



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Planning Commission

Tuesday, January 17, 2017

6:00 PM

Council Chambers

1. CALL TO ORDER

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

STAFF MEMBERS PRESENT

Town Attorney Andrew M. Miller
Community Development Director Eva Cutro
Planner George Burton

2. ROLL CALL

Present 5 - Chairperson Dolf Strom
Commissioner Jonathan Wainwright
Commissioner Daran Wastchak
Commissioner Richard K. Mahrle
Commissioner Thomas G. Campbell

Absent 1 - Commissioner Jeff Wincel

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

None

5. PUBLIC HEARINGS

- A. [17-007](#) Citizen Review of Hillside Code Updates (Article XXII of the Town Zoning Ordinance)

George Burton reviewed the background and past discussion on the hillside code revision.

There was discussion on the assurance bond, suggested the \$25 be increased to \$35 and that this figure gets adjusted by the Price Index every year. Chairman Strom is opposed to considering bids. Mr. Miller suggested a qualifier language be added to explain when additional

monies may be needed. Commissioner Campbell recommends we use a Means Cost Guide to determine our multiplier. Related discussion was giving the option of a landscape assurance. the majority of the Planning Commission believes the whole bond is held and this only applies during the summer months.

There was discussion on cantilevers. Mr. Burton noted he contacted other cities regarding cantilevers, with those he contacted having no limitations other than setbacks and heights and floor area ratio (FAR) standards. He added, these communities treat cantilevers as part of the structure it's attached. The Planning Commission agrees that the underside of a cantilevered structure must be finished and blend with the natural setting. It must be included in disturbed area and FAR. There was still a concern with cantilevered driveways. The proposed language allowing a maximum of 4-foot cantilever was considered too small. There was discussion if the amount of cantilever should be based on the size of the house. It was noted that language should be added to define where the cantilever starts, especially if there is a support on the cantilever. Council Member Pace commented that we need more hillside resident input before we make any decisions on cantilevers. There was discussion regarding where to measure the 40-foot maximum height. It was determined that it be taken from the lowest point under the cantilever (not under the support). It was noted that a 4-foot cantilever for decking is appropriate. A different measurement may be needed for the actual home. Staff will work with Commissioner Campbell.

There was discussion on materials blending with the hillside, solar panels, that vegetation is not an appropriate mechanical screen, and skylights are now part of the Hillside Building Committee approval.

Regarding disturbance, Mr. Burton showed real home examples counting and not counting the homes square footage. It was noted that the 25-percent FAR would still apply, the current code does not reward those that build smaller homes, and the term "disturbance" may need to be changed or described better.

The Planning Commission discussed driveways. This included asphalt drives prohibited for new construction, discussion regarding driveways being excluded from disturbance during remodels, and an idea to use the 50-percent remodel rule if asphalt driveways are no longer allowed and they become legal non-conforming.

It was noted to ask the Building Official for minimum requirements regarding retaining walls and guard rails along driveways. Also, to include language clarifying that retaining walls should be the minimum needed to

retain cut and fill for the "primary structure".

It was noted to keep view fence in hillside as 80-percent open, as opposed to 70-percent open as allowed in flatlands.

It was noted to add in language that raised tennis courts are counted as disturbed area for the entire surface area, not just the area of the supports.

The meeting was opened to the public.

Council Member Pace expressed concern with draining of pools onto hillside lots, as this exposes the native vegetation to chemicals.

Mrs. Peschkin stated she is here to gain knowledge and is impressed with the consideration that the Commission puts into this code language.

It was noted that this item will come back at the second meeting in February.

No Reportable Action

6. ACTION ITEMS

- A. [17-006](#) [Requested Continuance] Phoenix Country Day School - Intermediate SUP Amendment
3901 E. Stanford Drive

A motion was made by Commissioner Mahrle to continue this item to the March 7, 2017 meeting, seconded by Commissioner Campbell. The motion carried by the following vote:

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

Absent: 1 - Commissioner Wincel

7. CONSENT AGENDA

- A. [17-001](#) Approval of December 6, 2016 Planning Commission Minutes

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

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

Absent: 1 - Commissioner Wincel

B. [17-002](#) Approval of December 20, 2016 Planning Commission Minutes

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

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

Absent: 1 - Commissioner Wincel

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

A motion was made by Commissioner Mahrle at 8:47 p.m., seconded by Commissioner Wainwright, to adjourn the meeting. The motion carried by the following vote: meeting be adjourned

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

Absent: 1 - Commissioner Wincel

Paradise Valley Planning Commission

By: 
Eva Cutro, Secretary