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**TOWN COUNCIL MEETING**  
**6401 E. LINCOLN DRIVE**  
**PARADISE VALLEY, ARIZONA 85253**  
**MINUTES**  
**Thursday, October 11, 2018**

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**1. CALL TO ORDER / ROLL CALL**

Mayor Collins called to order the Town Council Meeting for Thursday, October 11, 2018 at 3:00 p.m. in the Town Hall Boardroom.

**COUNCIL MEMBERS PRESENT**

Mayor Michael Collins  
Vice Mayor Jerry Bien-Willner  
Council Member Paul Dembow arrived at 5:10 PM  
Council Member Scott Moore  
Council Member Julie Pace  
Council Member Mark Stanton

Council Member David A. Sherf was not present

**STAFF MEMBERS PRESENT**

Interim Town Manager Brian Dalke  
Town Attorney Andrew Miller  
Deputy Town Manager Dawn Marie Buckland  
Town Clerk Duncan Miller  
Police Chief Peter Wingert  
Town Engineer Paul Mood  
Community Development Director Jeremy Knapp  
Chief Financial Officer Douglas Allen  
Chief Information Officer Steven Brunasso  
Planner George Burton

**ALSO PRESENT**

Planning Commission Chair Daran Wastchak

**2. STUDY SESSION ITEMS**

**18-378            Visually Significant Corridors Master Plan Discussion #2**

Community Development Director Jeremy Knapp summarized the Visually Significant Corridors Master Plan. There was Council consensus to make the following amendments to the plan:

- Change the Plan's impact on residential properties from a requirement to discretionary

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Note: Minutes of Town Council meetings are prepared in accordance with the provisions of Arizona Revised Statutes. These minutes are intended to be an accurate reflection of action taken and direction given by the Town Council and are not verbatim transcripts. Video recordings of the meetings along with staff reports and presentations are available online and are on file in the Office of the Town Clerk. Persons with disabilities who experience difficulties accessing this information may request accommodation by calling 480-948-7411 (voice) or 480-348-1811 (TDD).

- Scale back Town projects – remove Contemplation Corner and Pillars of the Community and replace with landscaping improvements and utility screening
- Gateways – utilize existing signs, consider enhanced landscaping, and consider pavement treatment. Consider noise impact of pavement treatments
- Tatum and Lincoln Intersection – scale back pavement design treatments to be more consistent with existing color palette and Town brand. Eliminate benches and other elements to discourage loitering.

He stated that the Plan would be brought back to Council for final review on October 25 and scheduled for a vote on November 1.

**18-377                    Discussion of Major Special Use Permit Amendment - Statement of Direction (SUP-18-05). 7101 E Lincoln Drive - SmokeTree Resort - 2nd Review**

Mr. Knapp summarized the request from the owner of Smoke Tree Resort to redevelop the property. The proposed resort site included the following uses:

- 150 traditional hotel guest room keys for transient occupancy owned by the resort owner. Presently, the resort has only 23 of its 32 guest rooms in use.
- 30 resort residential units at approximately 1,250 square feet with lock-off feature and available for transient occupancy through the resort.
- Restaurant and bar/lounge in a similar location to the prior on-site restaurant.
- Accessory uses such as a fresh food market, café/eatery, micro-brewery, speakeasy, pop-up retail, coffee shop, florist, sandwicheria, bakery, and epicurean retail and sundries.
- Indoor and outdoor space for events, including a resort pavilion for banquets/meetings and pool areas.

Mr. Knapp presented the revised Statement of Direction (SOD) based on Council's comments from the September 27 meeting. The Council provided additional direction on edits to the density, height, setbacks, and impact to adjacent uses (namely noise) sections of the SOD.

There was Council consensus to schedule to SOD for a vote at the October 25<sup>th</sup> meeting.

### **3. EXECUTIVE SESSION**

**18-372                    Discussion or consultation with the Town Attorney to consider the Town's position regarding Development Agreement negotiations related to the Smoke Tree Resort and Lincoln Medical Plaza as authorized by A.R.S. §38 431.03(A)(4) and/or legal advice regarding Special Use Permit zoning as authorized by A.R.S. §38 431.03(A)(3.)**

A motion was made by Council Member Pace, seconded by Council Member Moore, to go into executive session for discussion or consultation with the Town Attorney to consider the Town's position regarding Development Agreement negotiations related to the Smoke Tree Resort and Lincoln Medical Plaza as authorized by A.R.S. §38 431.03(A)(4) and/or legal advice regarding Special Use Permit zoning as authorized by A.R.S. §38 431.03(A)(3.) The motion carried by the following vote:

**Aye:** 6 - Mayor Collins  
Vice Mayor Bien-Willner  
Council Member Dembow  
Council Member Moore  
Council Member Pace  
Council Member Stanton

**Absent:** 1 - Council Member Sherf

**18-368            The Town Council 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).**

This item was not discussed.

**4. BREAK**

**5. RECONVENE FOR REGULAR MEETING**

Mayor Collins reconvened the meeting at 6:05 PM.

**6. ROLL CALL**

**COUNCIL MEMBERS PRESENT**

Mayor Michael Collins  
Vice Mayor Jerry Bien-Willner  
Council Member Paul Dembow  
Council Member Scott Moore  
Council Member Julie Pace  
Council Member Mark Stanton

Council Member David A. Sherf was not present

**STAFF MEMBERS PRESENT**

Interim Town Manager Brian Dalke  
Town Attorney Andrew Miller  
Deputy Town Manager Dawn Marie Buckland  
Town Clerk Duncan Miller  
Police Chief Peter Wingert  
Town Engineer Paul Mood  
Community Development Director Jeremy Knapp

**7. PLEDGE OF ALLEGIANCE\***

Mayor Collins led the Pledge of Allegiance.

**8. PRESENTATIONS**

**18-379 Proclaim October 2018 as Domestic Violence Awareness Month.**

Mayor Collins presented a proclamation to Eve's Place in recognition of Domestic Violence Awareness month.

**9. CALL TO THE PUBLIC**

Paradise Valley resident Emily Kile urged the Council to consider an ordinance regulating gas-powered leaf blowers similar to one adopted in Los Gatos, California.

**10. CONSENT AGENDA**

Interim Town Manager Brian Dalke summarized the items on the Consent Agenda.

**18-369 Minutes of Town Council Meeting September 13, 2018**

**18-380 Minutes of Town Council Meeting September 21, 2018**

**18-370 Minutes of Town Council Meeting September 26, 2018**

18-371            **Minutes of Town Council Meeting September 27, 2018**

18-376            **Adoption of Resolution Number 2018-23; Appointing Town  
Manager as Trustee to the Arizona Metropolitan Trust Board of  
Trustees.**

**Recommendation:** Adopt Resolution Number 2018-23; Appointing Town Manager as Trustee  
to the Arizona Metropolitan Trust.

**A motion was made by Council Member Stanton, seconded by Council Member Pace, to  
approve the Consent Agenda. The motion carried by the following vote:**

**Aye:** 6 - Mayor Collins  
Vice Mayor Bien-Willner  
Council Member Dembow  
Council Member Moore  
Council Member Pace  
Council Member Stanton

**Absent:** 1 - Council Member Sherf

#### **11. PUBLIC HEARINGS**

There were no public hearings.

#### **12. ACTION ITEMS**

There were no action items.

#### **13. FUTURE AGENDA ITEMS**

Interim Town Manager Brian Dalke summarized the future agenda schedule. There were no requests to add an item to a future agenda.

#### **14. MAYOR / COUNCIL / MANAGER COMMENTS**

Mr. Dalke recognized the Public Works Department, Engineering Department, and Police Department for their efforts in responding to recent storms and flooding. He announced that Arizona Cities and Town week is October 21 – 27, 2018. It is a week set aside each year to provide citizens with important information about the services and programs provided by towns.

Council Member Dembow announced that the 14<sup>th</sup> Annual Paradise Valley Veterans Appreciation Vintage Car Show would be held on Saturday, November 10<sup>th</sup> at Town Hall.

Council Member Pace gave an update on ACOPS. She stated that it is Domestic Violence Awareness Month and Breast Cancer Awareness Month. She said Police Officer are wearing patches with pink borders in recognition of breast cancer.

Council Member Moore reported that he and Mr. Dalke met with representatives from Experience

Scottsdale to review their recent audit.

Council Member Stanton announced that the PV Arts Board is hosting an Art Opening at Town Hall on October 23<sup>rd</sup> featuring the photography of former Mayor Ed Lowry.

## 15. STUDY SESSION CONTINUED

Mayor Collins recessed the meeting at 6:26 PM and reconvened the Study Session in the Boardroom at 6:35 PM

### **18-373      Discussion of Major Special Use Permit Amendment - Statement of Direction (SUP-18-06). 10555 N Tatum Boulevard - Mountain View Medical Center**

Senior Planner Paul Michaud presented a request by Mountain View Medical Center located at 10555 N Tatum Blvd major Special Use Permit amendment. He said the applicant is proposing a three-phased demolition and construction of all buildings on the property. The use would remain a medical office.

The Council discussed the Statement of Direction including: use, height, setbacks, impact to adjacent uses, lot coverage, landscaping, infrastructure and utility improvements, traffic, parking, and circulation, and signage.

The Council requested additional information and modification to the following SOD elements:

- Impacts related to construction phasing with attention given to minimizing visual clutter, light trespass, noise, dust, traffic, and length of construction
- Location of uses such as urgent care, veterinary practices, and sleep center that operate in the evening and early hours should be taken into consideration during site design to minimize the impact on neighboring residential properties
- Building and landscape design elements and lighting that discourages vagrancy and improves safety and security
- Change the title of the "Impact to Adjacent Uses" to "Impact on Nearby Residential Properties"

A motion was made by Vice Mayor Bien-Willner seconded by Council Member Moore, to go into executive session for discussion or consultation with the Town Attorney to consider the Town's position regarding Development Agreement negotiations related to the Smoke Tree Resort and Lincoln Medical Plaza as authorized by A.R.S. §38 431.03(A)(4) and/or legal advice regarding Special Use Permit zoning as authorized by A.R.S. §38 431.03(A)(3.) The motion carried by the following vote:

**Aye:** 6 - Mayor Collins  
Vice Mayor Bien-Willner  
Council Member Dembow  
Council Member Moore  
Council Member Pace  
Council Member Stanton

**Absent:** 1 - Council Member Sherf

## 16. ADJOURN

Vice Mayor Bien-Willner moved to adjourn. Council Member Dembow seconded the motion which passed by the following vote:

**Aye:** 6 - Mayor Collins  
Vice Mayor Bien-Willner  
Council Member Dembow  
Council Member Moore  
Council Member Pace  
Council Member Stanton

**Absent:** 1 - Council Member Sherf

Mayor Collins adjourned the meeting at 7:55 p.m.

**TOWN OF PARADISE VALLEY**

SUBMITTED BY:

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Duncan Miller, Town Clerk

**STATE OF ARIZONA                    )**  
**COUNTY OF MARICOPA            ) :ss.**

**CERTIFICATION**

I, Duncan Miller, Town Clerk of the Town of Paradise Valley, Arizona hereby certify that the following is a full, true, and correct copy of the minutes of the regular meeting of the Paradise Valley Town Council held on Thursday, October 11, 2018.

I further certify that said Municipal Corporation is duly organized and existing. The meeting was properly called and held and that a quorum was present.

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Duncan Miller, Town Clerk