



# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Action Summary

### Planning Commission

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Tuesday, May 2, 2017

6:00 PM

Council Chambers

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#### 1. CALL TO ORDER

#### 2. ROLL CALL

- Present** 6 - Chairperson Daran Wastchak  
Commissioner James Anton  
Commissioner Charles Covington  
Commissioner Richard K. Mahrle  
Commissioner Dolf Strom  
Commissioner Jonathan Wainwright
- Absent** 1 - Commissioner Thomas G. Campbell

#### 3. EXECUTIVE SESSION

#### 4. STUDY SESSION ITEMS

- A. [17-154](#) Discussion of a Minor Special Use Permit Amendment  
Mountain Shadows Resort (SUP 17-02). 5517 E Lincoln Drive.  
**No Reportable Action**

#### 5. PUBLIC HEARINGS

- A. [17-156](#) Consideration of Intermediate Special Use Permit Amendment  
Sanctuary Resort (SUP 16-08). 5700 E. McDonald Drive.
- A motion was made by Commissioner Wainwright, seconded by Commissioner Mahrle, to recommend approval to the Town Council the Intermediate Special Use Permit amendment for the Sanctuary on Camelback Resort, subject to the stipulations in Ordinance #2017-02, with amendments. These amended stipulations related to requiring the hours of the new pool area to start at 7:00 a.m., to sign the existing ADA parking space near the valet stand for cart use, to require all new parking spaces have dimensions of 9 feet by 20 feet instead of the 180 square foot dimension, to modify the existing oleander replacement stipulation with hop bush for Casa 2 with an amendment that also applies to the oleanders along McDonald Drive related to the containers, and to amend the retention basin stipulation that these basins must match the landscaping and architecture of the site.**

**The motion carried by the following vote:**

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

**Absent:** 1 - Commissioner Campbell

- B.**     [17-151](#)     Consideration of a Minor Amendment to the El Chorro Lodge Special Use Permit  
5550 E Lincoln Drive - Office/Kitchen Renovation and Monument Entry Sign

**A motion was made by Commissioner Mahrle, seconded by Commissioner Strom, to deem the requested amendment at the El Chorro Lodge as a minor amendment to the Special Use Permit zoning per the criteria listed in Section 1102.7.B of the Zoning Ordinance. The motion carried by the following vote:**

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

**Absent:** 1 - Commissioner Campbell

**A motion was made by Commissioner Mahrle, seconded by Commissioner Covington, to approve the Minor Special Use Permit Amendment at the El Chorro Lodge related to the new entry monument and the renovation and addition of office, kitchen, and storage space, subject to the following stipulations:**

1. All improvements shall be in substantial compliance with the following:
  - a. Project Narrative, prepared by Jordan Hiser & Joy, P.L.C., document "00071572 2";
  - b. Site Plan Sheets SP1, SP2, and SP3, prepared by Ideation Design Group, sealed by registered architect Carl Frederick Schaffer, dated April 25, 2017;
  - c. Building Sign Elevation, Sheets SK2, prepared by Ideation Design Group, dated March 29, 2017;
  - d. Monument Sign Elevation/Plan View, prepared by Ideation Design Group, dated April 6, 2017 showing sign at 4'6" in height;
  - e. Photometric Plan, prepared by eDesign Group, dated April 25, 2017;
  - f. Lighting cut sheets for the Focus Industries LED Flood Light, Kichler Mount Vernon Collection wall light, and Philips LED wall sconce 102L light; and
  - g. Corner Vision documentation prepared by prepared by CivTECH Inc., sealed by registered professional engineer Douglas Ostler, dated April 7, 2017 and April 18, 2017;
2. Lighting
  - a. The lighting for the entry monument sign shall be placed on a timer to shut off between the hours of 12:00 a.m. and 7:00 a.m., unless otherwise approved by the Town Manager or designee for special events.
  - b. The loading dock emergency light shall be on a motion sensor that limits operation to five minutes per incidence.
3. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by this Minor Amendment SUP 17-01.
4. The Owner and Town sign and record a Waiver of Rights and Remedies agreement under A.R.S. §12-1134.

The motion carried by the following vote:

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

**Absent:** 1 - Commissioner Campbell

**C.**     [17-155](#)     Phoenix Country Day School - Intermediate SUP Amendment  
3901 E. Stanford Drive

**A motion was made by Commissioner Strom, seconded by Commissioner Anton, to recommend approval to the Town Council the Intermediate Special Use Permit Amendment for Phoenix Country Day School, subject to the following stipulations:**

1. All improvements to the property shall be in substantial compliance with the following:
  - a. Intermediate Special Use Permit Amendment Application. Submitted November 2016. Resubmitted April 2017.
2. The illumination of the proposed signs shall be turned off between the hours of 9:30 p.m. and 5:30 a.m.
3. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by this Intermediate Amendment.
4. The monument sign on Stanford shall be located outside of the American Association of State Highway and Transportation Officials (AASHTO) sight triangle.

**The motion carried by the following vote:**

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

**Absent:** 1 - Commissioner Campbell

**6. ACTION ITEMS**

**7. CONSENT AGENDA**

**A.**     [17-140](#)     Approval of April 18, 2017 Planning Commission Minutes

**A motion was made by Commissioner Wainwright, seconded by Commissioner Mahrle, to approve the April 18, 2017 minutes. The motion carried by the following vote:**

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

**Absent:** 1 - Commissioner Campbell

**8. STAFF REPORTS**

**9. PUBLIC BODY REPORTS**

**10. FUTURE AGENDA ITEMS**

**11. ADJOURNMENT**

**A motion was made by Commissioner Strom at 8:00 p.m., seconded by Commissioner Covington, to adjourn the meeting. The motion carried by the following vote:**

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

**Absent:** 1 - Commissioner Campbell