



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Planning Commission

Tuesday, April 4, 2017

6:00 PM

Council Chambers

1. CALL TO ORDER

Chairman Strom called the meeting to order at 6:07 p.m.

Vice Mayor Bien-Willner thanked Chairman Strom for his service and welcomed the new members and thank all the members for their service. He stated he is the liaison for the Planning Commission and is available to them.

STAFF MEMBERS PRESENT

Town Attorney Andrew M. Miller
Community Development Director Eva Cutro
Planner George Burton

2. ROLL CALL

Present 6 - Chairperson Dolf Strom
Commissioner James Anton
Commissioner Charles Covington
Commissioner Daran Wastchak
Commissioner Jonathan Wainwright
Commissioner Tom Campbell

Absent 1 - Commissioner Rick Mahrle

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

A. [17-102](#) **Discussion of an Intermediate Special Use Permit Amendment for Sanctuary Resort**

George Burton presented the application. He stated that the Planning Commission shall focus their study on any visible or audible aspects of the application per the Statement of Direction (SOD). The application includes new casitas, pools, snack bar, and a ballroom expansion. Parking will be modified to accommodate the improvements. Chairman Strom requested a traffic graphic. It was provided.

There was discussion on the setbacks. The existing casita was setback 45 feet. A new casita is now proposed at a 25-foot setback. A Citizen Review Meeting is scheduled for April 14, 2017. At that time, the setbacks will be discussed with the neighbors. Neighbors will also be notified by the Town prior to the public hearing. Commissioner Wastchak had a concern with the pool setback. Oleanders separate the pool from the residences to the west. The Special Use Permit (SUP) guidelines recommend a 200-foot setback from any residence. There is an approximate setback of 240 feet from water's edge to the property line. Chairman Strom would also like to have the plan label the setback between the pool and the residential structure. The pool also sits lower than the homes to the west. The pool barrier could be a solid wall to mitigate any noise. Hours of pool use could also be limited or at least prohibit amplified sound at the pool. The applicant is looking at this as a family pool for daylight hour use only. The applicant is also willing to screen the pool with a solid pool barrier.

Commissioner Campbell requested an exhibit with clear boundary lines between the SUP and non-SUP properties. There was additional discussion of the proposed casita closest to Starlight Way. There was a concern regarding the height of this building and its finished floor elevation versus the existing natural grade. It was noted that the roofline would match the existing roofline. It was noted that the setback of 25 feet is from the resort's private street, not from the SUP boundary. The applicant will provide the setback from the SUP property line to the proposed casita.

There was discussion regarding the ballroom expansion. Commissioner Campbell considers this an improvement because the outside deck will now be enclosed. Stormwater was discussed. A drainage study was done and reviewed by the Town Engineer. It was noted the ballroom expansion is on the top level. Offices will be on the lower level. Bathroom expansion was discussed. A new stall will be added to the ladies room. This will also be covered during the building permit review. There was discussion of the new stairwell. It will be screened by existing vegetation.

Parking was discussed. It was noted 371 parking spaces will be required. There will be 391 parking spaces provided, with 17 of these being new spaces. It was also noted that due to Uber and similar programs less guests are renting cars. Employee parking was discussed. Two or three additional employee vehicles are expected. Commissioner Anton inquired about ADA spots. It was noted the resort is just at the requirement. An ADA sign was removed because it was mistakenly placed on a non-ADA spot. They will clearly identify all ADA stalls. The applicant will also include in the narrative the employee parking needs.

There was discussion of storage structures along McDonald Drive. They are visible from the road. The applicant will investigate this matter. They may change the color of the units to blend them or increase the landscaping along McDonald Drive.

Mr. Burton showed the color boards. There was discussion of the colors. The existing color exceeds the allowable Hillside Code LRV. The new casitas will be painted a darker color that will meet the Hillside Code LRV limit.

Lighting was discussed. There is a note that the lighting will meet dark skies. The Town has not adopted dark skies, but the applicant will meet the Town Hillside code. A lumen count was requested. Additional information was also requested for the ballroom lighting.

It was noted there will be another work session on April 18, 2017, with the hearing set for May 2, 2017.

Chairman Strom requested additional information on turn lanes and traffic.

No Reportable Action

B. [17-103](#)

Discussion of Planning Commission Summer Schedule and Related Matters

The Planning Commission wishes to continue meeting throughout the summer. The July 4th meeting will either be rescheduled or cancelled. The Planning Commission may have to work on cell language/standards throughout the summer. Start time may also be flexible with an earlier start time.

No Reportable Action

5. PUBLIC HEARINGS

6. ACTION ITEMS

A. [17-107](#)

Election of Chair

Chairman Strom nominated Commissioner Wastchak. There were no other nominations.

A motion was made by Commissioner Strom to nominate Commissioner Wastchak as chairman, seconded by Commissioner Wainwright. The motion carried by the following vote:

Aye: 6 - Chairperson Strom, Commissioner Anton, Commissioner Covington, Commissioner Wastchak, Commissioner Campbell and Commissioner Wainwright

7. CONSENT AGENDA

A. [17-086](#) Approval of March 7, 2017 Planning Commission Minutes

A motion was made by Commissioner Campbell, seconded by Commissioner Wainwright, to approve the March 7, 2017 minutes with a correction on page 4 of Public Body Reports to add the word "lighting" before consultant. The motion carried by the following vote:

Aye: 6 - Chairperson Strom, Commissioner Anton, Commissioner Covington, Commissioner Wastchak, Commissioner Campbell and Commissioner Wainwright

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

Commissioner Wainwright will not attend the April hillside meeting. If needed Commissioner Anton will fill in.

Commissioner Campbell explained that at the last meeting he proposed running for Hillside and leaving Commission. He has since reconsidered so he can stay involved with the Hillside Code revisions and is now still on the Commission. Commissioner Wastchak thanked Chairman Strom for his leadership through the Five Star project and that he is honored to serve as Chair. Commissioner Anton will miss the April 18th meeting. Commissioner Covington will miss that as well. It was noted that Commissioner Covington rode his bicycle from Seattle to Maine in 78 days.

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

A motion was made by Commissioner Wastchak at 7:47 p.m., seconded by Commissioner Wainwright, to adjourn the meeting. The motion carried by the following vote:

Aye: 6 - Chairperson Strom, Commissioner Anton, Commissioner Covington, Commissioner Wastchak, Commissioner Campbell and Commissioner Wainwright

Paradise Valley Planning Commission

By: _____
Eva Cutro, Secretary