



# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Minutes - Draft

### Planning Commission

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Tuesday, September 5, 2017

6:00 PM

Council Chambers

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#### 1. CALL TO ORDER

Chairman Wastchak called the meeting to order at 6:01 p.m.

#### STAFF MEMBERS PRESENT

Town Attorney Andrew M. Miller  
Community Development Director Eva Cutro  
Senior Planner Paul Michaud  
Planner George Burton  
Town Engineer Paul Mood

#### 2. ROLL CALL

**Present** 7 - Chairperson Daran Wastchak  
Commissioner James Anton  
Commissioner Thomas G. Campbell  
Commissioner Charles Covington  
Commissioner Richard K. Mahrle  
Commissioner Dolf Strom  
Commissioner Jonathan Wainwright

#### 3. EXECUTIVE SESSION

None

#### 4. STUDY SESSION ITEMS

##### A. 17-275 Discussion of Paradise Valley Bicycle + Pedestrian Master Plan

Paul Michaud presented the progress on the bicycle and pedestrian master plan. He stated that the items for discussion this evening includes identification of any changes to the route maps from what was already discussed, noting that the Statement of Direction will be brought back to Town Council at their meeting of September 28, 2017. He continued that he would like input on the proposed enhanced intersections, mission statement, and goals and policies.

Commissioner Mahrle objects with the Town Manager's interpretation that the Statement of Direction needs to go back to Town Council. He feels this is within the scope of the Commission's purview.

Mr. Michaud highlighted the pedestrian routes discussed at the last meeting. The Planning Commission had no changes to the pedestrian route map.

Mr. Michaud reviewed the bicycle Capital Improvement Program Map and route map discussed by the Planning Commission at the last meeting. He asked to verify any changes related to the deviations from the Statement of Direction. The one change was on Jackrabbit Road between Invergordon Road and the Arizona Canal east of Scottsdale Road. This change was to modify the proposed bike lanes to a recreation path on one side since there are physical constraints in the area, the use will likely be recreational bike riders based on the STRAVA heat maps, and the existing General Plan and policies do not indicate bike improvements on this corridor.

There was discussion regarding modification of a 6-foot wide sidewalk into a 10-foot wide recreation path. It was noted that additional pavement could be added or the entire sidewalk could be reconstructed. There are costs and benefits to both methods.

Commissioner Strom inquired on consideration of making rolled edge curb along the north side of McDonald Drive near Invergordon Road. Chairman Wastchak did not recall any discussion on rolled curb.

There was discussion about signs. Mr. Michaud clarified the intent is to limit the amount of signs.

Mr. Michaud reviewed the proposed enhanced intersections.

Commissioner Strom asked what the definition of an enhanced intersection. Mr. Michaud responded it is any intersection that needs an improvement or enhancement such as a crosswalk or other physical improvement that makes it safer for bicyclists or pedestrians. He added that these intersections are on a bike or pedestrian path.

In updating the Hummingbird Lane intersections, it was noted that the prior concept of mini-roundabouts has been changed to stop signs and rumble strips based on site inspection. The Town Engineer noted that the final design will require the appropriate engineering study. Mr. Michaud added that the intersections would require approval to fund and engineering plans through a Town process beyond this master plan.

There were no specific concerns with the proposed enhanced intersections, except to modify the write up for each intersection to emphasize what is proposed for enhancement.

Mr. Michaud reviewed the proposed mission statement. There were no comments from the Planning Commission.

Mr. Michaud reviewed the timing, noting that the intent is to have a complete Draft 2 of the plan by the end of October 2017.

**No Reportable Action**

**B. [17-284](#)**

Discussion of Draft Visually Significant Corridors Master Plan (VSC)

Eva Cutro introduced the topic and the consultants.

John Griffin and Kevin Kuglar, consultants, gave an overview of the draft plan. It was noted the plan is divided into five sections.

Commissioner Strom asked about the cover of the plan. He stated he liked the concept of decorative material at the Lincoln Drive/Tatum Boulevard intersection. He had concerns about the durability of the material and the safety with marking travel lanes, the photo radar lines, and related markings.

The Planning Commission stated that the landscape guidelines, particularly the information on the plant types is useful and should be promoted. The proposed plants are all native or native-adapted.

John explained the street scape enhancements. There was discussion on the decorative luminaires. It was noted the Town would maintain these luminaires.

In discussing implementation, the proposed good, better and best options were reviewed.

The corners at the Lincoln Drive/Tatum Boulevard intersection were discussed, which included improvements such as seating and opportunity for vertical elements to acknowledge the pillars of the community. These would be places to take advantage of views, places to provide visual interest, and create some verticality to provide balance among the four corners. It was noted that working with the adjoining homeowner associations will be required to use some of their land, but maintenance would likely be a Town function. The Planning Commission liked the conceptual designs, particularly the pillars of the community corner that could be paid for through donations. Phasing of the one vertical element or use of natural plant material was suggested on the other corner instead of the proposed pillar. All agreed that some type of shade should be incorporated, either natural or with a structure.

In reviewing pavement material, Commissioner Anton stated the Town needs to be cognizant of noise created by different pavement material so it does not disrupt neighbors. There was a discussion related to pavement material and noise, along with the use of color cues in addition to tactile cues. On pavement, the Planning Commission suggested the use of best materials at major entrances such as on Lincoln Drive. Direction was to use material that has color variation so it does show wear and tear and markings as easily.

There was discussion on the major and secondary entry signs. The Planning Commission preferred the lower option presented which essentially added a vertical element to the existing monument sign design. There was concerns noted about the proposed acrylic material for the artistic element proposed. Commissioner Campbell suggested use of metal with a baked on enamel. A couple Commissioners suggested removal of this artistic element to keep the design more simplistic. Direction was given to show the existing monument sign as an option with its dimensions. It was noted that a map should be provided of where in the Town we have existing Town monument signs. Ms. Cutro stated she received a request from residents to address signage at minor entrances that could be placed on existing speed limit signs. Direction was given to have the consultant design such a sign. Direction was also given to describe how the back of the sign will be treated, that the sign options include a site plan view, and indication there is adequate right-of-way to place the sign.

Discussing priority areas for the entry monuments, the sign on Lincoln Drive near the Ritz Carlton was indicated as a top priority, then Tatum Boulevard near McDonald Drive, then 32nd Street at Lincoln Drive, followed by the sign near the fire station on Tatum Boulevard. Paul Mood was asked to research pricing on the signs for all four sites.

Kevin Kuglar discussed paving patterns. He stated the graphic needs to be enhanced. He asked if the Planning Commission wants to have a special paving treatment the Lincoln Drive/Tatum Boulevard intersection. All liked the concept, including the agave sun pattern.

Discussion on the durability and safety of the design ensued. This included showing an example in the Fiesta District in the City of Mesa using a similar design with the metal devices marking travel lanes. There was discussion on the pros and cons on incorporating the travel lane markings into the design or not. Direction was given to pursue an intersection design, to use the desert colors presented, and to provide some design options.

On the character zones, the consultant noted good is the baseline condition, better is application for utility construction or repairs, and best is

recommend for Special Use Permit properties, public spaces and gateways. Chairman Wastchak requested that this explanation of good, better, and best be placed in the plan itself at the beginning of the implementation section. Commissioner Marhle had concern with the best standard used for all Special Use Permit properties. It was determined to limit the preferred best standard to commercial properties and allow for schools and religious facilities a lesser standard similar to fee schedule.

Joy MacLean, resident, spoke. She likes the existing monument signs. She quoted a line from the Paradise Valley Independent newspaper about the project regarding this plan is meant to better define the Town's character and differentiate the Town from other cities. She asked how important is this to the plan and where did it come from. Ms. Cutro remarked this came from Town Council, was identified in the 2012 General Plan, and part of the goals and vision. Ms. MacLean has an issue with these reasons. She thinks residents already are aware of the Town's identity, referencing the one home per acre and what differentiates us from other cities. Commissioner Anton mentioned resorts and that most use Scottsdale or Phoenix as their identity. There was continued discussion about resorts and schools not using Paradise Valley in their name. Ms. MacLean believes the Town does not need a brand, but there is always room for beautification and improvements.

The consultant discussed the next steps.

**No Reportable Action**

- C. [17-283](#) Discussion of Hillside Code Updates (Article XXII of the Town Zoning Ordinance)

This item was moved to the end of the agenda. Due to the late hour, the Planning Commission asked that this item be discussed at the September 19, 2017 meeting.

**No Reportable Action**

## 5. PUBLIC HEARINGS

- A. [17-276](#) Consideration of a Minor Special Use Permit Amendment  
Camelback Bible Church (SUP 17-07). 3900 E. Stanford Drive.

George Burton reviewed the application for the addition at the church. The Planning Commission last discussed this item on August 15, 2017. Mr. Burton noted that the requested vertical soffit light and the wall scones along the pathway have been removed.

There were questions on the service yard scone. The applicant replied it

will be on a timer at night for security and to service the equipment. Commissioner Campbell inquired the reason. It is architectural lighting. He suggested this fixture be on a switch and timer.

Commissioner Strom asked about the coloring of the lights. Applicant stated it is 3,000 Kelvin. There was discussion and applicant input on specifying the light fixture options.

Commissioner Strom inquired on the stormwater requirement for this site. Paul Mood replied stormwater will be reviewed during the building permit stage and pre versus post is the requirement.

There were no public comments.

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

**Aye:** 7 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

**A motion was made by Commissioner Campbell, seconded by Commissioner Covington, to approve the Camelback Bible Church Special Use Permit Amendment for the Fellowship Hall addition and site improvements, subject to the following stipulations:**

1. All improvements to the property shall be in substantial compliance with the following:
  - a. The Narrative, prepared by LEA Architects LLC;
  - b. Fellowship Hall Overall Site Plan, prepared by LEA Architects LLC and dated July 15, 2017;
  - c. Fellowship Hall Site Plan, prepared by LEA Architects LLC and dated July 15, 2017;
  - d. Fellowship Hall Site Lighting Plan, prepared by LEA Architects LLC and dated July 15, 2017;
  - e. Fellowship Hall Overall Site Plan, prepared by LEA Architects LLC and dated July 15, 2017;
  - f. Light Fixture Cut Sheets:
    - i. BEGA In-Grade downlights.
    - ii. Ligman Lighting USA UGI-31611 Gino 4 wall down lights.
    - iii. A-Light Linear Soffit lights.
    - iv. Hunter Industries FB-ZD-1LED-NP Landscape up-lights.
  - g. Fellowship Hall Floor Plan, prepared by LEA Architects LLC and dated July 15, 2017;
  - h. Camelback Bible Church Fellowship Hall Addition Northwest Exterior Elevation Plan, prepared by LEA Architects LLC and dated July 15, 2017;
  - i. Camelback Bible Church Fellowship Hall Addition South Exterior Elevation Plan, prepared by LEA Architects LLC and dated July 15, 2017;
  - j. Camelback Bible Church Fellowship Hall Addition East Exterior Elevation Plan, prepared by LEA Architects LLC and dated July 15, 2017;
  - k. Sheet L.01, Landscape Plan, prepared by Design Ethics Landscape Architecture and dated August 1, 2017;

2. If the Town receives a complaint from an offsite owner that the light emitting element (e.g. the bulb) is visible from off the Property, the Town Manager may inspect the Property and may require the Owner to shield the light source if the light emitting element is visible from outside the Property and/or reduce the output or brightness if they exceeds the allowable output.

3. The wall sconce located above the south ground mounted air conditioning units must switched and placed on a timer and shall only be used/turned-on for maintenance purposes.

4. Light Fixtures:

a. Wall Sconce UGI-31611 shall be limited to W30 - 3,000 K, "06 Bronze" Color/Finish, Lens "F – Frosted Lens," and 120/277 volts.

b. A-Light D5 soffit fixture shall be limited to the LS LED Standard Output, 3,500 K, and "B – Satin Black" finish.

c. FX Landscape Up-Light Luminaire shall be limited to 20 watt and 3,900 K.

5. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by the Minor Amendment SUP-17-07.

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

**Aye:** 7 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

## 6. ACTION ITEMS

- A. [17-277](#) Consideration of Subdivision Sign and Modified Subdivision Wall .  
Kachina Estates Subdivision (MI 17-02). Northeast corner of Casa Blanca Drive and Malcomb Drive.

George Burton reviewed the application material for a modified subdivision wall and subdivision sign. He gave the background and noted Commission discussed this item at their last meeting.

Mr. Burton reviewed the many comments in support and one person against the sign.

Staff recommends approval of the sign and not the fence wall.

Commissioner Strom asked about the logic behind the dimensions of sign since it exceeds the sign guidelines. Rich Brock, developer, stated it was to preserve the integrity of the prior school. Commissioner Campbell remarked he could support the larger sign since there is only one sign and the 12.4 square feet of sign area is less than the 16 square feet for a total of two signs. It was noted that the sign was made to fit the block wall dimensions. Commissioner Strom suggested lowering the sign one block

course. The rest of the Commissioners were ok with the sign in its current location.

The Planning Commission suggested a stipulation that the sign not be lit.

There was discussion regarding the original approval of the view fence, openness due to the home setback closer to the road, and impact of landscaping that will screen the view fence.

Robert Sarver, resident, spoke. He represents an owner concerned with safety and privacy.

Rich Brock remarked that Tim White, the neighbor to the south, who was vocal during the original application, did not want a view fence.

There was discussion about future amendments. The approval process for additional screen panels would require going back through the Town process.

The meeting was opened to the public.

John McCauley, resident, spoke in support of the screening.

Dennis Roth, resident who adjoins the site, stated he supports the request.

There was discussion on the rigidity of the fence.

A resident to the north of the site stated he was in support.

**A motion was made by Commissioner Mahrle, seconded by Commissioner Campbell, to approve the subdivision sign for Kachina Estates that is 12.4 square feet in sign area, with the word "Kachina," and mounted at a height of 3.9 feet to the top of the sign, subject to the stipulation that the sign not be illuminated. The motion carried by the following vote:**

**Aye:** 7 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

**A motion was made by Commissioner Strom, seconded by Commissioner Mahrle, to approve the antiqued metal screening mounted on the view fence along Malcomb Drive. This screening runs an approximate length of 120 lineal feet on the west side of the fence adjoining Lot 1 and 140 lineal feet on the east side of the subdivision fence adjoining Lot 4. The motion carried by the following vote:**

**Aye:** 5 - Chairperson Wastchak, Commissioner Anton, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

**Nay:** 2 - Commissioner Campbell and Commissioner Covington

## 7. CONSENT AGENDA



**A. [17-273](#)** Approval of August 15, 2017 Planning Commission Minutes

**A motion was made by Commissioner Mahrle, seconded by Commissioner Wainwright, to approve the August 15, 2017 minutes. The motion carried by the following vote:**

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

**Abstain:** 1 - Commissioner Strom

**8. STAFF REPORTS**

None

**9. PUBLIC BODY REPORTS**

Chairman Wastchak stated he will not be in attendance for the September 19, 2017 meeting. Commissioner Wainwright will be the chairman for that meeting.

Commissioner Anton stated he may not be at the next meeting and not to deliver a packet.

**10. FUTURE AGENDA ITEMS**

Mr. Michaud reviewed the three items for the next meeting.

**11. ADJOURNMENT**

**A motion was made by Commissioner Strom at 9:47 p.m., seconded by Commissioner Campbell, to adjourn the meeting. The motion carried by the following vote:**

**Aye:** 7 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

**Paradise Valley Planning Commission**

By: \_\_\_\_\_  
Eva Cutro, Secretary