



# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Meeting Notice and Agenda Planning Commission

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Tuesday, February 5, 2019

6:00 PM

Council Chambers

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### 1. CALL TO ORDER

### 2. ROLL CALL

*Notice is hereby given that members of the Public Body will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).*

### 3. EXECUTIVE SESSION

*The Public Body may convene into an 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.*

- A. [19-036](#) **Discussion or consultation with the Town Attorney on legal advice regarding the Major Special Use Permit Amendment application for Mtn View Medical Center located at 10555 N Tatum Boulevard (SUP-18-12) as authorized by A.R.S. §38 431.03(A)(3.)**

### 4. PUBLIC HEARINGS

*The Public Body may take action on this item.*

- A. [19-041](#) **Consideration of a Preliminary Plat & Private Road Conditional Use Permit (PA-17-01 and CUP-19-01)  
Sanctuary II - Three Lot Subdivision with Private Road  
4474 E. Valley Vista Lane (Assessor's Parcel Numbers 169-20-122)  
and 4490 E. Valley Vista Lane (Assessor's Parcel Numbers 169-20-123)**

**Attachments:** [Vicinity Map & Aerial Photo](#)  
[Application - Preliminary Plat](#)  
[Application - Conditional Use Permit](#)  
[Applicant Response Letter](#)  
[Response from Nick Prodanov from LDG](#)  
[Narrative](#)  
[Preliminary Plat - Sanctuary II](#)  
[Landscape Plan](#)  
[Slope Analysis](#)  
[Design Package](#)  
[Updated Preliminary Grading Drainage & Paving Plan](#)  
[Topographic Survey February 18, 2016](#)  
[Topographic Survey April 26, 2016](#)  
[Site Plan for 4490 E Valley Vista Ln](#)  
[2003 Hillside Site Plan for Proposed Home at 4474 E Valley Vista Ln](#)  
[Water Service Impact Study](#)  
[Geotechnical Evaluation](#)  
[City of Phoenix Technical Appeal Correspondence](#)  
[Notification Materials](#)  
[Public Comment](#)

## 5. ACTION ITEMS

*The Public Body may take action on this item.*

- A. [19-037](#) **Recommendation of a Statement of Direction Extension for Mtn View Medical Center located at 10555 N Tatum Boulevard (SUP-18-12)**

**Attachments:** [A. SOD Approved](#)  
[B. SOD Amended](#)  
[C. Applicant E-mail Correspondence](#)

## 6. STUDY SESSION ITEMS

*Work/Study is open to the public however the following items are scheduled for discussion only. The Public Body will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Public Body may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item is subject to change.*

- A. [19-045](#) **Discussion of Major Special Use Permit Amendment (SUP-18-05)  
7101 E Lincoln Drive - Smoke Tree Resort Study Session #6**

- Attachments:**      [Attachment A - Application](#)  
[Attachment B - Vicinity Map & Related Maps](#)  
[Attachment C.1 - Submittal Response Letter 01/09/2019](#)  
[Attachment C.2 - Revised Narrative and Plans \(01/09/2019 Application Booklet\)](#)  
[Attachment C.3 - Response Letter and Updated Plan Sheets 01/30/2019](#)  
[Attachment C.4 - Traffic Impact Analysis](#)  
[Attachment C.5 - Parking Analysis](#)  
[Attachment D - SUP Guidelines](#)  
[Attachment E - General Plan Policies](#)  
[Attachment F - SUP History](#)  
[Attachment G - Smoke Tree Statement of Direction](#)  
[Attachment H - Public Comments Combined](#)  
[Attachment I - Lincoln Median Access Report](#)  
[Attachment J - DRAFT Ordinance 2019-02](#)

- B.      [19-044](#)      Discussion and Recommendation to the Town Council regarding Amendments to the Town Zoning Ordinance, Article XI, regarding Changes to Process for Approval of Managerial Amendments**

- Attachments:**      [Town Council Resolution #2018-27](#)  
[Exhibit A to Resolution 2018 27 Draft Ordinance No 2019](#)

## 7. CONSENT AGENDA

*All items on the Consent Agenda are considered by the Public Body to be routine and will be enacted by a single motion. There will be no separate discussion of these items. If a Commissioner or member of the public desires discussion on any item it will be removed from the Consent Agenda and considered separately.*

- A.      [19-025](#)      Approval of January 9, 2019 Planning Commission Minutes**

- Attachments:**      [010919 MN Draft](#)

- B.      [19-043](#)      Approval of January 22, 2019 Planning Commission Minutes**

- Attachments:**      [012219 MN Draft](#)

## 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.*