



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Planning Commission

*Chair Karen Liepmann
Commissioner Robert Brown
Commissioner Charles Covington
Commissioner Timothy Dickman
Commissioner Pamela Georgelos
Commissioner William Nassikas
Commissioner James Rose*

Tuesday, April 2, 2024

6:00 PM

Council Chambers

1. CALL TO ORDER / ROLL CALL

Notice is hereby given that members of the Planning Commission will attend either in person or by electronic conference system, pursuant to A.R.S. §38-431(4).

2. EXECUTIVE SESSION

The Planning Commission may go into executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.

3. APPROVAL OR AMENDMENT OF MINUTES

A. [24-114](#) Approval of March 19, 2024 Planning Commission Minutes.

Staff Contact: Cherise Fullbright, 480-348-3539

Attachments: [2024-03-19 PC Draft Minutes](#)

4. PRESENTATIONS

5. STUDY SESSION ITEMS

The Study Session is open to the public for viewing, and the following items are scheduled for discussion among the Planning Commission, Staff, and invited presenters. Votes will not be made on any of these items but may be made when the item is scheduled for final action later in the meeting or at a future meeting. Public comment will not be invited at this time.

- A. [24-108](#) **Citizen Review Session - Work Session - Proposed amendments to Article XII, Personal Wireless Service Facilities Zoning Ordinance related to the process for site approvals**

Staff Contact: **Paul Michaud, 480-348-3574**

Attachments: [A. Staff Report](#)
 [B. Planning Commission Minutes](#)
 [C. Resolution 2022-23](#)
 [D. Article XII, PWSF \(Track-Change\)](#)
 [E. Ordinance 2024-02 \(Draft\)](#)
 [F. Presentation](#)

- B. [24-125](#) **Discussion on Minor Special Use Permit Amendment (SUP-24-01) Ritz-Carlton Area C Lots 15-19 (7000 E Lincoln Dr)**

Staff Contact: Brandon McMahon, 480-348-3531

Attachments: [A. Staff Report](#)
 [B. Vicinity & Related Maps](#)
 [C. Application](#)
 [D. Five Star Project Excerpts](#)
 [E. Summary of Five Star SUP Amendments](#)
 [F. Narrative, Plans & Renderings V.3](#)
 [G. Notification Materials](#)
 [H. Waiver of Rights and Remedies \(Prop 207\)](#)
 [I. Presentation](#)

6. PUBLIC HEARINGS - LEGISLATIVE ACTIONS

Public Hearings are legislative actions scheduled for action by the Planning Commission. Staff will present the item, the Planning Commission will have an opportunity to discuss and ask questions of staff and/or the applicant, the public hearing will open for public comment, after receiving public comment the public hearing will be closed, the Planning Commission may have further discussion, and lastly, the Planning Commission will take action on the item.

A. [24-099](#) **Discussion and Possible Action on Minor Special Use Permit Amendment (SUP-24-01) Ritz-Carlton Area C Lots 15-19 (7000 E Lincoln Dr)**

Staff Contact: Brandon McMahon, 480-348-3531

Attachments: [A. Staff Report](#)
 [B. Vicinity & Related Maps](#)
 [C. Application](#)
 [D. Five Star Project Excerpts](#)
 [E. Summary of Five Star SUP Amendments](#)
 [F. Narrative, Plans & Renderings](#)
 [G. Notification Materials](#)
 [H. Waiver of Rights and Remedies \(Prop 207\)](#)
 [I. Presentation](#)

7. ACTION ITEMS

Items for Public Hearings are Legislative Actions scheduled for action by the Planning Commission. Staff will present the item, the Planning Commission will have an opportunity to discuss and ask questions of staff and/or the applicant, the public hearing will open for public comment, after receiving public comment the public hearing is closed, the Planning Commission may have further discussion, and lastly, the Planning Commission will take action on the item by making a motion.

A. [24-098](#) **Discussion and Possible Action on Horseshoe Estates Lot Split (LS-24-01) 7300 E Horseshoe Road (APN: 174-30-023A)**

Staff Contact: Brandon McMahon, 480-348-3531

Attachments: [A. Staff Report](#)
 [B. Vicinity & Related Maps](#)
 [C. Application](#)
 [D. Narrative, Plans & Docs](#)
 [E. Water Impact Service Study](#)
 [F. Utility Service Letters](#)
 [G. Preliminary Drainage Report](#)
 [H. Notification Materials](#)
 [I. Presentation](#)

B. [24-075](#) **Selection of Chair per Section 2-5-2 of the Town Code**

Staff Contact: Paul Michaud, 480-348-3574

Attachments: [A. Staff Report](#)

8. STAFF REPORTS

9. PUBLIC BODY REPORTS**10. FUTURE AGENDA ITEMS****11. ADJOURNMENT***AGENDA IS SUBJECT TO CHANGE*

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived. The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Planning Commission meeting.*