not exist. - The paths as they exist today have already caused multiple close calls between pedestrians, golf carts, cars, maintenance vehicles and construction vehicles on a weekly if not daily basis. - There are no existing crosswalks in the area of the development. - To add another 100 plus vehicles and pedestrians not familiar to the community as proposed by this development to an already dangerous situation will likely create life-threatening situations. **VEHICULAR TRAFFIC (Access, Existing Traffic Flow and Parking)** - The proposed access location of the entrance/exit for the proposed development is a terrible location - It will create a blind for cars exiting the site on both the drivers left and right sides - It will create a blind spot for drivers approaching the entrance/exit from the South and the North - The existing traffic flow from the entrance to our community is a relatively short dead end street used by cars, golf carts, and pedestrians, motorized maintenance vehicles and motorized golf course construction vehicles. That is why the parcel for the proposed development called for a low-density project so as not to stress the existing traffic flow and create a dangerous situation on our street. - Each week hundreds of cars driven by people unfamiliar with our community and the unique nature of the traffic that already exists would be driving to this proposed time share to drop people off, unload baggage, pick people up, deliver food, visit etc., etc. - There are 255 existing parking spaces at Troon North Golf Club - Troon North Golf Club is a public golf course - In addition they have a banquet/conference center of approximately 15,000 square feet (requiring 300 parking spaces) - A restaurant of approximately 10,000 square feet (requiring 30 parking spaces) - A patio of approximately 15,000 square feet (requiring 40 parking spaces) - 36 holes of golf and a driving range (requiring 169 parking spaces) - Indoor golf related facilities of approximately

10,000 square feet (requiring 50 parking spaces) - Total required parking spaces for the Troon North Golf Club facility 589 - The required parking spaces are from Article IX Parking and loading Requirements of the Scottsdale Zoning District Regulation, if this is correct how can they supply an additional 100 parking spaces for the proposed development?

DRAINAGE - At certain times of the year we have a drainage problem in our community that flows from the East to the West - The proposed development is directly east of our community. - What effect will the proposed development have on our existing drainage problem? - Have they done a drainage study and filed it properly?

PRIVACY EROSION - Adding the additional density to the proposed development is in complete opposition to why people move to our community - Our community is attracting more and more retiring people who want to live a quiet peaceful healthy and private life style on a full time basis. - The transient nature of the proposed development would erode our privacy with traffic and put even more pressure and safety concerns on an already precarious situation.

INFRASTRUCTURE or lack thereof - Existing infrastructure is just not suitable nor was it intended to support a high-density transient development. - The dead end street is not suitable - The cart paths with their pedestrians, golf cart, motorized maintenance and construction vehicle usage are not suitable - The lack of pedestrian only sidewalks and crosswalks are not suitable - The lack of a proper golf cart and motorized maintenance vehicle path to and from the tunnel under Dynamite Rd to access the 10th tee and leaving the 18th green to return to the clubhouse is not suitable. - The lack of proper planning for the entry/exit to the proposed development is not suitable. - The lack of a sidewalk from the parking lot at Troon North Golf Club to the proposed development is not suitable

As I have been writing this letter it has struck me that with so many negative issues surrounding this proposed development

the planning committee that is allowing this project to proceed has never visited our community or ever asked any questions or voiced any concerns as to how our community would be affected. This is not acceptable. Thank you for the time you have taken to read my letter. I hope you will oppose the proposed development and the devastating affect it will have on our community. I am not against this parcel being developed I am against this development as it is being proposed. We would like something more in-line with the Troon North look and feel with no more than the 22 units that should be built as per the zoning regulations. If any of you would like to make the trip up to our beautiful community for a guided tour to see in person any of the items above, please give me a call. Respectfully, Archie McGill
 The Ridge at Troon North 10260 E White Feather Ln Unit 2056 Scottsdale, AZ 85262 908-227-5640

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Archie McGill
--------------------	---------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	amcgill3@yahoo.com
Phone:	(908) 227-5640
Address:	10260 E White Feather Ln, Unit 2056, Scottsdale 85262

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #55)
Date: Wednesday, October 25, 2017 2:25:58 AM

Board of Adjustment Public Comment (response #55)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/25/2017 2:25:29 AM

Survey Response

COMMENT	
	<p>Timeshare development pitch at Troon North draws ire of neighborhood By Terrance Thornton Aug 2nd, 2017 Comments: 8 A graphic rendering submitted to the city of Scottsdale for a proposed timeshare development at Troon North in north Scottsdale. (Submitted graphic) A collection of north Scottsdale residents are calling into question a development proposal critics say is against the character of the existing neighborhood and behind-the-scene municipal moves on behalf of the developer of the project has some crying foul. Leading the charge against a proposed 62-key timeshare resort property at Troon North on about 3 acres is Troon North Homeowners Association Vice President Manny Siprut. "What is truly absurd about this is (the developer) hired a consultant who is a retired city planner," Mr. Siprut said in an Aug. 1 phone interview. "He seems to have latched on to a potential loophole and these developers believe they can lump the unused density of the entire 55 acres that was originally designated for a resort." Troon North is an 1,800-home subdivision nestled around the Pinnacle Peak Foothills between Pima Road and Alma School Parkway. The proposal,</p>

which is before the Scottsdale Development Review Board, was submitted by MBA Development LLC. The development has retained the consulting services of Don Hadder, a former Scottsdale city planner. The proposal seeks to create a 62-key timeshare resort loosely titled, "The Monument Club" or "The Troon North Villas." The proposed development would be directly connected to services provided by the Troon North Golf Club, according to Mr. Hadder. Records show an initial application was filed with the Scottsdale Development Review Board, a six-member entity charged with the review of architectural design of development plans, by MBA Development in late 2016. A response to city staff inquiries of the proposed development appears to have been filed in June 2017 by MBA Development. If the Development Review Board would have rendered a decision on the proposal it would have been final. But that's where prominent zoning attorney Doug Jorden of Jorden, Hiser & Joy comes into the picture. Mr. Jorden has been retained by the Troon North Homeowners Association. On July 24 he filed a request for an interpretation of the zoning ordinance specific to the MBA Development timeshare proposal. The legal filing sent to Scottsdale Zoning Administrator Randy Grant seeks a summary judgment on the amount of density allowed and should be rendered sometime in the next 30 days. The summary judgment would supersede a Development Review Board vote on the matter. On Sept. 1 Scottsdale Councilman Guy Phillips takes over as chairman of the Development Review Board. Guy Phillips "As a city councilman I have real concerns about the way this applicant was allowed to assemble properties from other HOAs whose land they didn't use; this can set a bad precedent for future developers who will start 'borrowing' land from adjacent parcels in order to justify their height and/or density," he said in an Aug. 2 statement. Councilman Phillips says he doesn't see much synergy between the proposal and Troon North.

Comment:

“As DRB chair I have to look closely at the architecture, materials and surroundings to see if it fits in the community and complies with city codes and standards,” he said. “Right now I do not see any structure in Troon or the surrounding community that comes anywhere near the mediocrity of this project’s design or scope.” Mr. Phillips says a happy medium could be struck, but only when all parties are brought to the table. “Readers need to know the city council, the Planning Commission and the Development Review Board are there to serve the city residents, not just the developers,” he said. “We are the last intermediary to make sure Scottsdale remains a quality place to live and that is a responsibility I don’t take lightly. As residents of Scottsdale you need to keep our feet to the fire and I applaud those who speak up. We don’t always know what’s going around us and I for one appreciate your input.” Too dense or not too dense? Mr. Hadder says a resort entity was always anticipated to be built in the Troon North community. This zoning case, however, is tangled up with current and past property entitlements as three distinct single-family home groupings — about 350 homes — have been developed on the 55-acre parcel at Troon North where the timeshare development is envisaged. “The proposal is to develop a resort use that would be immediately west of the Troon North clubhouse,” Mr. Hadder said in an Aug. 1 phone interview. “As part of that is basically up to 62 keys and keys are a way of denoting the unit type or numbers — some of the units could be one unit or two units or keys.” The idea of 62 keys on about 2.55 acres on what is known locally as parcel 6 of the Troon North Resort land designation originally set aside for a five-star resort is the crux of the issue for the local neighborhood. “It would basically be a two-story building on top of a parking structure that would be underground,” Mr. Hadder said of the development proposal. “The area has been designated resort since about 1985 and was locked in with that zoning.” The land in question is

zoned R-4R — or resort residential — allowing for both commercial operations and a more dense housing product that nowadays often provides financing of a resort development, according to Mr. Hadder. He says current zoning stipulations provide for up to 424 dwelling units. He contends the R-4R zoning allows for the builder to “mix-and-match” dwelling units amongst development criteria. “It is an interesting district as it allows for both resort or residential units,” he explained. “The expansion case in 1994 focused on the 55 acres and it allowed for the additional density. As part of that case, it established the zoning to include the clubhouse. This has been looked at as if it was a phased development.” Mr. Hadder summarizes the position of his client, MBA Development, as this: the 1994 zoning case at Troon North allows for 37 residential units on the parcel in question, which can then be interpreted as 53 resort rooms — or 62 keys — given the dimensions of a hotel room compared to a residential dwelling. “It is a resort property that would be very integrated in Troon North — things like food service and resort management would be through the clubhouse,” he said. “To some degree it wouldn’t be a fully, self-standing resort and it would be very much integrated into the clubhouse and golf course.” The chagrin of Troon North The Troon North Homeowners Association believes the land is designated for 22 single-family homes — not 62 hotel keys. “We have approximately 20 subcommittees within Troon North and about 10 of those have their own HOA, which are called sub-associations in our community called ‘Pinnacle Canyon’ and we are all subordinate to Troon North,” Mr. Siprut said of the intricate level of HOA bureaucracy where checks and balances exist. “There is a hierarchy of three levels of HOAs and although we have 1,800 homes there are 350 homeowners who are besides themselves as they are all on the same street. We are crying foul.” Mr. Siprut confirms the community of Troon North is staunch in its opposition to both

the zoning interpretation and the project itself. "We strictly enforce our rules and we have filed several legal actions," he explained. "The townhome project is totally offensive to the community." Mr. Jordan contends the density transfer suggested by MBA Development does not follow established zoning rules for pursuing such an effort. "This density transfer is contrary to state law and to Scottsdale's own zoning ordinance," he said. "Randy Grant will have until the end of August or thereabouts to issue a formal decision on this matter. If he disagrees with us then we will file an appeal. If you owned a property next door and you were entitled to build 100 units and I take 25 units from that — you simply cannot do that. There are procedures for doing that sort of thing."

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Archie McGill
--------------------	---------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	amcgill3@yahoo.com
--------	--

Phone:	(908) 227-5640
--------	----------------

Address:	10260 E White Feather Ln, Unit 2056, Scottsdale 85262
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Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #56)
Date: Wednesday, October 25, 2017 2:29:04 AM

Board of Adjustment Public Comment (response #56)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/25/2017 2:27:47 AM

Survey Response

COMMENT	
	<p>Not Making Scottsdale Great Again July 14, 2017Discuss this article »by arizonaprogressgazetteFeatured Editorials The city is a land of great things. Hikes. Preserves. Arts. Imaginative waterways. People. Nightclubs. Restaurants. Spring training. Special events. And golf. Golf is a driver of tourism, the city's most important industry. The sport's economic impact is staggering. But most tourists can't play the plethora of private links at Desert Mountain, Desert Highlands, Whisper Rock and Estancia, among others. 4616339842_37a281d7c6_z It's the other courses, the public ones, which play the unquestioned, unrivaled and accessible role for tourists. And first among Scottsdale's public course equals is Troon North. Its two 18-hole courses are holes in ones for Scottsdale coffers. Indeed, Troon North has been recognized by the Golf Channel, Golf Digest, Travel+Leisure and Conde Nast media not just as the best public course in Arizona, but among the best in the United States. Simply put, Troon North is a Scottsdale point of pride, a tourism trophy that doubles as a gathering spot for the 1800 homeowners that make up the community. So while residents are used</p>

Comment:

to twosomes and foursomes imagine the shock when a group of developers showed up to triple the density of a timeshare plan on a beautiful plot of land at the entrance to Troon North, adjacent to the landmark clubhouse. That would be like seeing Cindy Crawford with acne. Yet, City of Scottsdale planning staff doesn't seem to want to play the role of Clearasil. They are supporting the Floridians call to triple the timeshares at Troon North, forsaking the common sense count from the property's original count in the low 20s for a Boca Raton like bounty in the 60s. When they introduced their plan earlier this year the Floridians were ridiculed at a public meeting with some 200 residents in attendance. One would think outsiders would respect such opinion in order to ingratiate. But not these Palm Beach Paulies. Instead, they sought to trample the testimony and hired City of Scottsdale Planning Department alumni Don Hadder. Somehow, miraculously, Hadder seems to be on the verge of convincing planning staff that, despite overwhelming opposition from the Troon North HOA, Scottsdale would be better served by porking the pockets of the proposer than respecting the provenance of the property and the people. Perhaps if the planners won't listen the politicians, such as Mayor Jim Lane, will. Or perhaps Scottsdale's new City Manager, Jim Thompson will take notice. Troon North is about to make a lot of noise, and rightfully so, because Troon North needs protection not protagonists. The Rusty Spur doesn't need a disco ball. The Coach House a new veneer. Nor Scottsdale Stadium a contemporary look. Some things Scottsdale has created need no improvement. They simply deserve respect. Troon North is such a place, already a birdie, trying to avoid a bogey, not necessitating help now or again to be great.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Archie McGill
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	amcgill3@yahoo.com
Phone:	(908) 227-5640
Address:	10260 E White Feather Ln, Unit 2056, Scottsdale 85262
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Hud Baer 1](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas Case Numbers 5-BA-2017/6-BA-2017
Date: Wednesday, October 25, 2017 8:19:29 AM
Importance: High

Good Morning,

My wife and I are owners at The Ridge at Troon North in Scottsdale. This email is concerning "Troon North Villas" and Case Numbers 5-BA-2017/6-BA-2017.

We purchased a home there based on the community and its feel as a family friendly place to live. We were never made aware of the projected development at the level that the commercial developers are proposing. We would never have invested over \$500,000 to live down the street from a motel like atmosphere for transients. Living with a time share about 300 yards from our front door is not something we will enjoy. At this point all we can do now is to urge you to deny the developers request for 62 time share units. 62 time share units on that small space will destroy the community environment which is essential to a pleasant life at the Ridge.

Additionally, all previous BOA members who are now employed by the developers should be made to recuse themselves from any discussions; not be permitted to provide any input of a proprietary nature that have have access to; and certainly not be allowed to cast any votes on this matter.

We urge you to support the City Planning Department's decision in the matter. The Board of Adjustment should be supporting the citizens of Arizona, not outside developers who only see Troon North as a big dollar sign.

Regards,

Howard & Sherry Baer
10260 E. White Feather Lane
Unit 1041
Scottsdale AZ 85262

(703) 994-8524

From: [Board Of Adjustment](#)
To: [Board Of Adjustment](#)
Subject: Board of Adjustment Public Comment (response #57)
Date: Wednesday, October 25, 2017 11:06:46 AM

Board of Adjustment Public Comment (response #57)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Board of Adjustment Public Comment
URL:	http://www.scottsdaleaz.gov/boards/board-of-adjustment/public-comment
Submission Time/Date:	10/25/2017 11:05:38 AM

Survey Response

COMMENT	
Comment:	<p>Troon North Villas. Case Numbers 5-BA-2017/6-BA-2017. As a new member to this community, I chose this location in the Scottsdale area for the precise reason of it's quite neighborhood, low building density impact, and the care the city has given to how the development footprint is controlled in the Troon area. Although I'm not a retiree (Under 40) a lot of our friends and family also value this area as opposed to say areas like DC Ranch or the Kierland Commons. All said, we as a new family to this community are asking that you support the City of Scottsdale's decision to limit the number of units being built by the developer to 31 and to at least consider Troon North's recommendation of developed units to not exceed 27 in total. Over all, we're not opposed to urban growth, nor the opportunity for the city to see increased tax revenue. Our biggest concern is that development in this area is done in a considerate way to not only the environment surrounding the build site but also with the respect to how development will impact the neighbors who are already living there. Thank you for your consideration and considering this with an open mind. Best, G. Daniel Troon North Stonedge Resident</p>

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	G Daniel
--------------------	----------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	fashionfly@mac.com
--------	--

Phone:	
--------	--

Address:	
----------	--

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Beverly Barrett](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas --- Case Numbers 5-BA-2017/6-BA-2017
Date: Wednesday, October 25, 2017 3:52:48 PM

To whom it concerns –

I am a home owner in Troon North and I'm voicing my opinion regarding the proposed Troon North development in the above stated case number.

Scottsdale is a city well known for its beauty, well known for the pleasing architectural style, the outstanding natural landscape and the seamless blending of the two. This is a city to be proud of. This pleasing effect is the result of good regulations governing all of this city.

I have seen the images of the proposed development. I can't imagine such a unattractive structure to be allowed in beautiful Scottsdale. It would be a shocking departure from the architecture we are all used to enjoying city wide and what our visitors want to see while they are here.

Please limit the number of units in this development to 31, or better yet limit the number to 27.

Thank you,
Beverly Barrett

From: [Manuel Donnay](#)
To: [Board Of Adjustment](#)
Subject: Troon North Villas - Case # 5-BA-2017/6-BA-2017
Date: Wednesday, October 25, 2017 4:49:13 PM

To Whom it May Concern:

This is to follow-up on my original emails back in August where I was explicitly expressing my concerns about and my disapproval of the Troon North Villas project.

At this point, I want to convey my support to the Troon North Association's position of allowing 27 units or alternatively the City of Scottsdale's number of 31, not the RIDICULOUS number sought by the developer.

I understand I may have passed the time limit to send this email by a few hours but I would thank you for understanding that my travel schedule did not allow me to submit it on time and I would respectfully request that this email be included in the record.

I do plan to attend the November 1st meeting at City Hall.

Respectfully,

Manuel Donnay
11078 E. Blue Sky Dr.
Scottsdale, AZ 85262
480-273-8782

REQUEST TO SPEAK

1710

2



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time **MAY** be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Mike Anderson MEETING DATE 11/1/2017
NAME OF GROUP/ORGANIZATION (if applicable) MBA Developers
ADDRESS 14555 N Sloats Dale Rd, Ste 200 ZIP 85254
HOME PHONE _____ WORK PHONE 480-889-6100
E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 2 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING Troon North Villas

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.

REQUEST TO SPEAK



2

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Mike Lofton MEETING DATE 11-1-17

NAME OF GROUP/ORGANIZATION (if applicable) MBA

ADDRESS 14555 N. Scottsdale Rd 85254 ZIP _____

HOME PHONE NONE WORK PHONE 602 989-5823

E-MAIL ADDRESS (optional) mike.lofton@loftco.com

I WISH TO SPEAK ON AGENDA ITEM # 2 I WISH TO DONATE MY TIME TO Mike Anderson

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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REQUEST TO SPEAK



2

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
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Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Simone Akbarzadeh MEETING DATE Nov. 1, 2017

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 14555 N Scottsdale Rd, Ste 200 ZIP 85254

HOME PHONE — WORK PHONE 480-889-6100

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO Mike Anderson

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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REQUEST TO SPEAK

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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print)

Francis C. Osborne

MEETING DATE

11-1-2017

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS

14555 N Scottsdale Rd, Ste 200

ZIP

85254

HOME PHONE

—

WORK PHONE

480-889-6100

E-MAIL ADDRESS (optional)

I WISH TO SPEAK ON AGENDA ITEM # _____

I WISH TO DONATE MY TIME TO

Mike Anderson

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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NAME (print) Ryan Harty MEETING DATE 11-1-2017

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 14555 N Scottsdale Rd, Scottsdale ZIP 85254

HOME PHONE — WORK PHONE 480 889 6100

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO Mike Anderson

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Richard Rossmilla MEETING DATE 11-1-2017

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 8325 E. Via de Las Flores ZIP 85258

HOME PHONE 602-486-5338 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO Mike Anderson

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Katherine Broyles MEETING DATE Nov. 1, 2017

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 14555 N Scottsdale Rd, Ste 200 ZIP 85254

HOME PHONE 928-853-2206 WORK PHONE 480-889-0601

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO Mike Anderson

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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REQUEST TO SPEAK

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Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.*

NAME (print) Quinn A. Riekens MEETING DATE 11-1-2017

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 14555 N. Scottsdale Rd ZIP 85254

HOME PHONE _____ WORK PHONE 480-889-6100

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO Mike Anderson

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Kristin Fenley MEETING DATE 10/1/17

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 14555 N Scottsdale Rd #200 ZIP 85254

HOME PHONE _____ WORK PHONE 889-6100

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO Mike Anderson

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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REQUEST TO SPEAK

2

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Public testimony is limited to three (3) minutes per speaker.
Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Brooke Liniger MEETING DATE 11/1/17

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 14555 N Scottsdale Rd #200 ZIP 85254

HOME PHONE _____ WORK PHONE 889-6100

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO Mike Anderson

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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REQUEST TO SPEAK

2



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) George Droll MEETING DATE 11-1-2017

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 1455 N. Scottsdale, Scottsdale ZIP 85254

HOME PHONE _____ WORK PHONE 480 889 6100

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO Kiche Anderson

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

REQUEST TO SPEAK

143

2



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) ERIK PETERSON MEETING DATE 11-1-17

NAME OF GROUP/ORGANIZATION (if applicable) PIX ARCHITECTURE

ADDRESS 15990 E. GREENWAY HAYDEN LOOP ZIP 85260

HOME PHONE 6022919530 WORK PHONE 4804771111

E-MAIL ADDRESS (optional) -

I WISH TO SPEAK ON AGENDA ITEM # 2 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

REQUEST TO SPEAK



2

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Senna Brocious MEETING DATE 11.1.2017

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS _____ ZIP _____

HOME PHONE _____ WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO Eric Petersen

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.

REQUEST TO SPEAK



2

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time **MAY** be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Percy Anderson MEETING DATE 11 - 1 - 2017

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 14555 N Scottsdale Rd, Ste 200 ZIP 85254

HOME PHONE _____ WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO Eric Petersen

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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REQUEST TO SPEAK

2

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Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Francisco Contreras MEETING DATE 11-1-2017

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 14555 N Scottsdale Rd, Ste 200 ZIP 85254

HOME PHONE _____ WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO Eric Petersen

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

REQUEST TO SPEAK

173

2



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Philip Dunn MEETING DATE _____

NAME OF GROUP/ORGANIZATION (if applicable) Troon North

ADDRESS 10260 E. White Feather ZIP 85262

HOME PHONE 804 747 8820 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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X



REQ IES " O SPEAK

* Donating time to Philip Dunn 2

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Archie Downing MEETING DATE 11/1/17

NAME OF GROUP/ORGANIZATION (if applicable) TROOP NORTH AOA

ADDRESS 10967 E. MARK LANE SCOTTSDALE, AZ ZIP 85262

HOME PHONE 480-513-0127 WORK PHONE _____

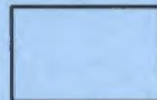
E-MAIL ADDRESS (optional) ADOWN@CIX.NET

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO Phil Dunn

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

REQUEST TO SPEAK



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
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Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) William LEAR MEETING DATE 11-1-17

NAME OF GROUP/ORGANIZATION (if applicable) Troon North

ADDRESS 10200 E. White Feather ZIP 85262

HOME PHONE 480 283-3249 WORK PHONE _____

E-MAIL ADDRESS (optional) WT LEAR @ COX.net

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO Phil Dewar

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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REQUEST TO SPEAK



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) BILL FISHER MEETING DATE 11/1/17

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 10260 EAST WHITE FEATHER LANE ZIP 85262

HOME PHONE 515-771-4197 WORK PHONE _____

E-MAIL ADDRESS (optional) 1

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO PHIL DUNN

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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REQUEST TO SPEAK

172

2



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time **MAY** be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Buddy A TIERFIELD MEETING DATE 11/1/17

NAME OF GROUP/ORGANIZATION (if applicable) MBA

ADDRESS 1455 N. Scottsdale Ave 85254 ZIP

HOME PHONE _____ WORK PHONE 480 889 6100

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 2 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING TROOP MEET

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.



REQUEST TO SPEAK

2

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Public testimony is limited to three (3) minutes per speaker.

Additional time **MAY** be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Dalon Morgan MEETING DATE 11/1/2017

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 14555 N Scottsdale Rd, Ste 200 ZIP 85254

HOME PHONE _____ WORK PHONE 480-889-6100

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO Buddy Satterfield

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.



REQUEST TO SPEAK

2

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Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Dean Bluxom MEETING DATE 11/1/2017

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 14555 N Scottsdale Rd, Ste 200 ZIP 85254

HOME PHONE _____ WORK PHONE 480-889-6100

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO Buddy Satterfield

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.



REQUEST TO SPEAK

2

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Jessica Browne MEETING DATE Nov 1 2017

NAME OF GROUP/ORGANIZATION (if applicable) 85262

ADDRESS 10222 East Southwind Lane ZIP 85262

HOME PHONE 480-212-6075 WORK PHONE _____

E-MAIL ADDRESS (optional) m.jessicabrowne@gmail.com

I WISH TO SPEAK ON AGENDA ITEM # Tron North
2 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.



REQUEST TO SPEAK

2

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Additional time **MAY** be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Tom Bassett MEETING DATE _____

NAME OF GROUP/ORGANIZATION (if applicable) Troon North

ADDRESS 10222 E. Southwind # 1008 ZIP 85248

HOME PHONE 614-832-2267 WORK PHONE _____

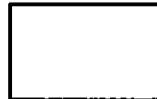
E-MAIL ADDRESS (optional) BASSETT@TROON.COM

I WISH TO SPEAK ON AGENDA ITEM # 2 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

REQUEST TO SPEAK



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
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Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) MITCH HARRELL MEETING DATE 11-1-2017

NAME OF GROUP/ORGANIZATION (if applicable) TROON / TROON GOLF

ADDRESS 15044 N SCOTTSDALE RD ZIP 85254

HOME PHONE 602-923-1159 WORK PHONE 480-694-5121

E-MAIL ADDRESS (optional) MHARRELL@TROON.COM

I WISH TO SPEAK ON AGENDA ITEM # 2 I WISH TO DONATE MY TIME TO _____

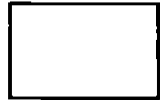
I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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REQUEST TO SPEAK



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
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 Additional time **MAY** be granted to speakers representing two or more persons.
 Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Guy Gilliland MEETING DATE 11/1/17

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 28990 N White Feather Lane ZIP 85261

HOME PHONE 503-969-1277 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING Foot Print / Traffic Issue

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

REQUEST TO SPEAK

1502

2



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) PETER DANDALIDES MEETING DATE 11/1/17

NAME OF GROUP/ORGANIZATION (if applicable) Troon North Resort Community Assn

ADDRESS 28990 N WHITE FEATHER LN UNIT 119 ZIP 85262

HOME PHONE 623-252-2780 WORK PHONE 623-252-5362

E-MAIL ADDRESS (optional) pcd554@gmail.com

I WISH TO SPEAK ON AGENDA ITEM # 2 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.



REQUEST TO SPEAK



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
 Public testimony is limited to three (3) minutes per speaker.
 Additional time **MAY** be granted to speakers representing two or more persons.
 Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Jonathan Brecher MEETING DATE 11/1/17

NAME OF GROUP/ORGANIZATION (if applicable) Troon North

ADDRESS 10260 E White Feather Ln #1008 ZIP 85262

HOME PHONE 360-441-0267 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING The Villas at Troon North

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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REQUEST TO SPEAK



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Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.*

NAME (print) Phil Desmond MEETING DATE _____

NAME OF GROUP/ORGANIZATION (if applicable) TW Golfers

ADDRESS 10222 E Southwind Ln 1032 ZIP 85262

HOME PHONE 802.345.3875 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # _____ I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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REQUEST TO SPEAK

2

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
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Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Laura Hoffman HOFFMAN MEETING DATE _____

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 10222 E Southwind Lane ZIP _____

HOME PHONE _____ WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 2 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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REQUEST TO SPEAK



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 Additional time **MAY** be granted to speakers representing two or more persons.
 Cards for designated speakers and the person(s) they represent must be submitted together.*

NAME (print) Anne Bertollet MEETING DATE 11/1/17

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 9454 E. Mark Ln ZIP 85262

HOME PHONE cell 713-882-4227 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # Troon North I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

**Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.*



REQUEST TO SPEAK

2

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Additional time **MAY** be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) KRISTIN SHELTON MEETING DATE 11/1/17

NAME OF GROUP/ORGANIZATION (if applicable) TROON NORTH GOLF VILLAS

ADDRESS 10222 E. SOUTHWIND LANE ZIP 85262

HOME PHONE 480 305 4033 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 1 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING BUILDING # 10 TROON NORTH - LOWER DENSITY

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda. APPROVE STAFF RECOMMENDATION

REQUEST TO SPEAK

2



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
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Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Harold Nidetz MEETING DATE 11/1/17

NAME OF GROUP/ORGANIZATION (if applicable) Troon North Assn

ADDRESS 11123 E. Balancing Rock Road ZIP 85262

HOME PHONE 480 219-1107 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 2 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING Density

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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REQUEST TO SPEAK

2

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Additional time **MAY** be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) SUSAN AUSTIN MEETING DATE 11-1-2017

NAME OF GROUP/ORGANIZATION (if applicable) ~~TRACON~~ The Ridge at Tricon North

ADDRESS 10260 E. WHITE FEATHER LANE, #2060 ZIP 85262

HOME PHONE 480-219-8029 WORK PHONE 480-717-0146

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 1 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING Safety Issues of Proposed Development.

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.



REQUEST TO SPEAK

2

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Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) RON BADLEY MEETING DATE 11-1-17

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 10677 E BLUE SKY DR ZIP 85262

HOME PHONE 480-473-3711 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 2 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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REQUEST TO SPEAK

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Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Jim Donker MEETING DATE 11/1/17

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 9902 E. BALANCING ROCK RD ZIP _____

SCOTTSDALE, AZ 85262

HOME PHONE (480) 466-3665 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 2 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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REQUEST TO SPEAK

#2

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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) DONALD HADDER MEETING DATE 11/1/2017

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 8232 E. SAN MIGUEL ZIP 85250

HOME PHONE 480-945-3114 WORK PHONE 480-662-5835

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 2 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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REQUEST TO SPEAK

#2

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Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) DONALD HADDEL MEETING DATE 11/1/2017

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 8232 E SAN MIGUEL ZIP 85250

HOME PHONE 480-945-3144 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 2 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.

REQUEST TO SPEAK

2



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) RUSSELL MOORE MEETING DATE NOV. 1 2017

NAME OF GROUP/ORGANIZATION (if applicable) TROOP 1004A

ADDRESS 9747 E. HIDDEN GREEN DR ZIP 85262

HOME PHONE 941-320-7177 WORK PHONE _____

E-MAIL ADDRESS (optional) rgm1ventures@gmail.com

I WISH TO SPEAK ON AGENDA ITEM # 2 I WISH TO DONATE MY TIME TO _____

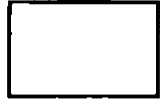
I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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REQUEST TO SPEAK



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
 Public testimony is limited to three (3) minutes per speaker.
 Additional time **MAY** be granted to speakers representing two or more persons.
 Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) MICHAEL AUSTIN MEETING DATE 11-1-17

NAME OF GROUP/ORGANIZATION (if applicable) THE RIDGE & PLOOM NORTH RESIDENT

ADDRESS 10260 E. White Feather Ln 2060 ZIP 85262

HOME PHONE 480-219-8029 WORK PHONE 480-717-4807

E-MAIL ADDRESS (optional) ~~MDA@ST~~ MDA @ MDAUSTIN.COM

I WISH TO SPEAK ON AGENDA ITEM # 2 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

16



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Jennifer Kaiser MEETING DATE 11.1.17

NAME OF GROUP/ORGANIZATION (if applicable) Troop North

ADDRESS 28407 H. 10th Way ZIP 85262

HOME PHONE _____ WORK PHONE 480 235-4928

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 2 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) _____

Approve the staff recommendation.

Written Comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

Traffic

light pollution

Architecturally Disasters

Safety on roads diminished.

Lack of open space

Keep it more open to enjoy nature

Prices will go down in value.

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS

19



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Maitte Vanarsdel-Hoore MEETING DATE Nov 1-17

NAME OF GROUP/ORGANIZATION (if applicable) Troon North Residents

ADDRESS 9747 E. Hidden Green Dr., Scottsdale ZIP 85262

HOME PHONE 941-5046869 WORK PHONE _____

E-MAIL ADDRESS (optional) maittevanart@gmail.com

AGENDA ITEM # 2 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back)

As a Troon North resident concerned for the
betterment of the community, I support the
city's recommendation to lower the density of
the project and oppose the developer's petition

Written Comment cards may be submitted to Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

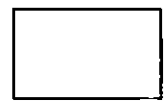
to change the zoning.

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a blue Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS

217



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Jamie Stratman MEETING DATE NOV. 1

NAME OF GROUP/ORGANIZATION (if applicable) Troon North / Candlewood

ADDRESS 10693 E. Skinner Dr. ZIP 85262

HOME PHONE 480-275-5491 WORK PHONE _____

E-MAIL ADDRESS (optional) JLStratman@cox.net

AGENDA ITEM # _____ SUPPORT **Strongly** OPPOSE

COMMENTS (additional space is provided on the back)
THIS IS AN ILL-CONCEIVED PROJECT - SHOULD BE LIMITED TO CITY STAFF RECOMMENDATION OR LESS NO PARKING OR AMENITIES - ARE THE PEOPLE GOING TO TRESPASS IN OUR GATED COMMUNITIES?? Parking at TNC

Written Comment cards may be submitted to Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

②

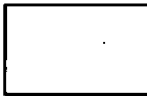
~~will be a major~~
will be a major ISSUE! It is packed right now
residents & golfers will quite going to the Club.
We are weekly (4) + using the restaurants.

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a blue Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS

K2



This card is used to submit written comments to the Board or Commission.

Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) William Rios MEETING DATE 11/1/12

NAME OF GROUP/ORGANIZATION (if applicable) Tucson North Roadcut

ADDRESS 10348 E. White Feather Ln ZIP 85262

HOME PHONE 480 419 9211 WORK PHONE 527 366 7895

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # In Motor SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) ① - who are the white shirt people and what is their economic interest in the project. since they certainly don't live in our community
② This is simple. You want a project

Written Comment cards may be submitted to Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

*JUST FOLLOW THE RULES. NO ADJUSTMENT
ON THE LIMITS!*

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a blue Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS

AT



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) GARY STEWART MEETING DATE 11-1-17

NAME OF GROUP/ORGANIZATION (if applicable) Troop North

ADDRESS 28990 N White Feathers Lane ZIP 85262

HOME PHONE 602-206-9245 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # Troop North #2 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back)
Density is inappropriate for the size of the parcel
Approve staff recommendations



WRITTEN COMMENTS

AS

2

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) William P. Whiteside MEETING DATE 11-1-17

NAME OF GROUP/ORGANIZATION (if applicable) Troop North HOA

ADDRESS 28536 N. 95th Pl ZIP 85262

HOME PHONE 480-563-9872 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

AGENDA ITEM # 2 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) _____

Support the City Council Recommendation -
(minimum increase in units - NOT 60+)



WR TEN COMM NTS

A 10



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Faye Hamilton MEETING DATE 11/1/17

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 28412 N. 97th Way Scottsdale AZ ZIP 85262

HOME PHONE 215-796-0545 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 2 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) Support City of Scottsdale



WRITTEN COMMENTS

A11



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Kip Hamilton MEETING DATE 11/1/17

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 28412 N 97TH Way ZIP 85262

HOME PHONE 215-796-0545 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 2 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) Support City of Scottsdale
No two story bldg at Troon



WRITTEN COMMENTS

16
L-1



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) LEE REYNOLDS MEETING DATE Nov. 1 2017

NAME OF GROUP/ORGANIZATION (if applicable) Troon North Resident

ADDRESS 9926 E. Hidden Green Dr. ZIP 85262

HOME PHONE 312-560-3778 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

AGENDA ITEM # _____ SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) _____

Approve Staff recommend and lower density !!



WRITTEN COMMENTS

LD-2

#2

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) MARY MICHEL ROY MEETING DATE NOV. 1/17.

NAME OF GROUP/ORGANIZATION (if applicable) STONEEDGE / TROON NORTH.

ADDRESS 20990 N WHITE FEATHER LANE UNIT #184. ZIP 85262

HOME PHONE 480-264-2870. WORK PHONE _____

E-MAIL ADDRESS (optional) royfam27@gmail.com

AGENDA ITEM # #2. SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) WE OPPOSE THE HIGH DENSITY DEVELOPMENT PROPOSED FOR THIS TROON SITE. WE LIVE IN A LOW DENSITY NEIGHBORHOOD AND WANT TO MAINTAIN THIS ZONING FEATURE. HIGH TURNOVER AND ^{VACATION} TRAFFIC CONGESTION ARE NOT APPROPRIATE. WE SUPPORT SCOTTSDALE DECISION FOR 30 UNITS.



WRITTEN COMMENTS

D-3



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) JAMES OSBORNE MEETING DATE 11/2/17

NAME OF GROUP/ORGANIZATION (if applicable) TROON NORTH ASSOCIATION

ADDRESS 10374 E. MARK LN. SCOTTSDALE AZ ZIP 85262

HOME PHONE 847-651-4320 WORK PHONE _____

E-MAIL ADDRESS (optional) JLODMO@AZL.COM

AGENDA ITEM # MBR HOTEL DEV. SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) IT IS INAPPROPRIATE TO
INTRODUCE SUCH A HIGH DENSITY DEVELOPMENT INTO
A SINGLE FAMILY HOME COMMUNITY
PLS ASK FOR A SHOW OF HANDS TO
SCOTTSDALE RESIDENTS AND THEN TROON NORTH
RESIDENTS



WRITTEN COMMENTS

LD7

2

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Rose Ann Hess MEETING DATE 11/1/17

NAME OF GROUP/ORGANIZATION (if applicable) Troon North

ADDRESS 10222 E Southwind Lane Unit 1056 ZIP 85262

HOME PHONE 720-320-2866 WORK PHONE _____

E-MAIL ADDRESS (optional) ROSEANN97@COMCAST.NET

AGENDA ITEM # 5-BA-2017 SUPPORT OPPOSE Approve the State Recommendation
6-BA-2017

COMMENTS (additional space is provided on the back) Proposed development is too dense for the area. Traffic in + out a big concern. Lower density or not built at all.



WRITTEN COMMENTS

LD-5

2

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Pam Hertzan MEETING DATE Nov 1, 2019

NAME OF GROUP/ORGANIZATION (if applicable) Villo's

ADDRESS 28990 N. Whitefeather LN #142 Scottsdale ZIP 85262

HOME PHONE 419-306-3996 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 5 BA-2017 6 BA 2017 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) _____

App^{ro}ve Staff recommendation of no bldg.
* Density issue - Safety traffic issue

Lower density or not build



WRITTEN COMMENTS

LD6



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) WILLIAM PERRY MEETING DATE 11/1/17

NAME OF GROUP/ORGANIZATION (if applicable) STONEGOLF AT TRACON NORTH

ADDRESS 28492 N. WHITE FEATHER LN #187 ZIP 85262

HOME PHONE 630-915-9966 WORK PHONE —

E-MAIL ADDRESS(optional) —

AGENDA ITEM # TRACON NORTH SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) LOWER THE DIVERSITY APPROX
STAFF RECOMMENDATION



WRITTEN COMMENTS

47



This card is used to submit written comments to the Board or Commission.
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NAME (print) ROBERT CALABRESE MEETING DATE NOV 1, 2017

NAME OF GROUP/ORGANIZATION (if applicable) TRON NORTH HOA

ADDRESS 10412 E. SKINNER DR. SCOTTSDALE AZ ZIP 85262

HOME PHONE 480-502-9520 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

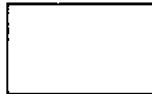
AGENDA ITEM # _____ SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) LOWER THE DENSITY



WRITTEN COMMENTS

11-8



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) SARAH LEVINE MEETING DATE _____

NAME OF GROUP/ORGANIZATION (if applicable) TROON NORTH

ADDRESS 10482 E. Balancing Rock Rd. ZIP 85262

HOME PHONE 480-502-8021 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

AGENDA ITEM # 2 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) _____



WRITTEN COMMENTS

109



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Michael J Jones MEETING DATE 11-1-17

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 28462 N 103rd St ZIP 85262

HOME PHONE 480 419-2696 WORK PHONE cell 612 720 5745

E-MAIL ADDRESS (optional) MichaelJJJones@gmail.com

AGENDA ITEM # Troon North Villas SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) _____

Follow The rules of zoning
No Adjustment on units
Too dense of population



WRITTEN COMMENTS

LD-10



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Donna Karuan MEETING DATE 11-1-17

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 9581 E. MONUMENT DR. Scottsdale ZIP _____

HOME PHONE _____ WORK PHONE _____

E-MAIL ADDRESS (optional) dikaruan@cox.net

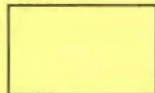
AGENDA ITEM # _____ SUPPORT OPPOSE

COMMENTS (additional space is provided on the back)
I strongly oppose !!!



WRITTEN COMMENTS

LD-11



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Greg Hoffman MEETING DATE Nov 1, 2017

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 28990 N. White Feather Ln #135 ZIP 85262

HOME PHONE 480 513 6442 WORK PHONE _____

E-MAIL ADDRESS(optional) gregcolo@juno.com

AGENDA ITEM # Troon North SUPPORT OPPOSE

*Lower the density!
Approve staff
recommendations*

COMMENTS (additional space is provided on the back) _____



WRITTEN COMMENTS

WHZ



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Scott Grassman MEETING DATE 11-1-17

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 28990 N. White Feather Ln, Scottsdale ZIP 85262

HOME PHONE 480-275-5292 WORK PHONE _____

E-MAIL ADDRESS (optional) lori@grassman@gmail.com

AGENDA ITEM # Troon North SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) Please approve the staff recommendation or lower the density.



WRITTEN COMMENTS

0713



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) GARY WINCOTT MEETING DATE 11/1/17

NAME OF GROUP/ORGANIZATION (if applicable) SELF - RESIDENTIAL HOME OWNER
FULL-TIME

ADDRESS 10260 E. WHITE FEATHER LANE - UNIT 1001 ZIP 85262
IN THE RIDGE AT TROON NORTH

HOME PHONE 925-899-1561 WORK PHONE NONE REQUIRED
(DIRECTLY ACROSS THE STREET FROM PROPOSED SITE)

E-MAIL ADDRESS (optional) GWINCOTT@ME.COM

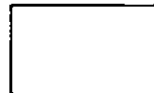
AGENDA ITEM # 2 TROON NORTH SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) APPROVE STAFF RECOMMENDATION
OR BOLD LOWER OR NO DENSITY.



WRITTEN COMMENTS

LD-14



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) JOHN + BILLIE DALTON MEETING DATE 11-1-2017

NAME OF GROUP/ORGANIZATION (if applicable) TROOP NORTH

ADDRESS 28990 N. WILHE FEATHER LANE #115 ZIP 80437

HOME PHONE 816-679-9470 WORK PHONE _____

E-MAIL ADDRESS (optional) JWDALTON1@EARTHLINK.NET

AGENDA ITEM # 5-BA-2017 SUPPORT OPPOSE
6-BA-2017

COMMENTS (additional space is provided on the back) OPPOSE THE DEVELOPER ORIGINAL
PLAN FOR TROOP NORTH VELLAS WE SUPPORT A LOWER DENSITY
OF 27 UNITS.



WRITTEN COMMENTS

LD-15



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Kevin Murphy MEETING DATE 11/1/17

NAME OF GROUP/ORGANIZATION (if applicable) Troop North HOA / resident

ADDRESS 9753 E Monument Dr ZIP 85262

HOME PHONE 602-459-4182 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 2 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back)
lower the density of the Troop North HOA to in line w/ Troop North HOA recommended



WRITTEN COMMENTS

LD-16



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) MICHAEL DWEEEN MEETING DATE 11/1/17

NAME OF GROUP/ORGANIZATION (if applicable) RIDGE AT TROON NORTH RESIDENT

ADDRESS 10260 E. WHITE FEATHER LN, # 1004 ZIP 85262

HOME PHONE 480 538 1861 WORK PHONE 602 558 9032

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # _____ SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) WE PREFER TO LOWER THE DENSITY FOR SAFETY REASONS



WRITTEN COMMENTS

4-7



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) REBECCA MURPHY MEETING DATE 11/1/2017

NAME OF GROUP/ORGANIZATION (if applicable) TROON NORTH RESIDENT

ADDRESS 9753 E MONUMENT DR ZIP 85262

HOME PHONE 480-277-8376 WORK PHONE _____

E-MAIL ADDRESS (optional) murphy.rebecca.a@gmail.com

AGENDA ITEM # 2 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) lower the density
for the Troon North Villas via HOA
recommendation



WRITTEN COMMENTS

LD-18



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) WENDY HINES MEETING DATE NOV 11/17

NAME OF GROUP/ORGANIZATION (if applicable) TROON NORTH

ADDRESS 28990 North White Feather Ln, 131 ZIP 85262

HOME PHONE 400-381-7926 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

AGENDA ITEM # 2 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) Please lower the ~~dens~~ density request
my husband and I wish the Troon North HOA density remain at 21.



Against development

WRITTEN COMMENTS

FOUND ON FLOOR



This card is used to submit written comments to the Board or Commission.

Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Virginia Desmond MEETING DATE 11/1/17

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 10222 E Southwind Ln # 1032 ZIP 85262

HOME PHONE 603-481-2221 WORK PHONE _____

E-MAIL ADDRESS (optional) vhfeeney@yahoo.com

AGENDA ITEM # _____ SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) Lot 6 ^{proposed} Density is too much. Wildlife habitat, parking + traffic issues, etc do not support density. Noise, light and abuse of neighborhood are a problem. One month rental min.



WRITTEN COMMENTS

① SUPPORT
VILLAGE
STARTS



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) EUGENE G. TURNER MEETING DATE 11-1-17

NAME OF GROUP/ORGANIZATION (if applicable) TROON NORTH - CADEWOOD ~~ESTATES~~

ADDRESS 28814 N. 108TH PL SCOTTSDALE ZIP 85262

HOME PHONE (602) 448-5353 WORK PHONE same

E-MAIL ADDRESS (optional) _____

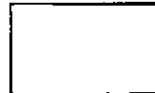
AGENDA ITEM # TROON NORTH V.III/A SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) I SUPPORT THE DEVELOPERS
EFFORTS TO BUILD A HIGHER NUMBER OF UNITS



WRITTEN COMMENTS

① NO 2 WITH 2/15/38



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) GAYLE CLAWS MEETING DATE 11-01-2017

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 30594 Golf Club Pt. / 29036 N. 107th Way ZIP 85262
Evergreen Co 80439 Scottsdale, AZ

HOME PHONE 480-502-2353 WORK PHONE _____

E-MAIL ADDRESS(optional) jclaws8246@me.com

AGENDA ITEM # _____ SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) _____

The Understanding is "no rental units"



WRITTEN COMMENTS

VIOLATES
LOAFC ③ VC-1



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Teal Lapid MEETING DATE 11/1/17

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 10222 E Southwind Ln ZIP 85262

HOME PHONE 480-458-5552 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # _____ SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) oppose in strongest
terms possible
This is a violation of all research
zoning & development.



WRITTEN COMMENTS

10-2



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Julie Curran MEETING DATE Nov 1, 2017

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 10222 E. Southwind Ln # 1066 GOLF Villas ZIP 85222

HOME PHONE 708.218.1588 WORK PHONE _____

E-MAIL ADDRESS(optional) juliecurran1@gmail.com

AGENDA ITEM # _____ SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) New development would
blatantly break the rules of rental in
T Rose North. On that item alone -
it should not be allowed!



WRITTEN COMMENTS

UC-3



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NAME (print) MARSHA MEETING DATE NOV 4, 2017

NAME OF GROUP/ORGANIZATION (if applicable) TROON NORTH

ADDRESS 10419 E BALANCING ROCK RD SCOTTSDALE AZ ZIP 85262

HOME PHONE 973-568-0010 WORK PHONE _____

E-MAIL ADDRESS(optional) ARMINA/VR52@AOL.COM

AGENDA ITEM # TIMESHARES SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) WE ARE NOT INTERESTED FOR
A SUBSTANDARD, UNACCEPTABLE LOWING BUILDING
IN OUR BEAUTIFUL COMMUNITY.



WRITTEN COMMENTS

② TRAFFIC T-1
BUS ON

2

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NAME (print) Marian + Don Foster MEETING DATE Nov. 1 - 17

NAME OF GROUP/ORGANIZATION (if applicable) Stonedge / T Room North

ADDRESS 28990 N Whitefeather Lane ZIP 85262

HOME PHONE _____ WORK PHONE _____

E-MAIL ADDRESS (optional) fostermedesign@gmail.com

AGENDA ITEM # 2 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) Too much Traffic - it will devalue our home, the building structure is not compliant with other building currently in the area of T Room.



WRITTEN COMMENTS

T-2

2

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NAME (print) Pauline Kinoshita MEETING DATE Nov 1, 2017

NAME OF GROUP/ORGANIZATION (if applicable) Iron Horse CofD Villa Resident

ADDRESS 10922 East Sutherland Lane #1015 ZIP 85262

HOME PHONE (253) 807-475 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

AGENDA ITEM # 5 BA 2017 SUPPORT OPPOSE of the staff commendation to lower density or not build at all.
6 BA 2017

COMMENTS (additional space is provided on the back)

The proposal for addit' Bldgs, units will alter the quality of life in Scottsdale. The complicated traffic flow is highly congested as it is right now & addit' residents in this small community will compromise the safety of its residents.



WRITTEN COMMENTS

T3



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NAME (print) Gary Hess MEETING DATE 11/1/17

NAME OF GROUP/ORGANIZATION (if applicable) Troon North Golf Villas

ADDRESS 20111 E. Southwind Lane #1056 ZIP 85262

HOME PHONE 303-817-1331 WORK PHONE _____

E-MAIL ADDRESS(optional) DrPhodoc51@comcast.net

AGENDA ITEM # 5-BA-2017 6-BA-2017 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) Time share development parcel #6 - terrible idea that will negatively impact all current residents with increase traffic noise & drop all property values in the area.



WRITTEN COMMENTS

74



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NAME (print) SANDI + JOST RUTTERSHANK MEETING DATE NOV 1/17

NAME OF GROUP/ORGANIZATION (if applicable) TROON NORTH RESIDENTS

ADDRESS 10222 E. Southwind LN. ZIP 85262

HOME PHONE _____ WORK PHONE 416-473-4411

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 5-BA-2017-1 - SUPPORT OPPOSE
6 BA-2017

COMMENTS (additional space is provided on the back) _____

THIS ~~WILL~~ PROPOSAL WILL TURN A QUIET
NEIGHBORHOOD INTO A COMBUSTED, LOW
COMMERCIAL AREA. IT WILL RUIN THE

ATMOSPHERE



WRITTEN COMMENTS

APPROVE CITY
STAFF
RECOMMEND, O
A1



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NAME (print) Carla Phenicie MEETING DATE 11-1-17

NAME OF GROUP/ORGANIZATION (if applicable) Troon North

ADDRESS 10327 E Mark Ln Scottsdale AZ ZIP 85262

HOME PHONE 480-361-7005 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

AGENDA ITEM # 5-BA-2017 6-BA-2017 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) This project will cause increased traffic at an intersection that is already dangerously busy. The project does not fit in with the current construction and looks cheap. Please oppose this project. Thank you.



WRITTEN COMMENTS

K3

2

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NAME (print) Tom HERZAN MEETING DATE Nov 1 2017

NAME OF GROUP/ORGANIZATION (if applicable) STONEEDGE

ADDRESS 28990 N. WHITEFEATHER LN #142 ZIP 85262

HOME PHONE 419 348 5909 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # _____ SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) THERE IS NO PARKING / ALREADY TO CROWDED / WOULD BE WAY TO CONGESTED / TO MANY TRANSIENT PEOPLE. GO WITH STAFF PLEASE PATIENTS



WRITTEN COMMENTS

A4



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NAME (print) LORIE GRASSMAN MEETING DATE 11-1-17

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 28990 N. WHITE FEATHER LANE #102, SCOTTSDALE AZ 85262

HOME PHONE ~~502~~ 480-215-5298 WORK PHONE _____

E-MAIL ADDRESS (optional) loriegrassman@gmail.com

AGENDA ITEM # Ten or More Dollars SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) Please support the city's decision on water tower the domes



WRITTEN COMMENTS

AS



This card is used to submit written comments to the Board or Commission.
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NAME (print) CHARLES GWYN MEETING DATE Nov. 1, 2017

NAME OF GROUP/ORGANIZATION (if applicable) TROON DEV.

ADDRESS 10914 E. QUARRY TR ZIP 85262

HOME PHONE 480 515 1404 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # TROON NORTH 1. REDUCE DENSITY OR
 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) APPROVE STAFF RECOMMENDATION

LAND AREA DOESN'T SUPPORT PROPOSED DENSITY
CAUSES? FIRE HAZARD, REMOVES PRESTINE
DESERT LANDSCAPE, INCREASES TRAFFIC
AND POLLUTION

