



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Planning Commission

Tuesday, January 3, 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 Jeff Wincel
Commissioner Richard K. Mahrle
Commissioner Thomas G. Campbell

Absent 1 - Commissioner Daran Wastchak

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

- A.** [17-470](#) Phoenix Country Day School - Intermediate SUP Amendment
3901 E. Stanford Drive
- Eva Cutro presented the application in accordance with the application packet.
- Chairman Strom asked which portion of the new building will be 27-feet in height. Commissioner Campbell wanted to know the height of the building behind it. Commissioner Campbell encouraged matching of existing heights, but thinks having architectural elements is appropriate. Commissioner Moore suggested the applicant provide a dimensioned street elevation from Stanford Drive with the proposed and existing

buildings around it.

Commissioner Moore stated the applicant needs to provide a sign and lighting package.

Commissioner Wainwright discussed garbage pickup early in the morning, that it occurs adjacent to the rear yard of the homes on 37th Place. He suggested relocation of the garbage area. Jordan Rose, applicant, stated it is questionable where the school could relocate it too, but she will see if there are any other solutions.

Commissioner Moore mentioned that the spear height is a concern in the SOD.

Lou Werner, resident, discussed the issue of removal of the grass area and identified that a drop off area was an area of concern.

No Reportable Action

B. [17-472](#)

Visually Significant Corridors Master Plan

The consultant team introduced themselves. They presented the scope of the project and timing of the charrette. The project purpose, work plan elements, and scheduling was reviewed. They reviewed the stakeholder involvement process.

Commissioner Wainwright asked if much thought has been given to how these changes will affect traffic by making a street more attractive. The consultant replied that is difficult to identify. They have a traffic engineer on their team to identify if a design such as medians will alter traffic patterns. Commissioner noted that increasing the amount of traffic is typically a negative. The consultant stated it is typically the land uses adjoining a street that generates the amount of traffic and average trips per day instead of the attractiveness of the streetscape.

Commissioner Wainwright asked if the project will look at left turn lanes on Lincoln Drive and Tatum Boulevard. Commissioner Mahrle stated that is beyond the scope of this project. He also pointed out the comments brought up with the bicycle-pedestrian master plan process that is underway. He stated this consultant needs to be careful of what is placed next to a bike path, such as a thorny tree. People have expressed concerns to him about lack of visibility at landscaped medians and generally about the type of landscaping so it does not block visibility.

The consultant asked the Planning Commission to respond to five questions as a means to get their thoughts and concerns.

First Question - What feelings do you think the entrances to town should evoke?

Chairman Strom replied to know that you arrived in Paradise Valley.

Commissioner Wincel stated that it should evoke a sense of pride and envy, a sense of wonderment for out-of-state visitors (a sense of place).

Commissioner Wainwright replied to have some consistency with each entrance (so the branding has consistent elements).

Commissioner Wincel added a harmony of theme.

Chairman Strom and Commissioner Wincel stated the signage should be the same, the signage not make a gateway.

Scott Jarson, Chairman of the Hillside Building Committee, replied a sense of arrival is very important since it defines the sense of place.

Julie Pace, Council Member elect, stated it should say you are in Paradise Valley without a sign via visual cues, also to invite walking throughout the Town.

Second Question - What does the town as the place mean to you and how should those ideas be translated into the streetscapes for these corridors?

Commissioner Moore responded large lot residential with scenic corridors of mountains (do not obscure with too much landscaping), and the color of the desert.

Third Question - What are the most important elements of a streetscape design for Lincoln Drive and Tatum Boulevard?

Commissioner Mahrle replied addressing noise buffering in a way that does not include more or higher fences since this lessens the openness. Chairman Strom added that meandering fences seem to help.

Andrew Miller noted that in many areas there is very little right-of-way that will create a challenge.

Eva Cutro stated that she hears compliments on the decorative utility box screens from many of the residents. Julie Pace stated she is an advocate for utility box screening.

Commissioner Mahrle stated no bike racks unless there is a destination for it.

Scott Jarson replied that he grew up here and misses the openness that the town had. He continued that utility screening will go a long way to define the corridor and pathways are important for a sense of walkability.

Commissioner Wincel stated to make this bicycle and pedestrian friendly community. He added to maintain the low density, community engagement, and open views.

Andrew Miller replied an important element of streetscape design is to address communication companies to use the right-of-ways for antennas.

Eva Cutro stated the use of low-level street lights may be nice (not traditional street lights).

Julie Pace stated to consider street pavement surface. She added to consider cell phone antennas created into art. She had concern about the use of benches and people sleeping on them.

Commissioner Mahrle responded a concerned about the seating material since it gets hot here.

Fourth question- What is your priority objectives for this project?

Commissioner Mahrle replied something that can be implemented (both fiscal and realistic).

Commissioner Moore suggested looking at the City of Scottsdale for examples for safety of pedestrians.

Eva Cutro stated staff has an objective to work for multiple users (e.g. SUP, subdivisions, individual property owners, etc.)

Chairman Strom stated to have different levels of design (e.g. good, better or best).

Commissioner Wincel replied having alternatives.

Fifth question - Any issues or concerns?

Commissioner Mahrle had an issue of push back, responses of why the town is doing this since there is nothing wrong now and it will cost money.

Commissioner Wincel agreed with Commissioner Mahrle and added to look for the consultants for direction.

There is discussion on how projects may be funded and questions on contribution by residents.

Julie Pace stated that utility companies should be partners in this and the Town should notify the adjoining property owners on those affected streets.

Eva Cutro noted past conflicts on oleanders and other alternatives for oleanders.

No Reportable Action

C. [17-471](#)

Discussion of Hillside Code Updates (Article XXII of the Town Zoning Ordinance)

George Burton gave background report on the hillside code revisions and the work that has been done to date.

The Chairman requested that George review the Hillside Ordinance starting at the beginning.

The discussion included the following:

Under Definitions, it was suggested to add "Raised Outdoor Living Area" and "Veneered Rock Slope".

Regarding Section 2205, Commissioner Mahrle stated that there is confusion for the applicant as to which category their application fits in. He suggested standards should be given for what is combined versus what is concept and formal.

The Chairman of the Hillside Building Committee should decide significant amount of lighting.

There was discussion of when an applicant shall be noted as a responsible party and when the Code should note architect or engineer.

Section 6, regarding Issuance of Certificate of Occupancy, there was discussion regarding who determines the assurance amount. Mr. Burton replied it is the Hillside Committee based on three bids from the applicant in the draft proposal. There was a question whether the three bids should be from licensed contractors, whether the \$25 minimum should be raised, and discussion regarding the cost of a bond. It was determined that staff and the Town Engineer should determine the amount of the bond for both

landscaping and disturbance (restoration).

Seismic refraction survey will apply to any cut decided by the Town Manager or designee.

The use of a computer-scaled model was discussed.

The height of accessory structures was discussed. It was noted that both the 16-foot and overall 40-foot height limitations apply.

There was discussion on why columns, such as decks, are proposed to be limited to 12 feet. It was suggested that since this is new language to add explanatory language to the code.

It was noted that there was no consensus on cantilevers at the last meeting. Commissioner Moore believes cantilevered driveways should be considered separate from other cantilevered structures. He is opposed to cantilevered driveways and does not believe the code ever anticipated cantilevered driveways. There was discussion regarding limiting the amount of cantilever, which included a suggestion that 4 feet of horizontal may be fine and 16 feet may be too much. Staff was instructed to research other hillside communities and set a limit on the amount of cantilever. Other considerations noted included an unbraced cantilever and to count all area under the cantilever as disturbed.

Chairman Strom opened the meeting to the public:

Francis Slavin stated that the cantilever addition language prohibiting driveways from cantilever could cause a Proposition 207 problem. He continued, acknowledging that the Town never had cantilevered driveways may be a better solution.

Julie Pace has a concern that applicants may start adding cantilevered decks all along the hillside. She believes it should be tightened up and more research is prudent.

David Dick stated that cantilevered elements must be intrinsic to the design of the structure, cantilevers can have value, but they should not look arbitrary or added on to the structure. He supports counting the area under the cantilever as disturbed area to discourage cantilevers.

No Reportable Action

5. PUBLIC HEARINGS

None

6. ACTION ITEMS

None

7. CONSENT AGENDA

None

8. STAFF REPORTS

Mr. Burton noted that the revised hillside agenda is in the packet and the hillside packet will go out Thursday.

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

A motion was made by Commissioner Wainwright at 9:18 p.m., seconded by Commissioner Moore, to adjourn the meeting. Commissioner Campbell left the meeting at 8:15 p.m. Commissioner Wincel left the meeting at 9:00 p.m. The motion carried by the following vote:

Aye: 4 - Chairperson Strom, Moore, Commissioner Wainwright and Commissioner Mahrle

Absent: 3 - Commissioner Wastchak, Commissioner Wincel and Commissioner Campbell

Paradise Valley Planning Commission

By: 
Eva Cutro, Secretary