



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Planning Commission

*Chair Pamela Georgelos
Commissioner Robert Brown
Commissioner Charles Covington
Commissioner Craig Curtis
Commissioner Timothy Dickman
Commissioner William Nassikas
Commissioner James Rose*

Tuesday, December 2, 2025

6:00 PM

Council Chambers

1. CALL TO ORDER / ROLL CALL

Notice is hereby given that members of the Planning Commission will attend either in person or by electronic conference system, pursuant to A.R.S. §38-431(4).

2. EXECUTIVE SESSION

The Planning Commission may go into 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.

3. APPROVAL OR AMENDMENT OF MINUTES

A. [25-263](#) Approval of November 18, 2025 Planning Commission Minutes.

Staff Contact: Cherise Fullbright, 480-348-3539

Attachments: [2025-11-18 PC Draft Minutes](#)

4. PRESENTATIONS

5. STUDY SESSION ITEMS

The Study Session is open to the public for viewing, and the following items are scheduled for discussion among the Planning Commission, Staff, and invited presenters. Votes will not be made on any of these items but may be made when the item is scheduled for final action later in the meeting or at a future meeting. Public comment will not be invited at this time.

6. PUBLIC HEARINGS - LEGISLATIVE ACTIONS

Items for Public Hearings are Legislative Actions scheduled for action by the Planning Commission. Staff will present the item, the Planning Commission will have an opportunity to discuss and ask questions of staff and/or the applicant, the public hearing will open for public comment, after receiving public comment the public hearing is closed, the Planning Commission may have further discussion, and lastly, the Planning Commission will take action on the item by making a motion.

A. [25-267](#) **Discussion and Possible Action on Proposed amendments to Article XVII, Assisted Living Home, of the Zoning Ordinance**

Staff Contact: Chad Weaver, 480-348-3522

Attachments: [A. Staff Report](#)
[B. Background Material](#)
[C. Noticing - Comments](#)
[D. Ordinance 2025-04 \(Draft\)](#)
[E. Presentation](#)

7. ACTION ITEMS

Items for Action are scheduled for action by the Planning Commission. Staff will present the item, the Planning Commission will have an opportunity to discuss and ask questions of staff and/or the applicant, and lastly, the Planning Commission will make a motion on the item. Public comment is not required.

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.*



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 25-263

AGENDA TITLE:
Approval of November 18, 2025 Planning Commission Minutes.

STAFF CONTACT:



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes – Draft

Planning Commission

*Chair Pamela Georgelos
Commissioner Robert Brown
Commissioner Charles Covington
Commissioner Craig Curtis
Commissioner Timothy Dickman
Commissioner William Nassikas
Commissioner James Rose*

Tuesday, November 18, 2025

6:00 PM

Council Chambers

1. CALL TO ORDER / ROLL CALL

Chair Georgelos called the meeting to order at 6:00 PM.

Present – Chair Pamela Georgelos
Commissioner Robert Brown
Commissioner Charles Covington
Commissioner Craig Curtis
Commissioner Timothy Dickman
Commissioner William Nassikas
Commissioner Jim Rose

STAFF MEMBERS PRESENT

Town Attorney Deborah Robberson
Community Development Director Chad Weaver
Planning Manager Paul Michaud
Lead Management Specialist Cherise Fullbright

2. EXECUTIVE SESSION

3. APPROVAL OR AMENDMENT OF MINUTES

A. 25-255 Approval of November 4, 2025 Planning Commission Minutes.

A motion was made by Commissioner Brown, seconded by Commissioner Nassikas, to approve the November 4, 2025 meeting minutes as presented. The motion carried with the following vote:

Aye: Chair Georgelos, Commissioner Brown, Commissioner Covington,
Commissioner Curtis, Commissioner Dickman, Commissioner Nassikas,
Commissioner Rose

4. PRESENTATIONS

5. STUDY SESSION ITEMS

A. 25-246 **Citizen Review Session and Discussion on Proposed amendments to Article XVII, Assisted Living Home, of the Zoning Ordinance.**

Mr. Michaud presented the item to amend the Town Zoning Ordinance related to Assisted Living Homes, noting the specific articles impacted and the public hearing scheduled for December 2, 2025. Mr. Michaud shared background details resulting in the amendments, as well as details explaining the text amendment process. He stated that the draft ordinance had been designed to align with current state legislation and addressed the state statutes related to Articles II & XVII of the Zoning Ordinance. Mr. Michaud addressed public comment which had been received.

Chair Georgelos addressed opening the citizen review portion of the meeting first to allow public comment.

Commissioner Dickman addressed the matter being seen by the Town Council first, and requested discussion take place among the Commission before public comment. He believed the amendments had already been voted on by Town Council and wondered if there was a statement of direction.

Ms. Robberson confirmed that Town Council had initially discussed the matter with staff; however, nothing had been decided upon, there was no vote, and no changes were adopted. She added that staff had received directions from Town Council, and it was agreed to go through this process to determine if the amendments should be made or not. She explained that according to State Law and Town Code, the process included a review by the Planning Commission first to make a recommendation to Town Council for decision.

Mr. Michaud stated that text amendments typically come from Town Council direction to staff, so this item was discussed among other things and forwarded to staff to be completed.

Chair Georgelos clarified that there has been no hearing by Town Council on this matter although there has been some discussion about whether to move forward considering the amendments or not.

The following spoke in opposition to the amendments during public comment: Scott O'Connor, Becky Brimhall, Brandon Lebster, Jennifer Wasserman, Jody Reiser, William Wiles, Richard Milling, Michael Greenland, Ernie Riffer, Christine Hopper, & Amy McIlroy.

After being asked by the gallery, Commissioner Dickman questioned why the item was before the Commission. He was curious if the item was complaint driven.

Chair Georgelos asked staff to detail the effect the amendments would have on current residents.

Mr. Weaver clarified that although staff did not have insight into the desired outcome, they presented an analysis based on options from the state concerning these types of facilities, at the request of Town Council. Staff's belief was that the amendments would only impact future homes, not current ones, but the decision could go either way at the Council level.

Discussion took place among the Commission, public, and staff regarding the potential impacts on current homes, possible issues raising complaints, and unintended consequences.

Chair Georgelos directed staff to provide evidence of any assisted living home related parking, traffic, or noise complaints before the next meeting so the Commission could understand what has happened in the past.

Commissioner Covington applauded the process and thanked the public for their comments.

Chair Georgelos noted that the Commission will be making a recommendation to Town Council at the hearing on December 2nd, then Council will decide on the amendments. Public comment will be welcomed at the hearing.

Presentation and Discussion. No Reportable Action.

6. PUBLIC HEARINGS – LEGISLATIVE ACTIONS

7. ACTION ITEMS

8. STAFF REPORTS

Mr. Michaud reminded the Commission to register for the upcoming Town holiday event. He addressed a question from Commissioner Rose concerning the recent Kimpton (Scottsdale Plaza) Resort article. He believed the article terminology “residences” was an embellishment as no private residences had been approved.

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

Mr. Michaud stated that next meeting scheduled for December 2nd would include acting on the amendments of the Zoning Code discussed this evening.

11. ADJOURNMENT

A motion was made by Commissioner Dickman, seconded by Commissioner Curtis, to adjourn the meeting at 7:01 PM. The motion carried with the following vote:

Aye: Chair Georgelos, Commissioner Brown, Commissioner Covington,
Commissioner Curtis, Commissioner Dickman, Commissioner Nassikas,
Commissioner Rose

Paradise Valley Planning Commission

By: _____
Cherise Fullbright, Secretary



Action Report

File #: 25-267

AGENDA TITLE:

Discussion and Possible Action on Proposed amendments to Article XVII, Assisted Living Home, of the Zoning Ordinance

STAFF CONTACT:

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Chair & Planning Commission Members

FROM: Chad Weaver, Community Development Director
Paul Michaud, Planning Manager

DATE: December 2, 2025

DEPARTMENT: Community Development – Planning Division
Paul Michaud, 480-348-3574

AGENDA TITLE: Discussion and Possible Action on Proposed amendments to Article XVII, Assisted Living Home, of the Zoning Ordinance

RECOMMENDATION

It is recommended that the Planning Commission forward to the Town Council a recommendation for approval of Ordinance 2025-04 amending Article XVII, Assisted Living Home, of the Town of Paradise Valley Zoning Ordinance. The Planning Commission has options to make a recommendation for approval (with or without modifications), denial, or continuance.

REQUEST

Proposed amendments to Article XVII, Assisted Living Home, of the Town of Paradise Valley Zoning Ordinance, related to the occupancy and parking for Assisted Living Homes. The proposed modifications to “assisted living homes” do not include changes to the existing regulations for homes for the developmentally disabled, or to sober living or other similar facilities that would fall under the Town’s reasonable accommodation process adopted in 2017 via Resolution 2017-15 (Attachment B).

PROCESS

The Town Council, at its September 11th study session, directed moving forward with consideration of amendments to the Assisted Living Homes regulations, including a modification to align the number of residents in an Assisted Living Facility more closely with the occupancy limitations on single family homes and to address parking requirements.

A.R.S. § 9-462.03 requires that the Town adopt a citizen review process for all rezoning matters. The Town’s adopted provisions are found in Section 2-5-2 of the Town Code. For a Zoning Ordinance text amendment originated by the Town Council, Section 2-5-2(G) requires that the Citizen Review Session be held at a work-study session of the Planning Commission; the Planning Commission held the work-study session November 18, 2025.

After the citizen Review session, the Planning Commission may take all issues and concerns raised by property owners and other citizens potentially affected by the proposed text amendments at such session into account when it considers its recommendation to the Town Council on the proposed text amendment and shall, prior to the Town Council's public hearing on the proposed text amendment, report to the Town Council the issues and concerns raised during the citizen review input and discussion session; those comments are summarized below.

PLANNING COMMISSION DISCUSSION/CITIZEN REVIEW SESSION/COMMENTS

The Planning Commission held a Citizen Review Session/Work Session on November 18th regarding amendments to Article XVII, Assisted Living Home, of the Town of Paradise Valley Zoning Ordinance. There were 11 people who spoke (with several others in attendance who did not speak). Speakers included Town residents, family members of people in these homes, owners of Assisted Living Homes in Paradise Valley, and other Assisted Living Home representatives. Comments included wanting to understand reasons for making these amendments, stories from family members on the benefits these homes, statements that the percentage of older age groups in the Town creates demand for these homes, concerns that reducing the occupancy will negatively impact cost to the resident and/or the staffing and financial feasibility of these homes, clarification on the status of existing homes to operate under existing regulations (existing lawful Assisted Living Homes will be allowed to continue with up to 10 residents, subject to Article XXIII of the Zoning Ordinance, if the text amendment is adopted), anecdotal accounts regarding that noise and parking are not impactful (particularly compared to other uses like an Airbnb, Short Term Rental or resort or construction activity), statements that smaller group homes provide various benefits compared to larger occupancy facilities (items mentioned included more tailored social activities, ease in managing safety, illness, and other factors), and concerns that the amendment will effectively cap the number of these homes. For more information refer to the minutes and/or video of the meeting (available on the Town website). Also, you can find comments received on this item under Noticing – Comments (Attachment C).

The Planning Commission also asked for more information regarding parking and noise at these group homes. The Police Department records over the last four years show no noise complaints and only two parking violations (which are likely unrelated to the actual group homes). Refer to Background Material (Attachment B) for this data.

BACKGROUND

The Town's Vision & Values from its incorporation in 1961 and expressed in the current General Plan is to preserve the natural desert and provide a semi-rural, residential community with limited commercial development and limited government. The Town Council's direction to amend the assisted living home provisions aligns with the single-family focus of the General Plan. Approximately 75% of the land within the Town limits is for single-family residential homes (almost exclusively on one or more acres). Dedicated open space areas represent slightly more than 10% of the land within the Town limits. Non-residential uses which are governed by the Town's Special Use Permit zoning (limited to resorts, places of worship, private schools, medical plazas, and government use) make up slightly more than 6% of the Town's land within the Town limits (with the remainder being streets and undeveloped residential properties).

To facilitate the General Plan and to ensure that assisted living facilities are regulated more consistently with single-family uses in the Town, the current Town Zoning Ordinance provisions require amendment. The proposed amendments are permitted by A.R.S. § 36-403, which authorizes municipalities to adopt building and zoning regulations for “health care institutions” that are equal to or more restrictive than regulations of the State’s department of health services (A.R.S. § 36-401(A)(10) defines an “assisted living home” as an “assisted living facility” that provides resident rooms to 10 or fewer residents; A.R.S. § 36-401(A)(9) defines “assisted living facility” to include, among other things, a “residential care institution”; and A.R.S. § 36-401(A)(45) defines a “residential care institution” to include, among other things, a “health care institution”).

Article XVII (Attachment B) is the current text of the Zoning Ordinance provisions that are the focus of the proposed text amendment. There is no change to the definition of “assisted living home” in Article II. The Town first adopted the assisted living provisions of the Zoning Ordinance 2005. At present, there are 12 Assisted Living Homes within the Town limits and one under construction (Attachment B).

In conjunction with the State Department of Health Services application process, the owner/applicant must comply with the Town’s process. The Town’s typical processing is summarized below:

- Owner/applicant contacts the Town’s Community Development Department. The owner/applicant is told to make sure the proposed group home is a use that the Arizona Department of Health Services will provide a license, the use complies to Article XVII, Assisted Living Homes, all residents must be disabled as defined in Arizona Revised Statutes §41-1491, and to check homeowner association rules. Encourage submittal of a pre-application to maintain a list of these homes and to notify others of a possible upcoming Assisted Living Home(s). This is typically the time an owner/applicant will check the 1,320-foot radius and may request a zoning letter which will be updated to match the approved amendments (Attachment B).
- Owner/applicant submits building permit(s) and/or other plans. The owner/applicant may submit preliminary plans to the Town’s Building Division for a locational plan check only. Plans are reviewed in scope but not in detail for building code and land use compliance. If the home needs renovations or is a new construction, the owner/applicant must also submit to the Town full building permit plans and studies relevant to the specific property and structure just as any other resident or builder would be required to do. The home must meet all the state and local fire codes for this use. On fire, the owner/applicant provides a site plan and detailed floor plan showing all bedrooms, bathrooms, all means of egress from the bedrooms, and evacuation plan. This floor plan will be reviewed by the Town Fire Marshal/Building Manager. An assisted living home changes the building code classification of the home from R-3 to R-4 requiring compliance with the Americans with Disabilities Act, fire sprinklers, and related items. Prior to any Certificate of Occupancy, the owner/applicant must provide a copy of the State of Arizona License for an Assisted Living Home.
- Once the State Department of Health Services has issued a valid license and prior to commencing operation the owner/applicant must obtain a business license from the Town. Such home shall be licensed or certified by the State of

Arizona and shall continue to retain a valid license for as long as the home is in operation. If the State of Arizona revokes or terminates the license or certification to operate such a home, the person operating the home shall immediately cease operations and inform the Town of such revocation or termination.

TEXT AMENDMENT CHANGES

There are three proposed amendments. The first change addresses occupancy, which will be reduced from 10 residents, not including staff, to 6 residents, not including operator and staff, and members of the operator's family, with a maximum not to exceed 8 people. The second change modifies the parking associated with the home to require that it is all on site (not only the staff). The third change is to correct the title of Planning Department Director to Community Development Director.

NOTICING

The required noticing for a text amendment to the Town's Zoning Ordinance includes the posting of the agenda and newspaper notice. Both were completed. Notice in the newspaper was provided in advance of the November 18th Citizen Review Session and the December 2nd Planning Commission public hearing (Attachment E). Notice of the Town Council public hearing will be done in advance of that hearing. The owners of the 12 existing Assisted Living Homes and the one home under construction were also provided notice of the Citizen Review Session and Planning Commission public hearing.

NEXT STEPS

The next steps after Planning Commission recommendation are for a Town Council study session tentatively set for January 8th and a Town Council public hearing on January 22nd.

ATTACHMENT(S)

- A. Staff Report
- B. Background Material
- C. Noticing – Comments
- D. Ordinance 2025-04 (Draft)
- E. Presentation

Assisted Living Home Locations - Parking/Noise Complaints



Freeman Carney

To: Paul Michaud

Cc: Nicole Barrows; Chad Weaver

You replied to this message on 11/21/2025 7:00 AM.

Hi Paul,

Below is data from the last 4 years.

Last 4 years 11/19/21- 11/19/25

			Noise Complaint	Parking	
1	Camelback Residential Assisted Living LLC	6001 N Tatum Blvd	0	1	1/20/2025- Parking violation-may be a hiker-car moved by owner
2	Imperio LLC	6345 E. Berneil Ln	0	0	
3	Lincoln Residential Assisted Living LLC	6501 N 48th St	0	1	9/9/2022- abandoned vehicle-towed by All City Towing
4	Mountain View Assisted Living House	4801 E. Mountain View Rd	0	0	
5	Mountain View Residential Assisted Living	6520 North Mountain View Dr	0	0	
6	Paradise Living Center	6630 E Lincoln Dr	0	0	
7	Paradise Living Center Camelback LLC	6021 E Lincoln Dr	0	0	
8	Paradise Valley Senior Retreat	4801 E. Beryl Ave	0	0	
9	Simple Together ALH LLC	8635 N Via La Serena	0	0	
10	Simple Together LLC	6710 E Fanfol Dr	0	0	
11	Sunrise Care Homes Sunnyvale	7139 E Sunnyvale Rd	0	0	
12	Vista Living Paradise Valley	4810 E. Hummingbird Ln	0	0	

Best regards,



Freeman Carney

Chief of Police

Paradise Valley Police Department

6433 E. Lincoln Drive

Paradise Valley, AZ 85253

Office: 480-948-7418

Email: fcarney@paradisevalleyaz.gov

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ZONING ORDINANCE

Article XVII. ASSISTED LIVING HOME ^{564 567}

Section 1701. Assisted Living Home, subject to the following provisions:

- A. Distribution of Uses. No assisted living home shall be located on a lot within one thousand three hundred and twenty (1,320) feet, measured by a straight line in any direction, from the lot line of another assisted living home located within the Town of Paradise Valley or any other adjacent jurisdiction.
- B. Occupancy. The number of residents at such home shall be limited by applicable state laws, including any minimum square footage requirement per person, but in no event shall the number of residents exceed ten (10), not including staff.
- C. Licensure. Such home shall be licensed or certified by the State of Arizona, and satisfactory evidence thereof shall be on file with the Town. In the event that the State of Arizona revokes or terminates the license or certification to operate such a home, the person operating the home shall immediately cease operations and inform the Town of such revocation or termination.
- D. Administrative Review. Such home shall be reviewed and approved by the Planning Department Director, or designee, for building code and land use compliance prior to the use commencing.
- E. Code compliance. Such home shall comply with all applicable Town codes, including building codes, fire safety regulations, zoning and subdivision codes.
- F. Compatibility. Such home and its premises shall be maintained in a clean, well-kept condition that is consistent in materials and design style with homes in the surrounding or adjacent neighborhood.
- G. Threat to Community. Such home shall not house any person whose tenancy would constitute a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others.
- H. All parking by staff associated with such home shall be on site.

FOOTNOTE:

564 Ordinance #564 – 11/03/2005(Interpretation, Purpose and Conflict, was repealed by Ordinance Number 564, and moved to Article I, Section 103)

567 Ordinance #567 – 11/17/2005

Article II. DEFINITIONS ^{84 112 164 170 179 196 200 207 376 432 477 534 548 564 566 567 617 633 2016-13 2021-01}

Section 201.

For the purpose of this Ordinance, certain terms and words are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural, the singular; the word "building" shall include the word "structure;" the word "lot" shall include the word "plot;" and the word "shall" is mandatory.

Accessory Building / Structure⁵⁶⁴: A subordinate building, the use of which is incidental to that of the dominant use of the main building, or premises, including residential staff quarters; provided, however, that neither a building nor an enclosure for horses is an accessory building.

Alley: A public thoroughfare which affords only a secondary means of access to abutting property.

Anomaly: ⁵⁴⁸ A natural occurring, localized surface deviation from the natural land contour. Anomalies may include outcroppings, ridges, craters, or washes. When an anomaly affects the Open Space Criteria measurement for a building or structure, the Town Manager or designee shall eliminate the anomaly from the calculation and interpolate a simulated natural grade between the contour on each side of the anomaly for use when measuring the height of the building or structure.

Apartment House: See "Dwelling, Multiple."

Area of Jurisdiction: ²⁰⁷ The boundaries of Paradise Valley.

Assisted Living Home: ⁵⁶⁷ A dwelling shared as a primary residence by persons who are disabled, as defined in Arizona Revised Statutes §41-1491, who do not meet the definition of "family" as set forth in this section, who live together as a single housekeeping unit in an environment in which staff persons provide supervisory care, personal care and/or custodial care for the residents. This definition shall not apply to a home for the developmentally disabled as regulated by Arizona Revised Statutes §36-582.

Basement: ¹⁶⁴ A story having more than one-half (1/2) its height below natural grade.

Building: Any structure for the shelter, support or enclosure of persons, animals, or property; and when separated by dividing walls without openings, each portion of such building, so separated, shall be deemed a separate building.

Camper: ⁵⁶⁴ A camper is a unit designed for travel, recreational, and vacation uses, which may be placed upon or attached to a vehicle.

Cluster Plan (CP) District: ^{564 2016-13} A development approach that may be used in the R-43 or R-35 Cluster Plan zoning district that retains the same house per acre ratio as the R-43 or R-35,

RESOLUTION NUMBER 2017-15

**A RESOLUTION OF THE MAYOR AND COUNCIL OF
THE TOWN OF PARADISE VALLEY, ARIZONA,
MODIFYING THE AN APPLICATION PROCESS FOR
REASONABLE ACCOMMODATION REQUESTS BY OR
FOR PERSONS WITH DISABILITIES, APPROVING
CHANGES TO THE REASONABLE ACCOMMODATION
PROCESS GUIDE AND FORMS; AND DECLARING AN
EMERGENCY**

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF
PARADISE VALLEY, ARIZONA THAT:

WHEREAS, pursuant to federal law, a request for a reasonable accommodation may be made by any person with a disability, their representative, or a developer or provider for housing for individuals with a disability in order to provide disabled individuals with an equal opportunity to use and enjoy a dwelling; and

WHEREAS, pursuant to Resolution No. 1252, the Town of Paradise Valley ("Town") has adopted standards and procedures for granting a reasonable accommodation to its zoning and land use regulations, policies, and practices when needed to provide an individual with a disability an equal opportunity to use and enjoy a dwelling, where such an accommodation does not cause an undue financial or administrative burden or does not result in a fundamental alteration in the nature of the Town's zoning program, as those terms are defined in fair housing laws and interpretive case law; and

WHEREAS, Resolution No. 1252 adopted a reasonable accommodation guide ("Guide") and forms to be completed by applicants for a reasonable accommodation ("Forms"), set a reasonable fee for any application for a reasonable accommodation, as

well as appointing a hearing officer to hear and consider applications for reasonable accommodations; and

WHEREAS, amendments to the Guide and the Forms adopted by Resolution No. 1252 are now necessary in order to provide for greater notice to neighboring properties and clarity on spacing requirements and property ownership requirements for reasonable accommodation requests; and


WHEREAS, by adoption of this Resolution, the Town desires to amend the Guide and Forms (both attached hereto as Exhibit A and incorporated herein by this reference), and authorize the Town Manager to make the changes to the Guide and the Forms immediately upon adoption of this Resolution;

NOW, THEREFORE, BE IT RESOLVED that the Town Council:

1. Adopts the changes to the Guide as set forth in Exhibit A hereto;
2. Adopts the changes to the Form as set forth in Exhibit A hereto;
3. Authorizes the Town Manager issue the new Guide and Forms to any applicant for any and all requests for reasonable accommodations.

WHEREAS the immediate operation of the provisions of this Resolution are necessary for the preservation of the public peace, health and safety, an emergency is hereby declared to exist and this Resolution shall be in full force and effect from and after its passage by the Town Council.

PASSED AND ADOPTED by the Mayor and Council of the Town of Paradise Valley, Arizona this 22nd day of June, 2017.



Michael Collins, Mayor

ATTEST:


Duncan Miller, Town Clerk

APPROVED AS TO FORM

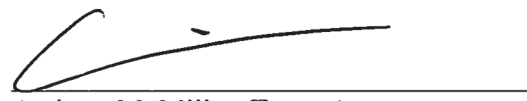

Andrew M. Miller, Town Attorney

EXHIBIT A

TOWN OF PARADISE VALLEY REASONABLE ACCOMMODATION GUIDE

Pursuant to federal law and Town Resolution No. 1252 (as amended by Resolution 2017-15), a request for a reasonable accommodation may be made by any person with a disability, their representative, or a developer or provider for housing for individuals with a disability in order to provide disabled individuals with an equal opportunity to use and enjoy a dwelling. The term “reasonable accommodation” is used here as the term is used in the Federal Fair Housing Amendments Act (“FHAA”), the Americans with Disabilities Act (“ADA”), and case law implementing and interpreting those statutes (“Fair Housing Law”).

Whether an accommodation can be granted is determined by the Town’s Accommodation Hearing Officer (who is appointed by the Town Manager) on a case-by-case basis. To request a reasonable accommodation, complete the Town’s Request for a Reasonable Accommodation Form and return it with the filing fee of \$500.00 to: Town of Paradise Valley, Attn: Accommodation Hearing Officer, 6401 E. Lincoln Drive, Paradise Valley, Arizona 85253. If you have any questions about the Request for Reasonable Accommodation Form or the requirements or procedures applicable to reasonable accommodation requests, please call Community Development Director at (480) 348-3522.

You may be required to provide additional information for the Accommodation Hearing Officer to properly evaluate your accommodation request. If needed, the Accommodation Hearing Officer may ask that medical and other health information be submitted; however, the name or extent of the disability will not be required. Unless the Accommodation Hearing Officer has previously requested additional information, the accommodation request shall be deemed complete ten days after it is received.

To ensure applicants have an actual, vested interest in the property where a reasonable accommodation is requested the applicant shall submit a current title report with all Schedule B exceptions shown, and either proof of property ownership or written notarized authorization from the property owner.

After receipt of a complete application, the Accommodation Hearing Officer may seek comments from Town staff or adjacent landowners before issuing a decision, depending on the type of accommodation requested. By way of example, if the accommodation request concerns the zoning of the subject property, comments may be sought from the Town’s Planning Division or landowners within 1,000 feet of the property; if the accommodation request concerns a building code provision, comments may be sought from the Town’s Building Department. If the Accommodation Hearing Officer seeks comments, they will be due no less than five days before the decision deadline; copies of any comments received will be provided to the applicant. Regardless of whether the Hearing Officer seeks comments, all Town property owners within one thousand (1,000) feet of the property will receive notice of the requested accommodation within five (5) days of the filing of the application and a copy of the Hearing Officer decision within five (5) days of the Accommodation Hearing Officer’s decision. Depending on the type of accommodation requested and comments received, if any, the Accommodation Hearing Officer may issue a decision, seek additional information from you, or conduct a public hearing after providing at least seven-day advance notice to you and those providing comments, unless the Accommodation Hearing Officer determines a shorter notice period is necessary or reasonable.

Within 30 days after receipt of a complete application, the Accommodation Hearing Officer shall issue a written decision granting the request, conditionally granting the request, offering an alternative accommodation, or denying the request with the reason for the denial stated. If the Accommodation Hearing Officer requests additional information from you during this 30-day period, the time for making

a decision shall be tolled until the additional information is received. The Accommodation Hearing Officer's decision will be considered final. The accommodation request and accompanying information will be kept with a record of the decision, will be a matter of public record, and will be made available to the public upon request.

REASONABLE ACCOMMODATION REQUIREMENTS

The following requirements must be met for the Town's Accommodation Hearing Officer to grant a reasonable accommodation. Please provide evidence to satisfy the requirements below on your Request for a Reasonable Accommodation Form.

1. The requested accommodation is requested by or on the behalf of one or more individuals with a disability protected under Fair Housing Law.
2. The requested accommodation is reasonable and necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.
3. The requested accommodation will not impose an undue financial or administrative burden on the Town as "undue financial or administrative burden" is defined in Fair Housing Law.
4. The requested accommodation will not result in a fundamental alteration in the nature of the Town's land use and zoning scheme, as "fundamental alteration" is defined in Fair Housing Law.
5. The requested accommodation complies with all other applicable Town Code provisions, zoning regulations, and development standards.
6. The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.
7. The applicant owns the property for which a reasonable accommodation is requested, or has notarized written consent from the property owner to apply for the requested accommodation.
8. The requested accommodation site is not located on a lot within one thousand three hundred twenty (1,320) feet, measured by a straight line in any direction, from any lot line of another group home or any assisted living home located within the Town of Paradise Valley or any other jurisdiction.

REQUEST NO. _____

**TOWN OF PARADISE VALLEY
REQUEST FOR A REASONABLE ACCOMMODATION FORM**

SUBMITTAL DATE: _____

To aid the Town's Accommodation Hearing Officer in determining whether the necessary requirements can be met for approving or conditionally approving this request, please answer the following questions and attach additional pages if necessary. Return this completed form with the filing fee of \$500.00 to: Town of Paradise Valley, Attn: Accommodation Hearing Officer, 6401 E. Lincoln Drive, Paradise Valley, Arizona 85253. If you have any questions about this form or the requirements or procedures applicable to reasonable accommodation requests, please call Community Development Director at (480) 348-3522.

Applicant Information:

Name: _____

☐ INDIVIDUAL ☐ CORPORATION ☐ LLC ☐ OTHER (check one)

Address: _____

Phone: _____ Fax: _____ E-mail: _____

Facility Information:

Name of Facility: _____

Address: _____

Assessor Parcel Number: _____

Are You the Owner of this Property? ☐ YES ☐ NO

Will smoking be allowed at this facility? ☐ YES ☐ NO

How many residents or employees will have vehicles parked on the premises? _____

1. Is this application being submitted by a person with a disability, that person's representative, or a developer or provider of housing for persons with a disability?

2. Does the applicant, or person with a disability on whose behalf the application is being made, have physical or mental impairments that substantially limit one or more of such person's major life activities? If so, please state the impairment and provide documentation of such impairment.

3. From which specific Town ordinance, rule, policy, procedure, practice, or service is an accommodation being requested?

4. Please describe the requested accommodation and explain why the specific accommodation requested is necessary to provide an equal opportunity to use and enjoy the dwelling. Please provide documentation to support your explanation.

5. Please describe alternative reasonable accommodations that may provide an equivalent level of benefit, if any, and explain how the alternatives are necessary to provide an equal opportunity to use and enjoy the dwelling. Please provide documentation to support your explanation.

6. Please explain why the requested accommodations will affirmatively enhance the quality of life of the person with a disability. Please provide documentation to support your explanation.

7. Please explain how the person with a disability will be denied an equal opportunity to use and enjoy the housing type of their choice absent the accommodations. Please provide documentation to support your explanation.

8. Please explain why the requested accommodations will not impose an undue financial or administrative burden on the Town.

9. Please explain the potential impact of the requested accommodations on the surrounding neighborhood and why the requested accommodations will not result in a fundamental alteration in the nature of the Town's land use and zoning scheme.

10. Please add any other information that may be helpful for the Town's Accommodation Hearing Officer to determine whether the requirements for approving the accommodations have been met.

11. If the applicant is a developer or provider of housing for individuals with a disability, please list any licenses or certifications required by applicable federal, state, county, and local laws and regulations and provide documentation of any such licenses or certifications.

12. If the applicant is a developer or provider of housing for persons with a disability, please describe whether or how it screens residents to determine whether their residency would constitute a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.

41-1491. Definitions

In this article, unless the context otherwise requires:

1. "Aggrieved person" includes any person who either:

(a) Claims to have been injured by a discriminatory housing practice.

(b) Believes that the person will be injured by a discriminatory housing practice that is about to occur.

2. "Assistance animal" means a trained or untrained animal that works, provides assistance, performs tasks or provides therapeutic or emotional support for the benefit of a person with a disability.

3. "Complainant" means a person, including the attorney general, who files a complaint under section 41-1491.22.

4. "Conciliation" means the attempted resolution of issues raised by a complaint or by the investigation of the complaint through informal negotiations involving the aggrieved person, the respondent and the attorney general.

5. "Conciliation agreement" means a written agreement setting forth the resolution of the issues in conciliation.

6. "Disability" means a mental or physical impairment that substantially limits at least one major life activity, a record of such an impairment or being regarded as having such an impairment. Disability does not include current illegal use of or addiction to any drug or illegal or federally controlled substance. Disability shall be defined and construed as the term is defined and construed by the Americans with disabilities act of 1990 (P.L. 101-336) and the ADA amendments act of 2008 (P.L. 110-325; 122 Stat. 3553).

7. "Discriminatory housing practice" means an act prohibited by sections 41-1491.14 through 41-1491.21.

8. "Dwelling" means either:

(a) Any building, structure or part of a building or structure that is occupied as, or designed or intended for occupancy as, a residence by one or more families.

(b) Any vacant land that is offered for sale or lease for the construction or location of a building, structure or part of a building or structure described by subdivision (a) of this paragraph.

9. "Family" includes a single individual.

10. "Person" means one or more individuals, corporations, partnerships, associations, labor organizations, legal representatives, mutual companies, joint stock companies, trusts, unincorporated organizations, trustees, receivers, fiduciaries, banks, credit unions and financial institutions.

11. "Respondent" means either:

(a) The person accused of a violation of this article in a complaint of a discriminatory housing practice.

(b) Any person identified as an additional or substitute respondent under section 41-1491.25 or an agent of an additional or substitute respondent.

12. "Service animal":

(a) Means any dog or miniature horse that is individually trained or in training to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability.

(b) Does not include other species of animals, whether wild or domestic, trained or untrained.

13. "To rent" includes to lease, to sublease, to let or to otherwise grant for a consideration the right to occupy premises not owned by the occupant.

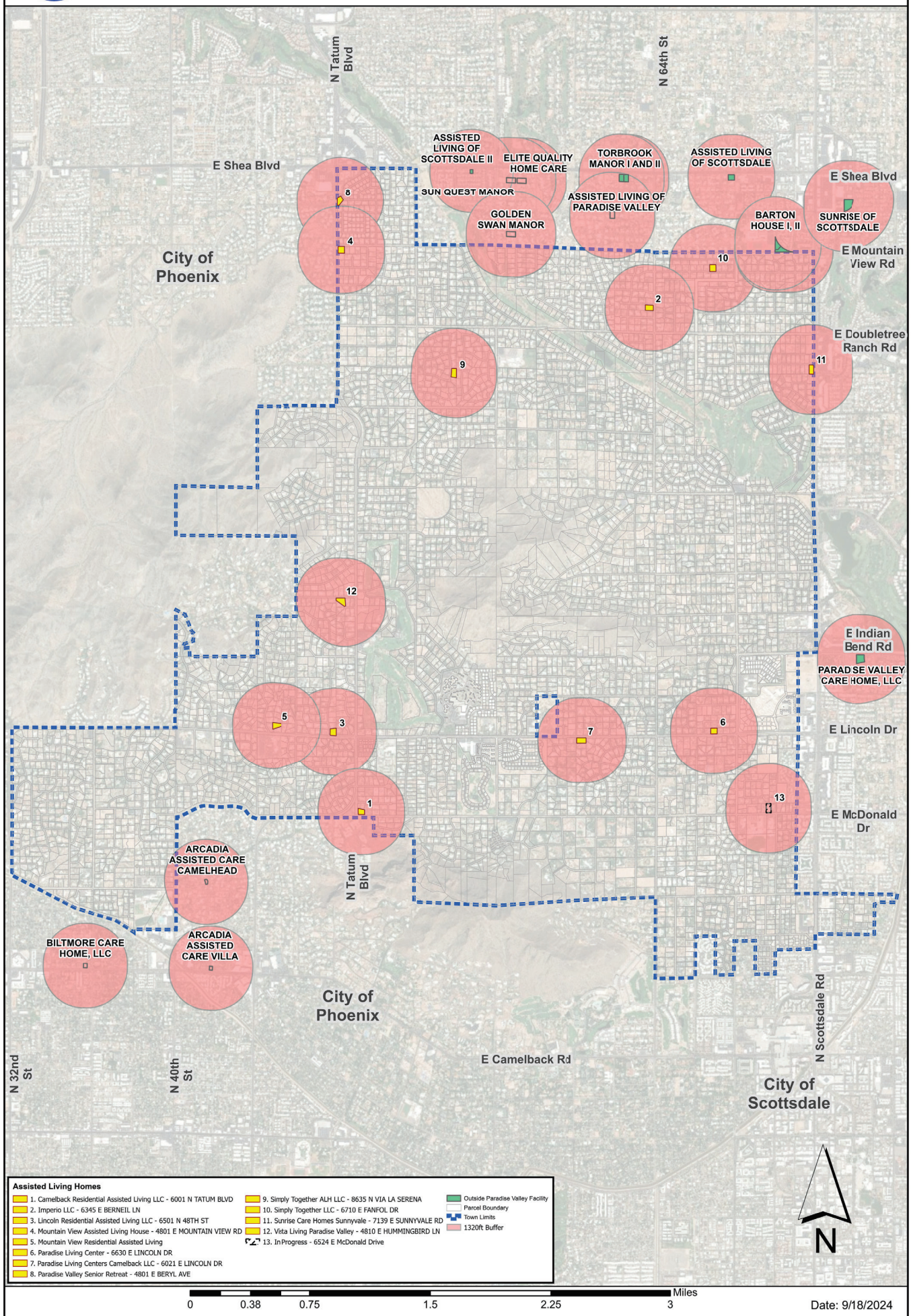
36-582. Residential facilities; zoning; notice; appeal

- A. Unrelated persons living together notwithstanding, a residential facility which serves six or fewer persons shall be considered a residential use of property for the purposes of all local zoning ordinances if such facility provides care on a twenty-four hour per day basis. The residents and operators of such a facility shall be considered a family for the purposes of any law or zoning ordinance which relates to the residential use of property. The limitation of six or fewer persons does not include the operator of a residential facility, members of the operator's family or persons employed as staff, except that the total number of all persons living at the residential facility shall not exceed eight.
- B. For the purpose of all local ordinances, a residential facility which serves six or fewer persons shall not be included within the definition of any term which implies that the residential facility differs in any way from a single family residence.
- C. The provisions of this section shall not be construed to forbid any city, county or other local public entity from placing restrictions on building heights, setback, lot dimensions and placements of signs of a residential facility which serves six or fewer persons as long as such restrictions are identical to those applied to other single family residences.
- D. The provisions of this section shall not be construed to forbid the application to a residential facility of any local ordinance which deals with health and safety, building standards, environmental impact standards, or any other matter within the jurisdiction of a local public entity provided that such ordinance does not distinguish residential facilities which serve six or fewer persons from other single family dwellings and provided further that such ordinance does not distinguish residents of such residential facilities from persons who reside in other single family dwellings.
- E. A local ordinance which distinguishes, tends to distinguish, or has the effect of distinguishing residential facilities which serve six or fewer persons from single family dwellings shall be void and of no effect as applied to such facilities.
- F. No conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility which serves six or fewer persons which is not required of a single family residence in the same zone.
- G. For the purposes of any contract, deed, or covenant for the transfer of real property executed subsequent to the effective date of this section, a residential facility which serves six or fewer persons shall be considered a residential use of property and a use of property by a single family, notwithstanding any disclaimers to the contrary.
- H. No residential facility shall be established within a twelve hundred foot radius of an existing residential facility in a residential area.
- I. Prior to the establishment of a residential facility in a residential area, the department shall give at least sixty days written notice to the local government unit affected. The government unit shall have the right to contest the establishment of a residential facility in a residential area by written objection filed with the department within thirty days after receiving notice and may request an administrative hearing pursuant to title 41, chapter 14, article 3.
- J. Other residential facilities which serve seven or more persons shall be a permitted use in any zone in which residential buildings of similar size, containing rooms or apartments which are provided on a continuing basis for compensation, are a permitted use. Nothing in this section shall be construed to prohibit any city or county from requiring a conditional use permit in order to maintain a residential facility serving seven or more persons, provided that no conditions shall be imposed on such a facility which are more restrictive than those imposed on other similar dwellings in the same zones.
- K. The provisions of this article shall apply only to residential facilities licensed, operated, supported or supervised by the department and the establishment of a particular facility shall not create any zoning rights with respect to any subsequent use of the property involved.
- L. This article shall apply only as to those government units which have adopted zoning ordinances which place more restrictions on the establishment of residential facilities than those pertaining to facilities authorized under this article, except that the local government unit to which this article does not otherwise apply may require the same notice and hearing procedures applicable to other zoning matters notwithstanding the provisions of subsection I of this section.



Town of Paradise Valley, AZ

Assisted Living Homes





[Insert Date]

[Insert staff name/title]
6401 E Lincoln Drive
Paradise Valley, AZ 85253
480-348-3531
[Insert email]

[Insert owner/applicant name]
[Insert address]

RE: Proposed Assisted Living Home
Address: [Insert site address]
APN: [Insert parcel number]
Zoning: [Insert zoning district]

Dear [Insert owner/applicant name]:

An assisted living home is permitted in the [Insert zoning] zoning district subject to compliance with Article II, Definitions, and Article XVII, Assisted Living Home, in the Town's Zoning Ordinance. Review of available records appear to show the proposed assisted living home at the above location is more than 1,320 feet from the lot line of any other assisted living home within the Town of Paradise Valley or any adjoining zip codes pursuant to Article XVII, Assisted Living Home. As of the date of this letter, the nearest assisted living facility is [Insert nearest assisted living facility] at [Insert address] at approximately [Insert distance] feet away. The proposed assisted living home is limited to a maximum of ten residents pursuant to Article XVII, Assisted Living Home (plus a maximum of two staff pursuant to Town policy).

This letter is not the Town's approval of an assisted living home at the above site location. Approval and operation of the assisted living home is dependent upon obtaining the necessary documentation from the State of Arizona, completion of the building permit process for any improvements, related inspections, and the issuance of a Town of Paradise Valley business license. You can contact the Town Clerk, Duncan Miller, or his designee for information on Town business licenses at 480-348-3610. You will also want to verify any additional rules subject to the property from any homeowner association regulations. If there is a homeowner association, provide this contact information to the Town.

All required improvements which include, and may not be limited to, the installation of fire sprinklers and emergency access shall be met along with all applicable inspections. You can contact the Town Fire Marshal/Building Official, Chuck Ransom at 480-348-3631 regarding any questions you have regarding these life safety requirements.

Sincerely,

[Insert staff name/title]

C: Chad Weaver, Community Development Director
Paul Michaud, Planning Manager
Chuck Ransom, Fire Marshal/Building Official
Duncan Miller, Town Clerk

Attached: Article XVII, Assisted Living Home

	Assisted Living Home Text Amendment (MI-25-03) Comments		
	Date	Comment	Type
1	11/30/2025	Correspondence from Bob and Jeanne Sterrett (residents) regarding a specific Assisted Living Home regarding specific incidents and supports limiting the occupancy	Email
2	11/28/2025	Correspondence from Kathleen Monheit (resident) supports limit to 6 occupancy	Email
3	11/28/2025	Correspondence from Bryan Brady (resident) supports limit to 6 occupancy	Email
4	11/26/2025	Correspondence from Jean Pederson supporting keeping the 10-bed occupancy with additional information	Email
5	11/26/2025	Correspondence from Marel Brady (resident) supports limit to 6 occupancy	Email
6	11/24/2025	Correspondence from Jean Pederson supporting keeping the 10-bed occupancy and information on State Statute	Email
7	11/20/2025	Correspondence from Lida Cubillas (owner of Assisted Living Homes in Town) supporting keeping the 10-bed occupancy	Email
8	11/19/2025	Independent Newspaper article forwarded to the Planning Commission on behalf of Council Member Pace	Email
9	11/18/2025	Citizen Review Work Session at Planning Commission Meeting. There were approximately 10 people that spoke (with several others in attendance that did not speak). These people included Town residents, family members of people in these homes, owners of Town Assisted Living Homes, and other Assisted Living Home representatives. Comments brought up included wanting to understand reasons for making these amendments, stories from family members on the benefits these homes have for the family members living in these homes, statements that the percentage of older age groups in the Town creates demand for these homes, concerns that reducing the occupancy will negatively impact cost to the resident and/or the staffing and financial feasibility of these homes, clarification on the status of existing homes to operate under existing regulations, anecdotal accounts regarding that noise and parking are not impactful (particularly compared to other uses like an Airbnb, Short Term Rental or resort or construction activity), statements that smaller group homes provide various benefits compared to larger occupancy facilities (items mentioned included more tailored social activities, ease in managing safety, illness, and other factors), and concerns that the amendment will effectively cap the number of these homes. For more information refer to the minutes and/or video of the meeting (available on the Town website. The Planning Commission also asked for more information regarding parking and noise at these group homes.	Meeting
10	11/18/2025	Email from a family member (Linda Heavilin) with a current resident living in a home to support retaining the 10-resident occupancy.	Email

11	11/17/2025	Phone call from Jean Pederson who owns several Assisted Living Homes (including in Town). She had several of the same questions and comments noted.	Phone
12	11/6/2025	Phone call from the owner of the home located at 4810 E Hummingbird Lane within the Town (Brett Weisel). He had questions on the upcoming meeting dates, impact to existing Assisted Living Homes if these homes can remain in operation with 10 residents (which text amendments when adopted allows for existing uses to remain and preliminary discussion by Council at their September 11th study session acknowledged an allowance for the existing operation), concern that a limit of 6 residents make operating an Assisted Living Home economically unfeasible, deadline for when the new Assisted Living Home regulations would take effect (which is 30 days after the adoption of an ordinance), and what action would be needed to secure compliance to the existing regulations before the new regulations go into effect (which would be an active business license or building permit for an Assisted Living Home).	Phone

From: [Pamela Georgelos](#)
To: [Chad Weaver](#); [Paul Michaud](#); [Cherise Fullbright](#)
Subject: Fwd: Proposed Amendments to Article XVII - Assisted Living Homes
Date: Sunday, November 30, 2025 4:17:47 PM

External
email: use
caution
with links
&
attachments

Forwarding re above matter.

----- Forwarded message -----

From: **Jeanne Sterrett** <[REDACTED]>
Date: Sun, Nov 30, 2025, 3:11 PM
Subject: Proposed Amendments to Article XVII - Assisted Living Homes
To: ViceMayor Ellen Andeen <ecandeen@paradisevalleyaz.gov>, Bob Brown <rbrown@paradisevalleyaz.gov>, Charles Covington <ccovington@paradisevalleyaz.gov>, Timothy Dickman <tdickman@paradisevalleyaz.gov>, Pamela Georgelos <pgeorgelos@paradisevalleyaz.gov>, Craig Curtis <ccurtis@paradisevalleyaz.gov>, William Nassikas <wnassikas@paradisevalleyaz.gov>, James Rose <jrose@paradisevalleyaz.gov>
Cc: Council Member Anna Thomasson <athomasson@paradisevalleyaz.gov>, Karen Liepmann <kliemann@cox.net>

We would like to comment on the proposed number of residents allowed in the Paradise Valley Group Homes or Assisted Living Homes.
You are considering whether the number of residents should be limited to 6 or 11.
We would like to provide you with some important information regarding this decision.

We have lived in Town of PV since 1977 and have experienced MANY changes; some good; some NOT so good. Around the year of 2017 or 2018, this address 8635 N (or East) [Via La Serena, Paradise Valley, AZ 85253](#) corresponds to an assisted living care home operating under the name "Simply Together Assisted Living" or "Simply Together ALH LLC." Public listing and licensing information describe it as a small residential assisted living facility (roughly 10 beds) providing 24/7 care and licensed in Arizona as an assisted living home.
The home was remodeled into a business.

What is publicly listed about this address

Multiple senior-care directories and business listings show "Simply Together Assisted Living" or "Simply Together ALH LLC" at [8635 N Via La Serena, Paradise Valley, AZ 85253](#), with state assisted-living license numbers such as AL11044H or AL11237H.

Real-estate and facility descriptions characterize the property as a 10-bed residential care/assisted living home on about an acre in Paradise Valley, marketed specifically as an assisted-living care home rather than a typical single-family residence.

What we noticed about this property

Shortly after the remodel, **a whole shipping container** appeared outside the exterior wall of this home. The **"shipping container"** is not visible from the street (Via La Serena) but is visible to our neighbors and to us from our street, Avenida Del Sol. This container must hold all supplies needed to operate the Assisted Living business as the garage and other storage areas have been expanded to facilitate residents living in this home. Eventually **an air conditioner** was placed on the shipping container which is also visible to those of us who live behind this business. We have contacted many Council Members as : Anna Thomasson, Karen Liepmann, Mary Hamay and even Jerry Bien-Willner. The conclusion is that this business does NOT break any codes of the Town, yet we as residents of the Town, are left looking at, yes, a huge shipping container that belongs in Rotterdam Harbor!

Incident at this property

In the year 2020, there was an incident at this Assisted Care Facility. Below is what was written in the Town of Paradise Valley's Independent Newspaper.

Elderly Woman Found After Wandering from Group Home

An 84-year-old woman, ****Laleah "Jo" Ebentier****, who wandered away from her group home near ****[8535 E Via La Serena](#)**** in Paradise Valley, was tragically found deceased on April 16, 2020.

Incident Details

- ****Disappearance Date:**** She was reported missing on April 8, 2020-
- ****Health Condition:**** Ebentier suffered from ****dementia**** and had ****impaired mobility****.
- ****Searching Efforts:**** Efforts included aerial searches and K-9 units, but initial searches yielded no results.
- ****Last Seen:**** She left around 10 a.m., last wearing specific clothing that included gold glasses, a green long-sleeved shirt, and dark blue Crocs.

This case highlights the importance of monitoring vulnerable individuals and ensuring their safety, especially in group home settings. If you have any specific questions about this incident or need further information, feel free to

ask!

Summary

This case is just an example of what can happen within our Town when we have Assisted Living Care Homes. The resources that are used for these businesses are extensive. The police, fire, and safety services are extremely imperative and necessary.

When these businesses are embedded within our residential neighborhoods, it increases the daily average road usage as well as changes the social nature of our neighborhoods. Instead of residential neighbors, we now have neighboring commercial businesses.

The placement of full-sized shipping containers into our neighborhoods dramatically alters our views and creates the feeling of living in a coastal shipping harbor rather than our beloved Town of Paradise Valley.

This specific incident really disrupted the serenity of our living environment for approximately 8 days. We had helicopters flying overhead; K-9 units and police searching our area; nursing attendants walking our property; people knocking on our doors to hand us brochures on this missing person and an atmosphere of panic. All of this was really necessary as someone's loved one was missing....that we understand. However, given that the number of residents in these homes is now up for discussion, the commission needs to understand the importance of this decision. The more people that are cared for in this environment of our Town, **the HIGHER the risk for tragic incidents as described in this email. Our residents expect quiet and peaceful environments which have made our town so unique, so please consider your decision and what burden you place on our community by increasing the number to 11 residents. Please.....limit the number of residents to only six!**

Thank you for volunteering your time,

Bob and Jeanne Sterrett

[REDACTED]

[Paradise Valley, AZ 85253](#)

From: [Pamela Georgelos](#)
To: [Chad Weaver](#); [Paul Michaud](#); [Cherise Fullbright](#)
Subject: Fwd: Proposed Amendments to Article XVII - Assisted Living Homes
Date: Friday, November 28, 2025 2:46:15 PM

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&
attachments

Additional Comments

----- Forwarded message -----

From: **Kathleen Monheit** <[REDACTED]>
Date: Fri, Nov 28, 2025, 2:17 PM
Subject: Proposed Amendments to Article XVII - Assisted Living Homes
To: ViceMayor Ellen Andeen <eandeen@paradisevalleyaz.gov>, Bob Brown
<RBrown@paradisevalleyaz.gov>, Charles Covington <CCovington@paradisevalleyaz.gov>,
Timothy Dickman <TDickman@paradisevalleyaz.gov>, Pamela Georgelos
<PGeorgelos@paradisevalleyaz.gov>, Craig Curtis <CCurtis@paradisevalleyaz.gov>,
William Nassikas <WNassikas@paradisevalleyaz.gov>, James Rose
<JRose@paradisevalleyaz.gov>

It has come to my attention that the Planning Commission is reviewing the number of residents allowed in senior group housing. As I understand it, the current number of residents allowed is 10 but that it may be reduced to 6. The more residents the more traffic is incurred in the neighborhood.

This is a fairly important issue, especially for any family living in the immediate area, and more of an effort should be made to alert the Paradise Valley residents for a discussion before any ruling is passed.

Kathleen Monheit

Sent from my iPad

From: [Chad Weaver](#)
To: [Pamela Georgelos](#); [Paul Michaud](#); [Cherise Fullbright](#)
Cc: [Planning Commission Chair Pamela Georgelos](#)
Subject: Re: Assisted Living Homes
Date: Sunday, November 30, 2025 12:38:44 PM
Attachments: [1000003087-id-b2370a25-75a6-4c00-beff-2a99114efe9b.png](#)

Thank you for forwarding these comments.



Chad Weaver
Community Development Director
Town of Paradise Valley
cweaver@paradisevalleyaz.gov
480-348-3522

From: Pamela Georgelos <pgeorgelos@gmail.com>
Sent: Friday, November 28, 2025 6:04:11 PM
To: Chad Weaver <cweaver@paradisevalleyaz.gov>; Paul Michaud <pmichaud@paradisevalleyaz.gov>; Cherise Fullbright <cfullbright@paradisevalleyaz.gov>
Cc: Planning Commission Chair Pamela Georgelos <pgeorgelos@paradisevalleyaz.gov>
Subject: Fwd: Assisted Living Homes

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FYI...

----- Forwarded message -----

From: bryan [REDACTED]
Date: Fri, Nov 28, 2025, 5:38 PM
Subject: Assisted Living Homes
To: Vice Mayor Ellen Andeen <eandeen@paradisevalleyaz.gov>, pmichaud@paradisevalleyaz.gov <pmichaud@paradisevalleyaz.gov>, PGeorgelos@paradisevalleyaz.gov <pgeorgelos@paradisevalleyaz.gov>, TDickman@paradisevalleyaz.gov <tdickman@paradisevalleyaz.gov>, CCovington@paradisevalleyaz.gov <ccovington@paradisevalleyaz.gov>, RBrown@paradisevalleyaz.gov <rbrown@paradisevalleyaz.gov>, CCurtis@paradisevalleyaz.gov <ccurtis@paradisevalleyaz.gov>, <WNassikas@paradisevalleyaz.gov>
Cc: <JRose@paradisevalleyaz.gov>, <MStanton@paradisevalleyaz.gov>

Good evening,

At your most recent planning commission meeting, there was discussion around the number of occupants in assisted living group homes in the Town. The question seems to be whether that number should be restricted to 10 or 6 occupants. Please represent me by supporting setting the limit at 6 occupants, to minimize the disruption of all kinds, within the Town.

Respectfully yours,

Bryan Brady

From: [Jean Pederson](#)
To: [Mayor Mark Stanton](#); [Vice Mayor Ellen Andeen](#); [Councilmember Christine Labelle](#); [Councilmember Karen Liepmann](#); [Councilmember Scott Moore](#); [Councilmember Julie Pace](#); [Councilmember Anna Thomasson](#); [Andrew Ching](#); [Chad Weaver](#)
Cc: [Paul Michaud](#); [Planning Commissioner Charles Covington](#); [Planning Commissioner Craig Curtis](#); [Planning Commission Chair Pamela Georgelos](#); [Planning Commissioner Robert Brown](#); [Planning Commissioner Tim Dickman](#); [Planning Commissioner William Nassikas](#)
Subject: Please Vote NO on Reducing Assisted Living Home Occupancy — Protect Paradise Valley Seniors
Date: Wednesday, November 26, 2025 11:28:26 AM
Importance: High

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with links
&
attachments

Dear Mayor, Vice Mayor and Council Members,

I want to begin by acknowledging each of you for your exceptional professional backgrounds and years of service to the Town of Paradise Valley. Your résumés and accomplishments reflect a deep commitment to solving complex issues, enhancing our community, and upholding the character of our Town.

However, the proposal to reduce occupancy for Assisted Living Homes (ALHs) from 10 residents to 6 directs focus in the wrong direction and places unintended harm on our most vulnerable Paradise Valley seniors.

We Are Not Group Homes — We Are Licensed Assisted Living Homes Assisted Living Homes are not governed under the Group Home statutory category.

Under A.R.S. 36-401, ALHs are a separate, licensed category with clear standards—including licensure capacity up to 10 residents.

All 17 licensed 10-resident Assisted Living Homes in Paradise Valley meet every requirement in Article XVII of the Town's Assisted Living Home Zoning Ordinance, including spacing, operational standards, and neighborhood compatibility.

These homes have faithfully served the Paradise Valley community since 2006, providing consistent, high-quality care safely and respectfully for nearly two decades.

Who We Serve — Your Residents, Your Neighbors, Your Families Our ALHs serve:

- Seniors
- Frail adults
- Memory-care residents

These are Paradise Valley residents—the individuals who built this Town, supported its

institutions, raised families here, and contributed to generations of community identity.

These are our Town's grandmothers, grandfathers, mothers, fathers, husbands, and wives.

The Aging Population Is Growing — Substantially Population data clearly shows a rapidly increasing need for senior care:

- United States: 18% aged 65+ in 2025 → ~23% by 2050
- Arizona: ~19.3% aged 65+ now → ~25% by 2055 •
- Paradise Valley: Already approx. 23% aged 65+ → projected 32% by 2055 Paradise Valley is aging faster than both the state and national averages.

Our Existing 10-Bed ALHs Serve 170 Vulnerable Seniors The 17 licensed ALHs collectively serve 170 seniors who are no longer able to remain at home or who cannot function safely in a large facility. Reducing occupancy to 6 creates:

- A 40% loss of available senior care
- Displacement of current residents
- Higher financial burdens, since individuals needing 24/7 care cannot simply “scale up” to home care or larger communities without paying tens of thousands more annually.

There is no realistic alternative to fill this gap.

Who Will Meet These Needs If We Don't?

Your decisions today determine whether seniors in Paradise Valley can continue to live safely, affordably, and with dignity in their community.

Quality of life, safety, enrichment, and compassion for our aging residents should never be in question.

This is a responsibility our Town should be embracing, not restricting.

A Vote to Reduce ALH Occupancy Sends a Message Reducing occupancy from 10 to 6 says:

- We do not support our elderly
- We do not support affordable, safe residential options for seniors
- We are willing to limit essential care in a Town that is aging rapidly

This would be the wrong message—and the wrong decision.

Please Vote NO on Reducing Assisted Living Home Occupancy Maintaining occupancy at 10 is:

- The right decision
- The compassionate decision

- The data-supported decision
- The decision that protects Paradise Valley residents in their most vulnerable years

Your leadership and wisdom on this matter will shape the dignity and safety of hundreds of current and future Paradise Valley seniors.

Thank you for your service, your attention to these concerns, and for supporting the residents who depend on you.

Sincerely,

Jean Pederson

Serving the senior community since 2015

|

From: [Pamela Georgelos](#)
To: [Cherise Fullbright](#); [Paul Michaud](#); [Chad Weaver](#); [Planning Commission Chair Pamela Georgelos](#)
Subject: Fwd: Group Homes
Date: Wednesday, November 26, 2025 12:05:57 PM

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email: use
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with links
&
attachments

Hi,

I am forwarding the correspondence, below.

Happy Thanksgiving!

Pamela

----- Forwarded message -----

From: **marel brady** <marel_brady@yahoo.com>
Date: Wed, Nov 26, 2025 at 11:58 AM
Subject: Group Homes
To: Vice Mayor Ellen Andeen <eandeen@paradisevalleyaz.gov>, pmichaud@paradisevalleyaz.gov <pmichaud@paradisevalleyaz.gov>, PGeorgelos@paradisevalleyaz.gov <pgeorgelos@paradisevalleyaz.gov>, TDickman@paradisevalleyaz.gov <tdickman@paradisevalleyaz.gov>, CCovington@paradisevalleyaz.gov <ccovington@paradisevalleyaz.gov>, RBrown@paradisevalleyaz.gov <rbrown@paradisevalleyaz.gov>, CCurtis@paradisevalleyaz.gov <ccurtis@paradisevalleyaz.gov>, WNassikas@paradisevalleyaz.gov <wnassikas@paradisevalleyaz.gov>, JRose@paradisevalleyaz.gov <jrose@paradisevalleyaz.gov>

Attention:

Planning Commission Chair
Planning Commissioners
Planning Manager
Vice Mayor

Good morning,

Much to my surprise, when watching the video of the most recent planning commission meeting, I discovered a "citizen review" in process. Unfortunately, residents of the Town were not aware of this opportunity... so the "feedback" from the floor was, predominately, from operators in the industry... rather than residents whose aim is the best interests of our

Town.

Already, we have (probably) 16 of these establishments, in our Town... some of which are under construction.

My concerns are many, in relation to this "industry" which (incidentally) charges \$11,000 per month to 10 residents... giving the operator an income of more than \$1.3 million dollars per annum. This is big business in a small Town!

The purpose of my message is to urge you, in your dual role as planning commissioners and residents who (truly) care about our Town, to limit the number of inmates in these establishments to six clients.

As you consider my initial concerns (there are many more) I trust that future opportunities for "citizen review" can be well advertised... perhaps in the Town Manager newsletter.

Respectfully yours,

Marel Brady

From: [Pamela Georgelos](#)
To: [Paul Michaud](#); [Andrew McGuire](#)
Cc: [Planning Commission Chair Pamela Georgelos](#)
Subject: Fwd: hank You for Supporting 10-Bed Assisted Living Homes - under A.R.S. 36-401 ADHS licensing rules
Date: Monday, November 24, 2025 5:52:32 PM

External
email: use
caution
with links
&
attachments

Hi Andrew and Paul,

Paul, attached is correspondence sent to the commissioner.

We are going to need some legal advice before our hearing on Dec 2nd.

Andrew, please plan to attend.

Please call me with any questions (602) 318-7927.

Thank you,

Pamela

Pamela Georgelos

----- Forwarded message -----

From: **Jean Pederson** <cjpederson4@centurylink.net>

Date: Mon, Nov 24, 2025, 9:59 AM

Subject: hank You for Supporting 10-Bed Assisted Living Homes - under A.R.S. 36-401 ADHS licensing rules

To: <rbrown@paradisevalleyaz.gov>, <ccovington@paradisevalleyaz.gov>, <tdickman@paradisevalleyaz.gov>, <ccurtis@paradisevalleyaz.gov>, <pgeorgelos@paradisevalleyaz.gov>, <wnassikas@paradisevalleyaz.gov>, <jrose@paradisevalleyaz.gov>

Cc: <[REDACTED]>

Dear Planning Commission Members,

I want to personally thank you for your thoughtful review and strong support of maintaining the 10-bed occupancy for licensed Assisted Living Homes in Paradise Valley.

Your careful consideration and commitment to the needs of disabled adults, memory-care residents, and vulnerable seniors demonstrates true leadership and advocacy for those who cannot speak for themselves.

Your recommendation to the Town Council is critical in ensuring that Paradise Valley continues to provide safe, feasible, and fair housing for our most vulnerable residents.

We are grateful for your dedication, your attention to due process, and your willingness to stand up for the residents who rely on these homes.

Your support gives families hope and stability and ensures the community remains inclusive and compassionate. Thank you again for your service and leadership.

Warm regards,

Jean Pederson



PS:

Commission Dickman we appreciate your reference to the September 11, 2025 Town Council Minutes which after the Citizens Hearing on 11/18/25 we went back to reference to figure out who our Assisted Living 10 bed homes under Article XVII has been targeted.

A few comments to point out:

1) September Minutes address "Group Homes" which are residential settings for persons with developmental disabilities or other protected classes, providing room, board and habitation services. Please reference A.R.S 36-551 & 36-582 for Statutory Reference. The occupancy is up to 6 residents (excludes staff) to persons <8 per A R S 36-582 for zoning purposes, The zoning is treated as a single family residence if <-6 residents, local zoning cannot pose stricter rules. The Licensing Authority is AZ DES/Division of Developmental Disabilities.

2) We received a mailer in our mailboxes in late October for Article XVII Assisted Living Homes occupancy consideration for a reduction from 10 to 6. Assisted Living Homes follow Statutory rule A R S 36-401. Occupancy is up to 10 residents for "home" classification: 11+ residents is an Assisted Living Center. Your Article XVII Assisted Living Home zoning ordinance for occupancy follow statutory rules. Assisted Living Homes follow Arizona Dept of Health Services. These ALH's are home like settings to serve the seniors, frail adults and memory care. residents or those needing supportive supervision. There are current restrictions as laid out in Article XVII that we follow.

3). Based on the Minutes there was a 3rd party secured by Chad Weaver. In the Minutes 25-202 pointed out potential code amendments regarding Large Vehicle Parking, "Group Homes" and Noise.

- as it was pointed out during the 11/18/25 meeting Parking and Noise are not issues with our Assisted Living Homes

- the comment by Mr Weaver on the occupancy is inaccurate. Group Homes a separate class has occupancy of 6 not Assisted Living Homes of we are 10. This information seems

- 1) Misleading as there is no current code nor "New" code to reduce ALH's occupancy from 10 to 6

2) Someone did not follow Due Process who likely would have caught this and would not have caused so much concern and issue that has placed us in a position to advocate for our elder vulnerable adults in Paradise Valley.

From: [Lida Cubillos](#)
To: [Mayor Mark Stanton](#); [Vice Mayor Ellen Andeen](#); CLabelle@paradisevaellaz.gov; [Councilmember Karen Liepmann](#); [Councilmember Scott Moore](#); [Councilmember Julie Pace](#); [Councilmember Anna Thomasson](#); [Paul Michaud](#)
Subject: Opposition to Proposed Regulation Reducing Assisted Living Home Capacity
Date: Thursday, November 20, 2025 1:47:35 PM

External
email: use
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with links
&
attachments

Dear Mayor and Council Members,

I hope this message finds you well. As a resident and an Assisted Living Home owner I am writing to respectfully express my opposition to the proposal to reduce the assisted living home (ALH) capacity threshold in Paradise Valley from 10 beds to 6 beds and under.

This change would have significant negative consequences not only for assisted living providers, but also for the residents and families who rely on these essential services. Small assisted living homes are an integral part of Arizona's senior-care system. They provide high-quality, personalized care in residential settings without creating noise, traffic, or disruption to neighborhoods.

At the recent public meeting, owners, families, and community members made it clear that these homes are beneficial to local residents and do not pose any harm to the town. Reducing the capacity threshold would limit access to care, increase costs for families, and set a precedent that could impact cities across the state.

Most importantly, assisted living homes allow seniors to age safely in community-based environments that feel like home—something large facilities often cannot offer. Restricting their capacity would only reduce options for the very people we aim to support.

I respectfully ask the Town Council to reconsider advancing this proposal and to keep the current 10-bed threshold in place. Doing so would preserve access to care, support local families, and maintain the high quality of life that Paradise Valley is known for.

Thank you for your time, consideration, and continued commitment to the well-being of our senior community.

Sincerely,

" Providing the best care to the elderly since 2000 "

<https://sunrisecarehomes.com/>

Lida Cubillos, Founder. MBA, GB. PA

Sunrise Care Homes Inc.

Best Care Investments, LLC



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Daily Independent Article



Cherise Fullbright

To

Cc Paul Michaud; Cherise Fullbright



Residents rally against unregulated Paradise Valley sober-living facility - Daily Independent.pdf
2 MB

Good morning, Chair, Commissioners, and staff (Bcc),

Council Member Pace has asked that the attached article from the Daily Independent concerning living facilities be distributed to the Commission. Please let me know if you have any questions.

Thank you,



Cherise Fullbright

Lead Management Specialist

Community Development Department

6401 E. Lincoln Drive, Paradise Valley, AZ 85253

Office: 480-348-3539

cfullbright@paradisvalleyaz.gov

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Residents rally against unregulated Paradise Valley sober-living facility

Posted Wednesday, September 6, 2017 5:33 pm

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INDEPENDENT
at YourValley.net

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* indicates required

A view of the intersection of Invergordon Road and Fanfol Drive in the Town of Paradise Valley where a sober-living facility has emerged. (Independent Newsmedia/Terrance Thornton)

A collection of residents are raising concerns regarding an alleged sober-living facility operating outside of established zoning privileges at 6710 E. Fanfol Drive in the Town of Paradise Valley. "I have lived in the same house for 47 years," said Paradise Valley resident Sande Simon in a Sept. 5 phone interview. "My husband was on the town council and what has been going on he would have never allowed --- we have a sober-living house at the end of our street." A sober-living facility, or sober home, as classified by both state and federal guidelines, seeks to help drug and alcohol addicts achieve sobriety and reintegrate into society at large. The 1968 Fair Housing Act was created to eliminate discrimination, allowing housing choices for all Americans despite, among other things, race, color, religious preference or gender. The civil rights-era act established the Office of Fair Housing & Equal Opportunity at the U.S. Department of Housing and Urban Development, which funnels grant dollars for outreach efforts to cities across the nation. The law's 1988 amendments seeks to ensure all Americans, including recovering drug addicts and alcoholics, are treated fairly when seeking a place to call home. However, records show operations at 6710 E. Fanfol Drive are outside of established bounds for the home-based business, according to Paradise Valley Town Manager Kevin Burke. "There are 11 individuals in this home, with a maximum capacity of 14, and as such, my clients will be submitting a request for reasonable accommodation to request an accommodation to the requirement that five or less reside in this home," said Amie Mendoza, a Phoenix-based attorney representing Pinnacle Peak Recovery, the operator of the sober-living facility, in an Aug. 11 letter to Paradise Valley Town Clerk's Office. Ms. Mendoza's response came on the heels of a July 14 notice from the Town of Paradise Valley alerting the owner of the property --- Sanja Moser --- there appears to be code violations specific to a home-based business operating in a single-family neighborhood. Outlined in Resolution 1252, which was adopted by Paradise Valley Town Council in 2012, are provisions --- things like the proposed uses for the property, how it could impact the existing neighborhood and safety standards --- for what is understood as "reasonable accommodations" for the disabled in an assisted-living or sober-living situation. On Tuesday, Aug. 29 the Town of Paradise Valley declined the entity's request for a reasonable accommodation citing an incomplete form that was hand-delivered a day earlier. "This email is to inform you that the application for a reasonable accommodation that was hand-delivered to the Town of Paradise Valley on August 28, 2017 is incomplete and not in compliance with the requirements established by Resolution No. 2017-15," said Town Clerk Duncan Miller in an email to Pinnacle Peak Recovery officials. "The Request for Reasonable Accommodation application form you provided is out-of-date. A complete application is required before the application is deemed submitted, and any time frames for issuing a decision do not begin to run until a complete application is submitted." A call to a Pinnacle Peak Recovery representative --- Tyler Tisdale --- was not returned for comment.

At the end of this dead-end street is a sober living facility run by Pinnacle Peak Recovery to the chagrin of nearby neighbors. (Independent Newsmedia/Terrance Thornton)

A perplexing issue

Municipal leaders across Arizona say the regulation of sober-living facilities is a malaise of legality but local jurisdictions are entitled --- through both state and federal law --- to regulate the operations within a sober-living facility. Fueling regulation pursuits here in Arizona was the adoption of HB 2107, which provides legal framework to provide checks and balances to who is inside and how a sober-living facility is allowed to operate. In the Town of Paradise Valley, the reasonable accommodation process was established in 2012 to better manage and regulate local sober-living facilities following the letter of the law with stipulations including zoning rules specific to the criteria of

an assisted-living facility. "There has been a recent proliferation of sober group homes in Arizona and throughout the country," said Paradise Valley Councilwoman Julie Pace in a Sept. 6 statement. "Part of the reason is the monies made available by the Affordable Care Act to support such facilities operating in residential settings. Prescott had 170 sober group homes community one year ago. During the past six months, Paradise Valley has experienced its third sober group home seeking to operate in a neighborhood."

Councilwoman Pace says local zoning stipulations have built-in protections for neighborhoods when a legitimate operation emerges. "When a new business wants to operate next to a home in an established neighborhood, concerns naturally arise regarding

the number of vehicles present at the site, the flow of vans, type of services being provided, hours of operation, potential zoning code compliance issues from lighting to trash to noise, transparency of the operations, security concerns, application of deed restrictions and HOA rules, background regarding owner of property and the operator of the facility, applicability of licensing and TPT and rental tax rules, and more," she said. Councilwoman Pace also points out Paradise Valley zoning only allows for five non-related people to live under one roof.

"The town zoning ordinance provides that a maximum of five unrelated persons can live in a residence," she said. "For an operator to start a sober group home, it must seek an exception from the town to the five-person rule. For example, Pinnacle Peak Recovery seeks a maximum of 14 unrelated people to live at the sober group home facility."

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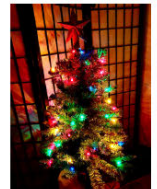
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MOST RECENT

Julie Pace

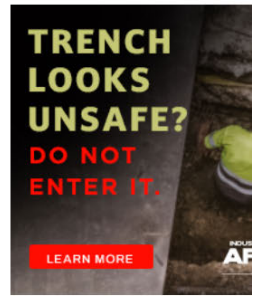
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"The town zoning ordinance provides that a maximum of five unrelated persons can live in a residence," she said. "For an operator to start a sober group home, it must seek an exception from the town to the five-person rule. For example, Pinnacle Peak Recovery seeks a maximum of 14 unrelated people to live at the sober group home facility."

Councilwoman Pace also outlines the weight neighborhood chagrin often carries. "A large part of the success or failure of whether a reasonable accommodation will be granted to allow the operation of a sober group home will depend on the neighbors, the evidence they present and their participation in the process," she said. "Neighbors --- not the town --- tend to have the most influence on whether the sober group home obtains approval to operate. Operators who are transparent and run a high quality, first-class operation have the best chance of winning over neighbors to quietly fit into a low density residential neighborhood." Councilwoman Pace contends a happy medium can be struck between sober-living facility and neighborhood. "Education about the complex context in which sober group homes operate is critical," she said. "Neighbors are surprised to learn the town cannot ban sober group homes. Neighbors who are concerned about a particular operator or location need to become actively involved and organized." Councilwoman Pace explains an Aug. 10 community meeting was held regarding the operations at 6710 E. Fanfol Drive. "After a number of communications, I requested our town manager and town attorneys to hold a community meeting with the neighbors to help explain what the town can and cannot do to assist neighbors with concerns regarding a sober group home operating in their neighborhood," she explained. "The meeting occurred on Aug. 10 and was well-attended with a good robust discussion. The town manager did a great job in facilitating this community discussion and providing information and explaining the town's role and limitations." Town leaders say no reasonable accommodation hearing has been set regarding operations at 6710 E. Fanfol Drive.



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MOST RECENT

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Fred Payne scored a team-high 14. Kapke added 10 off the bench, and took down Hampton, 63-52 on Tu. Aidan Shaw grabbed eight rebound. Eagles (3-2), who ...

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From: [Chad Weaver](#)
To: [Paul Michaud](#)
Subject: FW: PV Assisted Living 10-person Care Home Citizen Review and Public Hearing Testimony
Date: Tuesday, November 18, 2025 2:35:54 PM
Attachments: [PV Homes Testimony 1125.pages](#)
[image001.png](#)



Chad Weaver
Community Development Director
Town of Paradise Valley
cweaver@paradisevalleyaz.gov
480-348-3522

From: Gale Heavilin [REDACTED]
Sent: Tuesday, November 18, 2025 2:31 PM
To: Chad Weaver <cweaver@paradisevalleyaz.gov>
Subject: PV Assisted Living 10-person Care Home Citizen Review and Public Hearing Testimony

External email: use caution with links & attachments

Please accept this eleventh hour testimony for the upcoming Citizen Review and Public Hearing sessions, along with my apologies for its late submission. I had planned to be in attendance for tonight's 11/18/25 session but have had a last minute conflict arise. I hope that you will nonetheless be able to share my opinions with the Council members entrusted with making this important decision. Sincerely, Linda Heavilin

Thank you, Mayor, and Council Members. My name is Linda Heavilin and I am here to speak in support of your continuing to allow the licensing of 10-resident assisted living homes in Paradise Valley.

I'm sure there has already been and likely may continue to be debate over the zoning for, legality of and maybe even the wisdom of allowing these homes to continue, but as the wife of a current resident living in one of these homes I want to speak to the human impacts with a very brief description of my own family's experience. I short, our entire family, spanning three states and over 6000 miles, have been the grateful beneficiaries of the existing format. It would be devastating to see it change. Or to go away completely.

Almost 6 years ago, my now 82 year old spouse was diagnosed with a very rare form of Alzheimer's that initially only impacted his expressive and receptive speech abilities. Six years later this is one of the most widely-known varieties as it has recently and tragically been made famous by Bruce Willis and Wendy Williams. After 4 years caring for him alone by myself, my husband's disease progressed to a level beyond my ability to continue to care for him safely in our home. Our two sons and I made the difficult, actually gut-wrenching, decision to place him. He spent the following year in the memory care area of one of Scottsdale's premier 3-tiered IL, AL and MC facilities that it turned out could not meet his ever-changing needs. So three months ago, after an unexpected hospitalization requiring 24/7 1:1 follow-up care, we were faced again with seeking a new placement. We were fortunate to be able to relocate him to one of PV's wonderful, quiet but very limited-in-quantity, assisted living homes. Emphasis on 'home'. Not a business with shareholders expecting to make money from their investment like he had been in, but an actual 10-person family home with caring and compassionate, highly-trained and very skilled administrators and staffing, in excess of required staff:resident levels.

This option for his care has not only extended his life and added to its quality but it has also extended mine knowing that this lifelong US Marine Colonel who flew combat planes, administered global budgets and developed Pentagon policies and plans to keep our country safe for over 50 years is being treated with the dignity and respect he deserves despite no longer being capable of recognizing basic numbers and letters. Please do not vote to reduce or eliminate this essential service for an ever-growing population of vulnerable members of our own community who deserve the kind of protective care only these homes can provide. Thank you.

Linda Heavilin. [REDACTED]

NOTICE OF PUBLIC HEARING TOWN OF PARADISE VALLEY

Notice is hereby given that the Town of Paradise Valley Planning Commission will hold two meetings regarding proposed amendments to Article XVII, Assisted Living Home, of the Town of Paradise Valley Zoning Ordinance, related to the occupancy and parking for Assisted Living Homes to align with current State of Arizona law. The proposed modification will change the occupancy from not exceeding 10 residents (not including staff) to not exceeding 6 residents (not including staff). With operators and staff included, occupancy cannot exceed 8 persons. Parking is proposed to change from all parking by staff associated with such home shall be on site, to all parking associated with such home, staff or otherwise, shall be on site.

1. A **Citizen Review Session** at **6:00 p.m. on Tuesday, November 18, 2025**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 in accordance with Article 2-5, Section 2-5-2.G of the Town Code to gather information and provide opportunity for comment regarding the proposed amendments to Article XVII, Assisted Living Home, of the Town of Paradise Valley Zoning Ordinance.
2. A **Public Hearing** at **6:00 p.m. on Tuesday, December 2, 2025**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 in accordance with Section 2-5-2 of the Town Code and pursuant to A.R.S. § 9-462.04 to receive public comment and make a recommendation to the Town Council on the proposed amendments to Article XVII, Assisted Living Home, of the Town of Paradise Valley Zoning Ordinance.

If you have questions about this application, please contact the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 483-1811 (TDD) to request accommodation.

All agendas are subject to change. You can view the agenda, find application material, and provide your input via eComment approximately 4-6 days prior to the meeting date at <https://paradisevalleyaz.legistar.com/Calendar.aspx>. You may also contact the staff liaison, Chad Weaver, at cweaver@paradisevalleyaz.gov or at 480-348-3522 at any time before the scheduled meeting date.

AFFIDAVIT OF PUBLICATION

Megan McMahon
Duncan Miller
Town Of Paradise Valley
6401 E Lincoln DR
Paradise Valley AZ 85253-4328


STATE OF WISCONSIN, COUNTY OF BROWN

The Arizona Business Gazette Republic Edition, a newspaper published in the city of Phoenix and general circulation in the counties of Pima, Maricopa, Coconino and Pinal, State of Arizona, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

PNI AZ Business Gazette Rep Ed 11/01/2025

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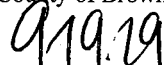
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NOTICE OF PUBLIC HEARING TOWN OF PARADISE VALLEY

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AFFIDAVIT OF MAILING NOTIFICATION

STATE OF ARIZONA)

) ss:

County of MARICOPA)

I, Cherise Fullbright, hereby certify that a Notice of Hearing regarding the proposed amendments to Article XVII, Assisted Living Home, of the Zoning Ordinance has been mailed to the 12 assisted living homes located within the Town of Paradise Valley. Such notification has been mailed on the following date: October 21, 2025.

Cherise Fullbright
Signature

The foregoing instrument was acknowledged by me this 30th day of
October, 2025, by Cherise Fullbright.
Name



Kristi M. Hillebert

NOTARY PUBLIC

My commission expires:

September 25, 2026

ORDINANCE NUMBER 2025-04

**AN ORDINANCE OF THE TOWN OF PARADISE VALLEY, ARIZONA,
AMENDING THE ZONING ORDINANCE OF THE TOWN OF PARADISE
VALLEY, ARTICLE XVII, ASSISTED LIVING HOME, RELATING TO
THE OCCUPANCY FOR ASSISTED LIVING HOMES; AND PROVIDING
FOR SEVERABILITY.**

WHEREAS, Article XVII of the Town of Paradise Valley Zoning Ordinance (the “Zoning Ordinance”) provides for regulation of “Assisted Living Homes” within the corporate limits of the Town of Paradise Valley (the “Town”); and

WHEREAS, A.R.S. § 36-401(A)(10) defines an “assisted living home” as an “assisted living facility” that provides resident rooms to 10 or fewer residents; A.R.S. § 36-401(A)(9) defines “assisted living facility” to include, among other things, a “residential care institution”; A.R.S. § 36-401(A)(45) defines a “residential care institution” to include, among other things, a “health care institution”; and A.R.S. § 36-403 authorizes municipalities to adopt building and zoning regulations for “health care institutions” that are equal to or more restrictive than regulations of the department; and

WHEREAS, the Mayor and Town Council of the Town (the “Town Council”) has determined that it is in the best interests of the Town to amend the Zoning Ordinance to reduce the number of residents in Assisted Living Homes to more closely align with both State of Arizona provisions and the Town General Plan’s focus on single family uses; and

WHEREAS, on November 18, 2025, the Town of Paradise Valley Planning Commission (the “Planning Commission”) held the Citizen Review Session as required by Section 2-5-2(G) of the Town Code; and

WHEREAS, on December 2, 2025, the Planning Commission held a public hearing, as prescribed by law, to consider Ordinance Number 2025-04, and recommended _____; and

WHEREAS, on _____, the Town Council held a public hearing to hear and take action on Ordinance Number 2025-04, as recommended by the Planning Commission; and

WHEREAS, the Town Council has determined that the Citizen Review Meeting held by the Planning Commission on November 18, 2025, was in accordance with Section 2-5-2(G) of the Paradise Valley Town Code; and

WHEREAS, in accordance with Article II, Sections 1 and 2 of the Constitution of Arizona, the Town Council has considered the individual property rights and personal liberties of the residents of the Town before adopting this ordinance; and

WHEREAS, the Town Council has determined that this ordinance is not a “zoning ordinance text amendment of general applicability,” as described in A.R.S. § 9-462.01(J), and

therefore the Town Council is not required to prepare or consider a housing impact statement regarding the impact of the zoning ordinance text amendment that includes the information required by A.R.S. § 9-462.01(J)(1) – (3).

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA, AS FOLLOWS:

Section 1. The recitals above are incorporated as if fully set forth herein.

Section 2. The Zoning Ordinance, Article XVII (Assisted Living Home), Section 1701 (Assisted Living Home, subject to the following provisions:), is hereby amended as follows (new text is shown in bold double underline and deletions are shown in ~~strikeout~~):

Article XVII. ASSISTED LIVING HOME

Section 1701. Assisted Living Homes. **Where permitted in residential zones, Assisted Living Homes are** subject to the following provisions:

- A. Distribution of Uses. No assisted living home shall be located on a lot within one thousand three hundred and twenty (1,320) feet, measured by a straight line in any direction, from the lot line of another assisted living home located within the Town of Paradise Valley or any other adjacent jurisdiction.
- B. Occupancy. The number of residents at such home shall be limited by applicable state laws, including any minimum square footage requirement per person, but in no event shall the number of ~~residents~~ persons exceed six (6) ~~ten (10)~~, not including staff **the operator of a residential facility, members of the operator's family or persons employed as staff, except that the total number of all persons living at the residential facility shall not exceed eight (8) persons.**
- C. Licensure. Such home shall be licensed or certified by the State of Arizona, and satisfactory evidence thereof shall be on file with the Town. In the event that the State of Arizona revokes or terminates the license or certification to operate such a home, the person operating the home shall immediately cease operations and inform the Town of such revocation or termination.
- D. Administrative Review. Such home shall be reviewed and approved by the ~~Planning Department~~ **Community Development** Director, or designee, for building code and land use compliance prior to the use commencing.
- E. Code compliance. Such home shall comply with all applicable Town codes, including building codes, fire safety regulations, zoning and subdivision codes.
- F. Compatibility. Such home and its premises shall be maintained in a clean, well-kept condition that is consistent in materials and design style with homes in the surrounding or adjacent neighborhood.

- G. Threat to Community. Such home shall not house any person whose tenancy would constitute a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others.
- H. **Parking.** All parking ~~by staff associated with such home~~ **Assisted Living Homes** shall be on site.

Section 3. If any provision of this ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct, and independent of all other provisions, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 4. The Mayor, the Town Manager, the Town Clerk, and the Town Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this ordinance.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Paradise Valley, Arizona, this _____ day of _____, 2025.

Mark Stanton, Mayor

ATTEST:

Duncan Miller, Town Clerk

APPROVED AS TO FORM:

Andrew McGuire, Town Attorney

TOWN OF PARADISE VALLEY

Assisted Living Home Text Amendment Public Hearing

Planning Commission
December 2, 2025



TODAY'S GOAL & AGENDA

2

- **Discussion and Possible Action on Article XVII, Assisted Living Home, of the Town of Paradise Valley Zoning Ordinance, related to the occupancy and parking for Assisted Living Homes to align with the General Plan**



12/02/2025



BACKGROUND

3

- Council directed moving forward with the amendment process on Assisted Living Homes which is part of a broader code update effort
- Assisted Living Homes do not include sober living or other similar facilities that would fall under the Town's reasonable accommodation process (which is not changing)
- Existing lawful Assisted Living Homes will be allowed to continue with up to 10 residents (subject to non-conforming use provisions) should the text amendment be adopted



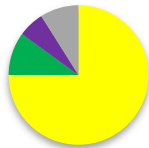
12/02/2025

BACKGROUND

4

- The Town's General Plan focuses on the low-density single-family character and limited commercial development (focused on resorts, places of worship, private schools, medical plazas, and government use)

Land Use



■ Single Family (75%) ■ Open Space (10%)
■ Special Use Permit (6%) ■ Other (e.g., streets) (9%)

2022 General Plan ratified
by 81% of resident voters

VISION STATEMENT

The Town of Paradise Valley is a premier, low density, residential community in Arizona with a national identity reflecting excellence in development and design and protection of the natural Sonoran Desert environment.

Centrally located, this desert oasis, containing mountains, cacti and wildlife in the midst of the fifth largest city in the country, offers convenient access to local and regional amenities while preserving a sense of privacy, quiet, dark/night skies and public safety that represents an unparalleled quality of life.

The incorporation of the Town in 1961 was hard fought, and came about with a conscious decision to preserve the natural desert and provide a semi-rural, residential community with limited commercial development and limited government.

As we look to the future, we build upon our past by capturing the independent spirit that founded this community while taking prudent, reasonable and responsible actions to improve the quality of life for Town residents.

Recognizing a proper balance between the powers of local government and individual property rights, our future will be defined by the continuation of our characteristic low-density, residential housing while understanding and appreciating the role of local government in providing quality public safety and other limited services, preserving natural open space and mountain views and ensuring neighborhood-compatible land use decisions throughout the Town.

The aesthetic beauty of our community open spaces, coupled with the natural beauty of the desert, welcomes residents, their guests and resort visitors alike, letting everyone know they are in a special place.

Our world-class resorts, places of worship, schools and other limited non-residential community-oriented development will continue to evolve and change with the times, but will always respect the quality of life of Town residents.

12/02/2025

BACKGROUND

5

- Municipalities are oftentimes required to allow for various uses and accommodations by federal and/or state legislation, and how these apply or will fit within their own unique character while still meeting the legislation
- Varying types of living options for people requiring assistance exist (most do not apply based on the Town's limited zoning district types)
- The 6-person occupancy aligns closer to the Town's definition of "family" that includes a group of not more than 5 people
- When modifications may be warranted, the requestor may use the Town's reasonable accommodation process



12/02/2025

41-1491. Definitions

In this article, unless the context otherwise requires:

1. "Aggrieved person" includes any person who either:
 - (a) Claims to have been injured by a discriminatory housing practice.
 - (b) Believes that the person will be injured by a discriminatory housing practice that is about to occur.
2. "Assistance animal" means a trained or untrained animal that works, provides assistance, performs tasks or provides therapeutic or emotional support for the benefit of a person with a disability.
3. "Complainant" means a person, including the attorney general, who files a complaint under section 41-1491.22.
4. "Conciliation" means the attempted resolution of issues raised by a complaint or by the investigation of the complaint through informal negotiations involving the aggrieved person, the respondent and the attorney general.
5. "Conciliation agreement" means a written agreement setting forth the resolution of the issues in conciliation.
6. "Disability" means a mental or physical impairment that substantially limits at least one major life activity, a record of such an impairment or being regarded as having such an impairment. Disability does not include current illegal use of or addiction to any drug or illegal or federally controlled substance. Disability shall be defined and construed as the term is defined and construed by the Americans with disabilities act of 1990 (P.L. 101-336) and the ADA amendments act of 2008 (P.L. 110-325; 122 Stat. 3553).
7. "Discriminatory housing practice" means an act prohibited by sections 41-1491.14 through 41-1491.21.
8. "Dwelling" means either:
 - (a) Any building, structure or part of a building or structure that is occupied as, or designed or intended for occupancy as, a residence by one or more families.
 - (b) Any vacant land that is offered for sale or lease for the construction or location of a building, structure or part of a building or structure described by subdivision (a) of this paragraph.
9. "Family" includes a single individual.
10. "Person" means one or more individuals, corporations, partnerships, associations, labor organizations, legal representatives, mutual companies, joint stock companies, trusts, unincorporated organizations, trustees, receivers, fiduciaries, banks, credit unions and financial institutions.
11. "Respondent" means either:
 - (a) The person accused of a violation of this article in a complaint of a discriminatory housing practice.
 - (b) Any person identified as an additional or substitute respondent under section 41-1491.25 or an agent of an additional or substitute respondent.
12. "Service animal":
 - (a) Means any dog or miniature horse that is individually trained or in training to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability.
 - (b) Does not include other species of animals, whether wild or domestic, trained or untrained.
13. "To rent" includes to lease, to sublease, to let or to otherwise grant for a consideration the right to occupy premises not owned by the occupant.

A.R.S. §41-1491 6

- Disability limits one major life activity
- Disability excludes drug use

Article II. DEFINITIONS 84 112 164 170 179 196 200 207 376 432 477 534 548 564 566 567 617 633 2016-13 2021-01**Section 201.**

For the purpose of this Ordinance, certain terms and words are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural, the singular; the word "building" shall include the word "structure;" the word "lot" shall include the word "plot;" and the word "shall" is mandatory.

Accessory Building / Structure⁵⁶⁴: A subordinate building, the use of which is incidental to that of the dominant use of the main building, or premises, including residential staff quarters; provided, however, that neither a building nor an enclosure for horses is an accessory building.

Alley: A public thoroughfare which affords only a secondary means of access to abutting property.

Anomaly:⁵⁴⁸ A natural occurring, localized surface deviation from the natural land contour. Anomalies may include outcroppings, ridges, craters, or washes. When an anomaly affects the Open Space Criteria measurement for a building or structure, the Town Manager or designee shall eliminate the anomaly from the calculation and interpolate a simulated natural grade between the contour on each side of the anomaly for use when measuring the height of the building or structure.

Apartment House: See "Dwelling, Multiple."

Area of Jurisdiction:²⁰⁷ The boundaries of Paradise Valley.

Assisted Living Home:⁵⁶⁷ A dwelling shared as a primary residence by persons who are disabled, as defined in Arizona Revised Statutes §41-1491, who do not meet the definition of "family" as set forth in this section, who live together as a single housekeeping unit in an environment in which staff persons provide supervisory care, personal care and/or custodial care for the residents. This definition shall not apply to a home for the developmentally disabled as regulated by Arizona Revised Statutes §36-582.

Basement:¹⁶⁴ A story having more than one-half (1/2) its height below natural grade.

Building: Any structure for the shelter, support or enclosure of persons, animals, or property; and when separated by dividing walls without openings, each portion of such building, so separated, shall be deemed a separate building.

Camper:⁵⁶⁴ A camper is a unit designed for travel, recreational, and vacation uses, which may be placed upon or attached to a vehicle.

Cluster Plan (CP) District:^{564 2016-13} A development approach that may be used in the R-43 or R-35 Cluster Plan zoning district that retains the same house per acre ratio as the R-43 or R-35,

- Town Zoning Ordinance, Definitions
- Requires home to be for disabled

Article XVII. ASSISTED LIVING HOME ^{564 567}

Section 1701. Assisted Living Home, subject to the following provisions:

- A. **Distribution of Uses.** No assisted living home shall be located on a lot within one thousand three hundred and twenty (1,320) feet, measured by a straight line in any direction, from the lot line of another assisted living home located within the Town of Paradise Valley or any other adjacent jurisdiction.
- B. **Occupancy.** The number of residents at such home shall be limited by applicable state laws, including any minimum square footage requirement per person, but in no event shall the number of residents exceed ten (10), not including staff.
- C. **Licensure.** Such home shall be licensed or certified by the State of Arizona, and satisfactory evidence thereof shall be on file with the Town. In the event that the State of Arizona revokes or terminates the license or certification to operate such a home, the person operating the home shall immediately cease operations and inform the Town of such revocation or termination.
- D. **Administrative Review.** Such home shall be reviewed and approved by the Planning Department Director, or designee, for building code and land use compliance prior to the use commencing.
- E. **Code compliance.** Such home shall comply with all applicable Town codes, including building codes, fire safety regulations, zoning and subdivision codes.
- F. **Compatibility.** Such home and its premises shall be maintained in a clean, well-kept condition that is consistent in materials and design style with homes in the surrounding or adjacent neighborhood.
- G. **Threat to Community.** Such home shall not house any person whose tenancy would constitute a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others.
- H. All parking by staff associated with such home shall be on site.

FOOTNOTE:

564 Ordinance #564 – 11/03/2005(Interpretation, Purpose and Conflict, was repealed by Ordinance Number 564, and moved to Article I, Section 103)

567 Ordinance #567 – 11/17/2005

- Town Zoning Ordinance, Assisted Living Home
- (A) Separation requirement
- (B) Occupancy limits
- (C) Licenses required
- (D) Town review process
- (E) Applicable codes
- (F) Compatibility with surrounding area
- (G) Parking requirements

TEXT AMENDMENT PROCESS

9

- Resident input opportunity via Citizen Review Session (Nov 18th)
- Commission recommendation to the Council at a public hearing (Dec 2nd)
- Council review and action at a public hearing (Tentatively Jan 2026)
- No specific deadline for the Town to make amendments



12/02/2025

DRAFT ORDINANCE 2025-04

10

- General approach align requirements with current State of Arizona legislation
- Summary of changes
 - Reduce occupancy from 10 residents (not including staff) to 6 residents and including operators and staff to not exceed 8 people
 - Modify the parking associated with the home to be all on-site (not only the staff)
 - Correct the title of Planning Department Director to Community Development Director

Article XVII. ASSISTED LIVING HOME

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12/02/2025



COMMISSION DISCUSSION

CITIZEN REVIEW SESSION

11

- Received some correspondence prior to the November 18th meeting
- 10 speakers at the November 18th Citizen Review Session
- Commission requested data on noise/parking (shows no noise/parking issues over last 4 years)
- Refer to Noticing – Comments Attachment for more information



12/02/2025

COMMENT SUMMARY

12

- Asked for reason for the amendment
To align with the vision/values of the Town General Plan
- Heard concerns regarding if existing Assisted Living Homes can operate with 10 residents
Text amendment allows for legally-existing Assisted Living Homes to have continue to have 10 residents (subject to non-conforming use requirements)
- Heard stories from family members on the benefits these homes, smaller occupancy benefits
Changes are meant to balance benefits with single-family character of the Town
- Given statement that older age groups in Town creates demand
Town skews older and Town residents based on the higher income levels have options both within Town (in-home care/Assisted Living Homes) and similar or larger facilities outside the Town
- Given statements that reducing occupancy may negatively impact cost and staffing
Homes/facilities exist with less than 10 residents

12/02/2025



COMMENT SUMMARY

13

- Given statements that noise and parking is not impactful (compared to other uses) Noise and parking are focus areas for all uses within the Town limits
- Noted that the amendment may effectively cap the number of these homes Legally-existing Assisted Living Homes may remain at 10 and the amendment will allow for new homes up to 6
- Asked deadline when ordinance would take effect Typically, 30 days after ordinance adoption
- Asked needed to secure compliance to the existing regulations before the new regulations go into effect Need an active Town business license or building permit in process for an Assisted Living Home



12/02/2025

NEXT STEPS/QUESTIONS

14

- **January 8th** Council Study Session (tentative)
- **January 22nd** Council Public Hearing (tentative)



12/02/2025

