



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Planning Commission

Tuesday, May 1, 2018

6:00 PM

Council Chambers

1. CALL TO ORDER

STAFF MEMBERS PRESENT

Interim Community Development Director Paul Michaud
Planner George Burton

2. ROLL CALL

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

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

None

5. PUBLIC HEARINGS

None

6. ACTION ITEMS

A. [18-183](#)

Consideration of Finisterre Subdivision Wall (MI-18-02)
6440 N 61st Place (Assessor's Parcel Number 169-39-125)

Mr. Burton provided an update on the application request. He indicated the additional wall height will affect nine properties. He reviewed the Planning Commission discussion from the work session of April 17, 2018.

Commissioner Wainwright questioned if the wall height on the corner lot on Lincoln Drive and Invergordon Road will be on both sides. Mr. Burton

replied yes, the additional wall height will wrap onto Invergordon Road.

Commissioner Lewis inquired about the berming. Dave Pulatti, representing the Finisterre home owner association, explained the berms will be consistent. He added that the association plans to meet the draft Visually Significant Corridor plans landscaping palette.

Mr. Burton stated that staff recommends forward of approval of the request with the three stipulations in the action report. He responded to Chairman Wastchak that the process for a subdivision wall is different than a wall on an individual lot. It was noted that a subdivision wall requires recommendation by the Planning Commission and approval by the Town Council.

During Planning Commission questions, Commissioner Wainwright asked about the ownership of the subdivision wall. Mr. Pulatti noted that the home owner association will use a single contractor to do the work and they maintain the outside of the wall. The homeowner is responsible for maintenance of the inside of the wall.

Public comment was open and closed. There were no comments.

A motion was made by Commissioner Wainwright, seconded by Commissioner Covington, to recommend that the Planning Commission forward to the Town Council approval of the modified subdivision wall heights for the Finisterre subdivision, subject to the following stipulations:

1. The wall improvements shall be in substantial compliance with the following:
 - a. The narrative, prepared by the Finisterre Home Owner's Association (HOA);
 - b. The site plans, prepared by the Finisterre HOA; and
 - c. The exterior wall elevations/details, prepared by the Finisterre HOA.
2. The exterior of the wall must be finished and painted to match the existing wall.
3. Any exterior landscaping destroyed or removed during the construction of the wall improvement must be replaced with a similar plant or similar vegetation.

The motion carried by the following vote:

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

7. CONSENT AGENDA

A. [18-179](#) Approval of April 17, 2018 Planning Commission Minutes

A motion was made by Commissioner Wainwright, seconded by Commissioner Covington, to approve the April 17, 2018 Planning Commission minutes. The motion carried by the following vote:

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

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Michaud reviewed the upcoming meeting items.

11. ADJOURNMENT

A motion was made by Commissioner Campbell at 6:25 p.m., seconded by Commissioner Anton, to adjourn the meeting. The motion carried by the following vote:

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

Paradise Valley Planning Commission

By: _____
Paul Michaud, Secretary