



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Planning Commission

Tuesday, May 3, 2016

6:00 PM

Council Chambers

1. CALL TO ORDER

Chairman Strom called the meeting to order at 6:00 p.m.

2. ROLL CALL

Present 6 - Chairperson Dolf Strom, Commissioner Thomas G. Campbell, Commissioner Scott Moore, Commissioner Jonathan Wainwright, Commissioner Daran Wastchak and Commissioner Jeff Wincel

Absent 1 - Commissioner Richard K. Mahrle

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

A. 16-150 Camelback Lands 3 Lot Split (LS-16-3)
5112 N. Casa Blanca Drive (APN: 173-20-012)

George Burton presented the lot splits in accordance with the Planning Commission packet.

He noted that the lot splits met Town standards. He mentioned that the neighboring lots in the subdivision are mostly two acres in size.

Comments from Planning Commissioners

- Chairman Strom asked if half street improvements are needed. They are and will match the pavement to the south.
- Commissioner Wainwright noted that the road overlay was just done. He questioned whether the Town would consider bonding rather than installing the improvements now. It was noted that staff will check what the Town Engineer prefers.
- Commissioner Wincel stated that this may be a good opportunity for sidewalks.
- Commissioner Campbell mentioned this neighborhood tried to get two-acre zoning in the past.
- Commissioner Campbell also noted that the neighborhood

adjoining the property to the east (in Scottsdale) is much higher density

- Commissioner Wincel discussed that the water pressure is below the Town standard. Chairman Strom believes it is unnecessary to require storage tanks to boost the water pressure in this area. He explained the 1500 gpm is code and that the Fire Marshal has the authority to determine alternative means to gain pressure. It was noted that EPCOR is the water provider.

No Reportable Action

- B. 16-151** Camelback Lands 4 Lot Split (LS-16-4)
5102 N. Casa Blanca Drive (APN: 173-20-005)

This item was discussed with File 16-150

No Reportable Action

- C. 16-142** Discussion of a Re-Plat, "Amended 7000 East Lincoln" (RP 16-03)
7000 East Lincoln Drive

Paul Michaud presented the applications in accordance with the packet.

Commissioner Moore discussed the sequencing of the development and whether any non-vehicular access easements are on the plat. It was noted that any change in circulation will require a minor ASUP.

Chairman Strom asked why the area plan square footage is different from the approved SUP. The applicant noted that these differences were a result of additional right-of-way related to corner vision and the round-a-bout on Indian Bend Road.

There was discussion over the extension of utilities, particularly the details regarding the electric lines.

The applicant clarified the EPCOR will serve letter and Certificate of Assured Water Supply, noting that these cover the entire site that includes the City of Scottsdale and were prepared prior to the final SUP approval. No changes were requested since the water assurances are based on more units and square footages than the SUP allows.

Andrew Miller clarified the will serve for sewer service. It was noted that the Town's agreement with the City of Scottsdale includes the necessary capacity for this project.

The applicant described the phasing of the improvements, in particular that there will be no perimeter construction fencing, except at access points, as

the final perimeter wall will be constructed early in the process.

The applicant updated the Planning Commission on the proposed drainage improvements at the property, including the flow capacity of the drainage ways and notation that the typical plat stipulation regarding the provision for maintenance of any drainage easements as part of the CC&R review by the Town Attorney is included as a stipulation.

No Reportable Action

- D. **16-147** Discussion of the Preliminary Condominium Plat Map, "Ritz-Carlton Resort - Parcel A-1" (PP 16-02)
7000 East Lincoln Drive

This item was discussed with File 16-142.

Commissioner Moore asked the applicant to correct the parking numbers on Sheet 1 so they match with the detailed parking sheets.

No Reportable Action

- E. **16-148** Discussion on Quality of Life Initiatives

Eva Cutro reviewed the initiatives. Eight items have been assigned to the Planning Commission. Each Commissioner agreed to volunteer for at least one item.

Commissioner and staff member leads on each of the following sub-committees are as follows:

Initiative Staff / Commissioner

- Bicycle and Pedestrian Master Plan** Paul Michaud / Rick Mahrle
- Visually Significant Corridors** Eva Cutro / Jeff Wincel
- Lighting Code** Eva Cutro / Dolf Strom
- Hillside Code** George Burton / Scott Moore
- Noise Ordinance** Robert Lee / Tom Campbell
- Wall Code** George Burton / Dolf Strom
- Sign Code for private property** George Burton / Daran Wastchak
- Blight** Eva Cutro/ Tina Brindley/ Jonathan Wainwright

Eva Cutro noted that the goal is to have all initiatives underway by end of the 2016 calendar year.

Bicycle and Pedestrian Master Plan -

It was noted that a consultant has been selected and the study shall commence in June.

Visually Significant Corridors -

It was noted that the RFP is drafted but needs further refinement.

Noise Ordinance -

It was discussed that the goal is to study leaf blowers and construction noise. At the last meeting Commissioner Campbell stated he would also like to explore party noise.

In addition, two residents, spoke about helicopter noise. They would like this reviewed under the Noise revisions. Commissioner Wincel stated he would like to add motorcycle noise to the noise ordinance update.

Hillside Code -

Commissioner Moore and George Burton have begun their review of changes to the Hillside Code. They will be meeting with additional staff including the Town Attorney for further review of the Ordinance. Chairman Strom stated that the application should go to hillside first, identify the variance and see if the committee can help reduce or eliminate the variance request. The applicant must identify the need for a variance to the hillside and present it to the Hillside Committee.

Commissioner Wainwright had a different point of view. He stated that the Hillside Committee is code enforcement. The applicant can have an informal meeting with the Committee.

Andrew Miller suggested the applicant could go through a concept review with the Committee first and then go to Board of Adjustment.

Commissioner Wastchak agrees with the Chair. If the variance is granted, the Committee cannot work with the applicant on an alternative or modification.

Discussion occurred regarding the Phoenix Mountain Trust and the Mummy Mountain Trust

Eva Cutro stated that once the Hillside concerns list is complete, start will begin drafting language in the code for the Planning Commission to review.

Commissioner Wincel stated that the lower the LRV could mean higher heat retention. Thought should be given as to why those levels were chosen. Need to consider heat island affects.

Public Comment on Hillside Updates.

Julie Pace. Couple of items to add to the list include:

Transparency- Concern that the applicant may withhold information. Hillside Committee review before Board of Adjustment would provide more

transparency. Engineering and architecture must be reviewed by the Hillside Committee prior to going to Board of Adjustment.

Undue hardship for safety impact on the neighbors - This needs to be figured out and added to the code.

Driveway Disturbance - This needs to be addressed. The driveway scars the mountain.

Unbuildable lots - Identify all the vacant lots that can be built and may be purchased to be put into a trust or preserve.

Terresa Zacharia spoke about the Mummy Mountain Trust and That Camelback Mountain is part of the Phoenix Park Preserve and they will accept donations of land.

Chairman Strom clarified that buying lots is not part of the hillside ordinance.

Andrew Miller reviewed Proposition 207 rights.

Wall Code -

Commissioner Wincel requested the Commission review traffic visibility triangles . They should be brought up to the national highway standards.

Sign Code -

A list of sign concerns is noted in the Action Report and these will be explored further. There was discussion of private property signs versus signs in a gated community.

Blight -

There was discussion about whether the Code needs to be changed or enforcement procedures revised. Chairman Strom suggested that staff identify all Ordinance sections that address blight.

There was discussion regarding whether aesthetics can be regulated.

Lighting -

The draft revisions will be further refined Chairman Strom discussed the Flagstaff lighting code. Instead of the terms back lighting and indirect lighting Flagstaff uses external lighting and internal lighting.

There was discussion of a priority list of initiatives rather than discussing all initiatives at all meetings.

No Reportable Action

5. PUBLIC HEARINGS

None

6. ACTION ITEMS

None

7. CONSENT AGENDA

A. 16-149 Approval of April 19, 2016 Planning Commission Minutes

A motion was made by Commissioner Wainwright, seconded by Commissioner Moore, to approve the April 19, 2016 minutes. The motion carried by the following vote:

Aye: 6 - Chairperson Strom, Commissioner Campbell, Commissioner Moore, Commissioner Wainwright, Commissioner Wastchak and Commissioner Wincel

Absent: 1 - Commissioner Mahrle

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Michaud reviewed the upcoming agenda items.

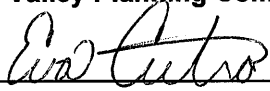
11. ADJOURNMENT

A motion was made at 9:00 p.m. by Commissioner Campbell, seconded by Commissioner Wainwright, to adjourn the meeting. The motion carried by the following vote:

Aye: 6 - Chairperson Strom, Commissioner Campbell, Commissioner Moore, Commissioner Wainwright, Commissioner Wastchak and Commissioner Wincel

Absent: 1 - Commissioner Mahrle

Paradise Valley Planning Commission

By: 
Eva Cutro, Secretary