



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Planning Commission

Tuesday, July 7, 2020

6:00 PM

Council Chambers

**IN-PERSON ATTENDANCE AT PUBLIC MEETINGS HAS BEEN SUSPENDED UNTIL
FURTHER NOTICE. WATCH LIVE STREAMED MEETINGS AT:**

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1. CALL TO ORDER

Chairman Wainwright called the meeting to order at 6:15 p.m. The meeting was delayed due to some technical issues with some Commission members connecting remotely.

STAFF MEMBERS PRESENT

Town Attorney Andrew M. Miller attending remotely
Community Development Director Jeremy Knapp attending remotely
Planning Manager Paul Michaud
Senior Planner George Burton
Town Engineer Paul Mood attending remotely

2. ROLL CALL

Present 7 - Commissioner Jonathan Wainwright
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Daran Wastchak
Commissioner Orme Lewis
Commissioner Thomas G. Campbell
Commissioner James Rose

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

- A. [20-307](#) Discussion of a Major Special Use Permit Amendment (SUP-18-05) -
7101 E Lincoln Drive - Smoke Tree Resort

Indexes: Smoketree Resort

Commissioner Wainwright began the meeting. He noted the agenda item was a continuation that did not get a recommendation for approval from the Planning Commission in March 2019. The Town Council had modified the Statement of Direction (SOD) and sent it back to the Planning Commission. He noted this was for the Smoke Tree Resort Special Use Permit (SUP) Amendment.

Paul Gilbert, representing the property owner, stated that the applicant team is available on the call for questions. He noted that items had changed on the application since 2019 that he will summarize. He hoped the Commission would be pleased with the changes. Below are some of the items Mr. Gilbert brought up:

- The General Plan designates the property as a redevelopment area.
- Section 1 of the SUP guidelines states the Town could require less or more restrictive standards. Mr. Gilbert felt the project meets the less restrictive standard due to their proximity to Scottsdale, the small size of the property, the property is surrounded on all three sides by commercial zoning, and only the western boundary is adjacent to a residential area.
- The SOD stated that the Planning Commission should take into consideration the approximate five acre size of the site and reduced density on the west and south sides, which had been done.
- The applicant had located the more intense uses in the front and center of the property.
- The applicant addressed safety concerns by removing a driveway on Lincoln Drive and combined an entrance on Lincoln Drive with the adjacent medical center.
- The applicant preserved viewsheds and reviewed them, concluding no adverse effect of neighboring properties.

Additionally, Mr. Gilbert noted that the June 2020 comments from the Town Council were positive. He listed the changes to the plan since March 2019.

- Eliminated the "for sale" units
- Reduced the number of units from 180 to 122
- Reduced the density on the south and west borders
- Increased setbacks from the south property line to 60 feet
- No third-floor room spacing
- All third-floor rooms face Lincoln Plaza Medical Center
- Only 15 keys on the third level
- Removed balconies on the west side to protect residential privacy
- 100 feet between the residential property on the west to the nearest structure which was limited to 24 feet in height

- The noise generating elements are located inside of the structure
- The dining area for the restaurant has been moved away from the residential neighbors on the west
- Eliminated roof elements
- Agreed to a maximum height of 36 feet from natural grade
- There would be areas that the buildings will be lower to ensure they comply with the height restriction
- Chimneys and architectural features comply with the 36-foot height guideline
- There were Open Space Requirement (OSC) guidelines on the south and west sides that they met; and not on the east side
- There was good feedback from the neighborhood meetings
- There was an issue with the parking spaces needed and agreed with the Town Council to develop a parking management plan

Chairman Wainwright thanked the applicant. He noted he may have questions for them and would allow them to address any public comments. He asked Commissioner Rose to introduce himself.

Chairperson Jim Rose looked forward to being on the Planning Commission. He gave his background and career history. His experience had been in product development and hotel management.

Chairman Wainwright thanked Commissioner Rose.

Planning Manager Paul Michaud presented the SUP application to the Commission. He explained that he would review the background, the revised SOD from the Council, density, heights, and viewsheds.

Mr. Michaud showed slides comparing the 2019 and 2020 site plans. He identified ground level, second-level, and third-level plans. He read in entirety the revised SOD.

Mr. Michaud provided a tentative schedule with each meeting date corresponding to topics within the SOD. He noted he would address the three items for discussion during this meeting unless otherwise directed.

Mr. Michaud reviewed the density. The SUP Guidelines state that the maximum density of guest units should equal 1 unit for every 4,000 square feet of site area. The current proposal shows 122 units or 26 units per acre for this approximate five acre site. The SUP guidelines recommended a maximum of 11 units per acre. The average Paradise Valley Resort has nine units per acre and is 40 acres.

Mr. Michaud reviewed the project height. He noted the SUP Guidelines

recommend maximum building height of 36 feet, accessory structures at 24 feet, and service structures at 18 feet. The proposed height was complying from the natural grade as well as the accessory structures. He added that the main guest unit building sits at a two-foot lower grade near the pool area.

Mr. Michaud continued on the criteria for open space regarding viewsheds. There is an encroachment on the third story facing Lincoln Plaza Medical Plaza and on the pedestrian archway along the Lincoln Drive side.

Chairman Wainwright opened the public comment portion.

Melvin Comstock, resident, felt that Paradise Valley would benefit from the resort. He was concerned that the density was 2.5 times greater than the SUP guidelines. He noted the development of the Ritz-Carlton and the Smoke Tree Resorts would add traffic to Lincoln Drive and there are already existing concerns on Lincoln Drive without the resorts being open. He understood the economic need for a certain number of units, but felt that it should be the developers' responsibility to address.

Chairman Wainwright noted he had been in email contact with Mr. Comstock and indicated he could continue to communicate with him.

No additional comments were made. The public comment portion was closed.

Chairman Wainwright asked if the Commission had questions for the staff or applicant.

Commissioner Rose asked if the applicant would be able to accommodate the stipulation for the outdoor portion of the restaurant or lounge to not be in use after 10:00 p.m.

Taylor Robinson, applicant, noted the amenity on the third floor is for guests only. A key card would be needed to access the area and the elevator. This provisions will allow them to control when the area was accessed.

Commissioner Rose asked if there would be entertainment in the lounge area.

Mr. Robinson noted the resort management would have to coordinate that to not conflict with the events in the pavilion or on the event lawn.

Commissioner Rose asked how many people could gather on the event lawn and if there would be entertainment.

Mr. Robinson responded that the peak number was 200 people. The event space wasn't designed for corporate customers, but 200-person events. Entertainment would have to follow Town noise ordinances and stipulations that are in place.

Commissioner Lewis was concerned with the proposed small corner market near a larger grocery store and the impact of traffic.

Paul Gilbert addressed the concern by stating the store is very small. The shop would be 2,000 square feet and would not generate much traffic.

Mr. Robinson recognized that the primary use of the resort was the guest units. He noted that accessory uses should be for guests only. He referred to the area as a gift shop with sundries and things catering to a coffee shop or similar function. It would be internally facing and could only be accessed by entering the resort main entrance. He recognized that some outside patrons would visit, but the majority would be resort guests.

Commissioner Wastchak inquired about traffic entering through the Quail Run Road and Lincoln Drive access points, specifically what will prevent a driver from using the Lincoln Drive access.

Mr. Robinson noted that the primary access will be on Quail Run Road. The shared access with the Lincoln Medical Center is already in discussion. The right turn deceleration will not be installed until a future date. He noted the design intent is to separate any traffic to the resort which would be guests or visitors for events to use the main entrance. The second entrance on Lincoln Drive would be primarily for service entrance and deliveries. Deliveries would be brought from Scottsdale Road and make a left turn into the Lincoln Drive entrance which is nearest the loading dock. It would not prevent people from making a button-hook turn to use the coffee shop; however, it would not be convenient.

Commissioner Campbell asked if the market had an entrance to the north or just one to the courtyard to the west.

Architect Eric Peterson stated there would be windows and cafe tables to the north. The majority of windows/door will open to the courtyard. He did not feel the market and coffee shop uses will draw much traffic as it would not be publicized.

Commissioner Campbell, referring to Sheet A11, stated that he was glad to see the vertical construction to the north and interior of the site. The parking on the perimeter eliminates any landscape buffers to the site

except for trees. The Desert Willow tree proposed does not get large. He asked if a more ambitious tree could be planted as that is the only landscaping buffer they have to screen the buildings. He wondered if the north row of trees in the south parking area could be staggered to create visual mitigation.

Responding to a question on the south and east landscaping, Mr. Michaud stated there are mock orange hedges proposed along these property lines.

Commissioner Campbell asked what the mature height of those hedges would be.

Mr. Michaud stated those hedges are shown at 6 feet in height at full maturity.

Mr. Peterson noted that the shrub hedge was mostly on the Andaz property, and they anticipate that hedge staying. The west and residential side had significant landscaping. The east side did not have as much landscaping, as that was next to the medical center. He noted the trees could be staggered. Larger trees would limit how many cars could be parked. If larger trees were installed, they would need to eliminate parking spaces.

Commissioner Campbell asked if there was a five-foot island for the trees.

Mr. Peterson stated they are willing to look at different tree options. He commented that the third story element was along the east side of the property.

Commissioner Campbell noted that the east area should be the direction to stagger the trees to create a buffer.

Chairman Wainwright asked if Commissioner Campbell had a type of tree species he would recommend.

Commissioner Campbell noted he did not have a recommendation.

Commissioner Wastchak agreed with Commissioner Campbell. He felt staggering the trees to create more screening was a minor request that he hoped the applicant would consider. He was pleased with the setback on the south side.

Commissioner Campbell reiterated he would like a different species of tree. He noted that if larger trees were a challenge next to buildings that the south line of trees could be diversified.

Mr. Peterson stated he would relay the request to the landscape architect and did not see that being a problem.

Chairman Wainwright agreed with Commissioner Campbell regarding the staggering of trees and also diversifying the tree species.

Commissioner Georgelos agreed with comments made regarding the trees and landscaping buffer. She felt that creating a buffer should be a priority and did not feel that the current plan was enough.

Commissioner Wastchak commented the south elevation greater setback was good. He asked if the Andaz owner has provided a letter or any information regarding their support of the development.

Mr. Robinson noted he was the last person to speak with the representative for Andaz. His last meeting was in September 2019. Since that time, the applicant has worked with staff to improve the plan. The current plan was taken to the Andaz. He felt their response acknowledged the site and the necessary parking. He noted that the owner of Andaz has not fully endorsed the project, but is what they expected to see. He will ask the owner of Andaz to submit comments to the Planning Commission.

Chairman Wastchak stated he would not consider a vote until he has received comments from the Andaz.

Chairman Wainwright would consider the neighbors regarding their project and thanked the applicant for reaching out to the Andaz management.

Commissioner Covington stated that screening of the southeast corner from the third story element would be an item of interest. He asked if the lounge on the third floor will be enclosed.

Mr. Michaud stated that there was an enclosed element shown on the plans.

Mr. Peterson noted that the intent was an amenity room used by hotel guests. There is glass that surrounds the area and leads to a roof deck. He noted that all sound ordinances and times of operations will be followed. Anything extending outside of that will be indoors. The lounge will not be open to the public, but an open room for guests to book for parties. He noted there was a glass element that could be closed to bring use inside.

Mr. Robinson referred to Sheet A21 to clarify the uses. He clarified that areas labeled B were enclosed in glass. The doors shown could all be closed at any time, whether that is the Town noise ordinance or the SUP

schedule. The areas labeled as C were outdoor and would not be used after set time parameters.

Chairman Wainwright asked how many people the rooftop deck could accommodate.

Commissioner Covington asked staff for the final landscaping plan for the medical center for a better idea of what the southeast exposure will be.

Mr. Michaud stated this landscape plan will be provided for the next meeting.

Commissioner Covington was primarily concerned about the south and west property lines.

Mr. Peterson noted he would verify the occupancy of the 3rd floor amenity and let the Commission know once he had the information.

Chairman Wainwright asked for an estimated occupancy for the lounge area.

Mr. Peterson stated that most likely, no more than 100 people would be allowed.

Commissioner Rose asked if a guest could rent the space and invite people from the outside to an event.

Mr. Peterson stated that they would not. The use of the area was only for guests. Access control would be used to verify guests.

Commissioner Georgelos asked how the 3rd floor amenity will look. She asked if the area labeled A is supposed to be an event space flowing out to areas B and C.

Mr. Peterson referred to Sheet A21. He circled the area labeled B, which would be enclosed with a glass roof. The area labeled C would be completely uncovered. Area A was the air-conditioned closed space. He noted this was only for guest use. Area A could be used as a meeting area or a space rented by guests to use for their purpose.

Mr. Robinson noted the amenity was not to be active year long. It would only be active during peak levels or high season.

Commissioner Georgelos wanted to understand the use of the area. She understood the active time periods. She asked if it was for guests of the resort or parties of guests of the resort. She asked if music or

entertainment would be optional.

Mr. Robinson noted that if a guest wanted to use the space other than for themselves, it would need to be discussed with unified management of the resort. The intent would not allow the guests entertainment or any food preparation. For the area to be used, it would most likely be during maximum occupancy. It was just an amenity space for resort guests.

Commissioner Georgelos asked if it would be a luncheon or meeting/presentation conference space.

Mr. Robinson noted the intent was not a conference area. It would be an area that guests could order food from downstairs, order drinks, or reserve tables.

Commissioner Georgelos asked if those types of uses would include area labeled A. She noted the area did not show any seating. She asked if this area was for friends to gather and relax.

Mr. Robinson commented he would add more furniture on the diagram. He noted she was correct about the use of area A being the same as area B and C.

Commissioner Campbell felt that persons other than guests of the resort will use this space. He felt the area labeled A would be used as a party space. He wanted to stipulate the uses, including no amplified music or sound, and within the hours of operation set. He noted that changes in management could cause this area to be used differently.

Chairman Wainwright felt this area would have the best views and was concerned about the overflow. He felt the comments regarding music were validated.

Commissioner Wastchak agreed with previous comments. He felt non-amplified music should be added as a stipulation. The elevation would be problematic with any increased noise. He lives close to the Andaz resort and can hear the pool used on the ground level.

Commissioner Georgelos wanted the area to be a positive amenity for the resort. She felt this area could easily be misused. She felt it would be enticing for the management to use more intensely. She was concerned about area A used as a reception space and that over time the uses could change. She wanted to continue the discussion regarding that use.

Mr. Gilbert commented he would return to the Commission with precise

details on how the space would be used.

Chairman Wainwright thanked Mr. Gilbert. He confirmed that they would bring any concerns to the applicant promptly.

Commissioner Rose felt the lounge area would be rented out for parties by non-resort guests. He was concerned that the parking would be affected. He mentioned the architect was discussing round tables in the area and up to 100 people using the space. He felt that could add up to 50 cars. He wanted a stipulation that this would not be rented to non-resort guests.

Commissioner Georgelos thanked the applicant and others doing work on the project. She wanted to move forward and discuss the issues. She looked forward to working with the applicant in a positive direction. She asked if Mr. Michaud could walk through the heights and viewsheds.

Mr. Michaud discussed building heights.

Commissioner Georgelos asked if that area was included on the front Lincoln Drive perimeter.

Mr. Michaud confirmed it was. The accessory structures could not exceed 24 feet, and all buildings except the pavilion roof meet the height standards. He added that none of the primary use structures exceed the 36 feet in height from natural grade.

Commissioner Georgelos asked if the building had been lowered 2 feet from the original grade.

Mr. Michaud stated that from natural grade, the building was 36 feet; however, the total building height was 38 feet. They excavated the building and set it 2 feet lower than the natural grade. Only the interior portions of the building near the pool were lower than the natural grade.

Mr. Peterson referred to Sheet A23 and detailed that from the inner courtyard, the 2-foot drop was only visible from the courtyard and interior.

Mr. Robinson commented the natural grade guidelines were designed for a resort that is a minimum of 20 acres. This was a pre-existing resort, and the site is under five acres. The original grade had a natural five-foot fall from the southwest to northeast corners.

Commissioner Campbell referred to Sheets A18 and A19. He was not able to see the dimensions of the viewsheds on the plan.

Mr. Robinson explained the open space criteria determined the viewshed dimensions. The method for calculating the lines was outlined in the SUP guideline. They took a distance from net property lines, up 16 feet, then proceed at an angle to establish the lines. The south and west sides meet the criteria. The east side had an encroachment against the Lincoln Plaza Medical Center. There was a tower element that encroached when the formula was followed.

Chairman Wainwright noted the tower was an architectural feature. He felt it made the project more interesting but did violate the open space criteria.

Commissioner Lewis felt the project had vitality. He wanted to be sure that the Commission was looking at the project conventionally and not eliminating every feature.

Commissioner Wainwright agreed.

Commissioner Campbell felt they should consider that the two towers on the pedestrian archway had a hip roof. It gradually slopes and felt the impact was minor. He supported the towers as drawn.

Commissioner Covington stated he agreed, but would like a rendering showing the towers from the other side.

Commissioner Georgelos referred to Sheet A18 and asked if the numbers equaled 38 feet. She asked that this sheet be clarified because of the two feet that will be excavated.

Mr. Robinson answered, yes. The 36 feet is from the natural grade line, and the other number goes down to the courtyard and equals 38 feet. From the inside, the natural grade is 38 feet. He said that the sheet will be revised.

Commissioner Campbell asked if there was a grading plan or if one could be provided at a later date.

Mr. Robinson confirmed the grading plan was in the civil plan set. He would clarify the spot elevations. It was not outlined in the plan the Commission had.

Commissioner Georgelos asked about the right-of-way dedication reflected in the application. She wondered if there is a greater dedication possible.

Mr. Robinson noted that if a greater dedication were made on Lincoln

Drive, the impact would be substantial. The Town Engineer required a 65-foot dedication pulling into the parking on Lincoln Drive. Lincoln Plaza Medical Center was revising landscaping and installing sidewalks. The Town was also installing a sidewalk. The proposal of the right-of-way dedication had been arrived at with the Town Council.

Commissioner Georgelos was concerned that Lincoln Drive would continue to get busier. In case a change was needed in the future, the worst case would be no possibility for expansion. She wanted to continue the discussion on the dedication.

Commissioner Campbell asked the staff to address the final dedication on the Lincoln Plaza Medical Center.

Mr. Michaud stated his understanding was this owner granted 40 feet of dedication and a 16 ½ foot easement for utilities.

Mr. Miller stated there was a development agreement with Lincoln Plaza Medical Center that dedicated 40 feet from the center line and a sidewalk and utility easement that varies between 15 and 22 feet. It tracks the front of the north side wall on their property. The concept is to create a business corridor improvement-a shared access agreement between Lincoln Medical to provide access.

Commissioner Campbell felt the Commission should have the information on how the two projects will work together. They wanted to see any type of agreements that have been made.

Commissioner Georgelos agreed with Commissioner Campbell that they should see how the two projects would work together. She asked the applicant to explain the project density.

Mr. Robinson stated originally the proposed density was higher, which included a residential component. Through the prior Planning Commission and Town Council meetings they realized that use was not supported. They tried to find use for the property without a residential component. There is a critical mass to the resort operations. They had tried to find a balance for the critical mass, and the support for a unit count resulting in 122 room keys. The parking was also included in finding this balance. Other resorts were an average of 20 acres. The calculation was skewed due to the resort size being much less. The resort would ensure the accessory uses be followed. The Hermosa Inn has significantly fewer rooms, but the accessory uses are primary. Most of the traffic at Hermosa Inn is due to outside sources. The proposed project is meant to accomplish the primary use as a resort with limited accessory uses.

Commissioner Georgelos stated there was a substantial reduction in density for the site. Her issue was that the density was still greater than what would be on the site per unit. She agreed it was a smaller site, but with 122 keys she was concerned with parking. She felt the totality of the resort should be discussed.

Mr. Robinson looked forward to discussing the parking at another meeting. He noted that three analyses had been done for the parking. The calculation addressed a peak parking demand of 199 spaces. They would be able to accommodate that using a valet plan. A more up to date Urban Land Institute (ULI) parking plan stated peak parking demand would be under 150 spaces required. They are waiting for the third study and would then compile the three reports to bring a complete study to the Commission.

Commissioner Georgelos stated there are multiple resorts that are under parked. That included valet plans. She felt it would be a large issue for the resort.

Commissioner Wastchak commented that Mr. Gilbert alluded that the Commission is looking for cooperation from the Town Engineer that has not been provided. He asked Mr. Mood to address that point.

Mr. Mood confirmed they had information from Kimley Horn. Town staff and the Kimley Horn staff are currently reviewing the information and would then pass that to Smoke Tree representatives. Kimley Horn cannot release the full model for proprietary reasons.

Mr. Gilbert stated he has never had a model not shared due to proprietary reasons. He felt it was unusual and inhibited them from putting together a parking plan.

Chairman Wainwright asked why the information was proprietary.

Mr. Mood stated he did not have that information but was told that from Kimley Horn.

Mr. Mood stated the staff received the model last Thursday of the previous week and have just started looking through the model.

Mr. Gilbert noted they would like to see it once it was reviewed and studied.

Chairman Wainwright asked if that was a reasonable request.

Mr. Knapp noted he would provide the input and output of the model, but would not provide the software to run the model as that would be proprietary.

Commissioner Rose asked if a traffic study had been completed.

Mr. Michaud stated that there was a traffic study in the packet provided to the Commission.

Commissioner Wastchak noted they should push back the parking study from the next meeting to a future date. He wanted the Commission to have all of the information needed before adding items to future agendas.

Mr. Gilbert felt that discussing the parking study should be pushed back to allow all parties to review the information.

Mr. Michaud detailed the next meeting agenda. He stated the parking discussion will be set for the August 4 meeting. He asked if there was particular direction or comments needed on density, height, or viewsheds to give to the applicant or staff.

Commissioner Lewis noted the density is anchored to the parking. He asked what the protocol of the Town for parking spaces for mini cars or if all spaces should be the same dimensions.

Mr. Michaud stated the code specifies 180 square feet for parking stalls. If something different were needed, it would need to be addressed through the Special Use Permit.

Commissioner Wastchak stated the Commission should provide the applicant with the list of what is needed. He felt the density would be tied to the parking and wanted to provide thoughts on height and viewsheds. He had no requests to adjust the height. The north elevation is needed to show and identify how far south the east area encroachment will extend.

Chairman Wainwright wanted other Commissioners' thoughts, so the applicant is aware of what the Commission needs to see.

A Commissioner wanted to see elevations for the encroachments on the north and south sides.

Commissioner Campbell wanted to discuss Sheet A18 and the lowest elevation. He asked if the 20-foot height from the viewshed is from the existing natural grade. He noted that the third story element viewshed had been setback enough from the Andaz property, and the Commission had

done their due diligence. He felt comfortable that the third story element is within the traditional viewshed diagram relating to the south side.

A Commissioner reiterated the viewshed of the open space criteria was calculated from the net property line and natural grade. Along the southern boundary, the building has been designed not to encroach into that boundary.

Commissioner Georgelos wanted to know what net numbers were being used and what would happen in case the dedication changed.

Commissioner Wastchak stated he was not sure what Commissioner Georgelos was requesting. He noted the dedication is on the west and north side, not the south and east side.

Commissioner Georgelos stated that the dedication change would shrink the net property size and would change the viewpoints. She wanted to know what would happen to the viewsheds with changes to the dedications. She also wanted to see changes from different perspectives.

Commissioner Campbell responded that the east and south property lines are not subject to change, what would be seen from the south was his concern.

Commissioner Georgelos wanted to verify that they are looking at the viewpoints from a standard area.

Commissioner Campbell commented the viewpoints are based on the calculation, not where someone would be standing.

Chairman Wainwright asked if Commissioner Georgelos was concerned that dedications on the north side would affect those on the south side.

Commissioner Georgelos clarified she was concerned about the net square footage and wasn't clear on how that would affect viewsheds. The Statement of Direction asked the Commission to look at the size of properties. She is primarily concerned about the east and west side. She referred to the Statement of Direction and felt the Commission needed to be concerned about the mapping and scale of the property. There should be consideration given to the views on the south side. She felt those were the main viewshed issues.

A Commissioner stated they felt the impact to surrounding properties should be considered and felt that input from Andaz was needed.

Chairman Wainwright stated that the Commission would be more comfortable with the south side if the Andaz property owner felt the same.

Commissioner Georgelos asked how the density affects the safety and quality of life for neighboring properties. She noted the density is double the guideline.

Chairman Wainwright noted this property is different in size and location. The impact on the neighbors needed to be considered.

Commissioner Lewis felt the resort fit the environment and worked best for the architectural legacy and practicality to make a resort succeed. He wanted to be careful of removing aspects of the resort because they didn't fit the guideline.

Commissioner Covington noted the density needs to work for the developer, so the resort may be successful. The density would have a direct impact on the developer. He wanted to take more time to consider the density.

Commissioner Rose wanted to know more about the traffic in the area. He felt the pavilion and restaurant would be utilized and did not want Lincoln Drive to be more congested than it already was today.

Chairman Wainwright stated they would discuss that at a future meeting.

Chairman Wainwright closed the discussion.

No Reportable Action

5. PUBLIC HEARINGS

None

6. ACTION ITEMS

None

7. CONSENT AGENDA

- A. [20-227](#) Approval of May 5, 2020 Planning Commission Minutes

A motion was made by Commissioner Georgelos, seconded by Commissioner Covington, to approve the minutes. The motion carried by the following vote:

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

B. [20-253](#) Approval of May 19, 2020 Planning Commission Minutes

A motion was made by Commissioner Georgelos, seconded by Commissioner Covington, to approve the minutes. The motion carried by the following vote:

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

8. STAFF REPORTS

Mr. Knapp expressed his appreciation in working for the Town.

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Michaud reviewed the upcoming agenda items.

11. ADJOURNMENT

A motion was made by Commissioner Georgelos at 9:05 p.m., seconded by Commissioner Covington, to adjourn the meeting. The motion carried by the following vote:

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

Paradise Valley Planning Commission

By: _____
 Jeremy Knapp, Secretary