



# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Minutes - Final

### Planning Commission

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Tuesday, March 7, 2017

6:00 PM

Council Chambers

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Revised

#### 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  
Senior Planner Paul Michaud

#### 2. ROLL CALL

**Present** 6 - Commissioner Dolf Strom  
Commissioner Jonathan Wainwright  
Chairperson Daran Wastchak  
Commissioner Richard K. Mahrle  
Commissioner Thomas G. Campbell  
Commissioner Jeff Wincel

#### 3. EXECUTIVE SESSION

None

#### 4. PUBLIC HEARINGS

None

- A. [17-069](#) Continuance Request  
Phoenix Country Day School - Intermediate SUP Amendment  
3901 E. Stanford Drive

Eva Cutro explained the continuance.

**A motion was made by Commissioner Campbell, seconded by Commissioner Mahrle, to continue the application request to the regular meeting of April 18, 2017. The motion carried by the following vote:**

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

## 5. STUDY SESSION ITEMS

### A. [17-049](#)

Discussion of a proposed lot split (LS 17-01)  
6912 E Horseshoe Road (APN: 174-31-023)

Paul Michaud presented the proposed lot split of the 2.4-gross acre site. He noted that a mailing notification was sent to property owners within a 500-foot radius. Existing structures on this lot will be demolished as part of this lot split. The proposed lot split meets all lot shape and size requirements.

It was noted that the property owner will be stipulated to dedicate 25-feet of right-of-way. There was discussion of the appearance of the roadway in this area.

Mr. Michaud reviewed the four draft stipulations. There was discussion of a revision to Stipulation 2c.

There was discussion that the front wall will be removed. The side and rear walls are not within the boundaries of this property and will remain. Dr. Sharma, owner, did not present but asked for clarification on the road. Eva Cutro replied this road is currently a public road and will remain a public road.

**No Reportable Action**

## 6. ACTION ITEMS

### A. [17-050](#)

Consideration of a proposed lot split (LS 17-01)  
6912 E Horseshoe Road (APN: 174-31-023)

There was no presentation or Commission comments. No one wished to speak from the public.

**A motion was made by Commissioner Mahrle, seconded by Commissioner Wainwright, to recommend that Town Council approve the lot split subject to the following stipulations:**

- 1. The lot split plat must be recorded with the Maricopa County Recorder's Office, in substantial compliance with the survey plat prepared by Clouse Engineering, Inc., dated November 18, 2016.**
- 2. Prior to the recordation of said lot split plat, the following shall be completed:**
  - a. The property owner or designee shall submit the required improvement plans for Town Engineer approval and provide a procedure and other forms of**

assurances necessary for the Town to be in a guaranteed position to complete the pavement widening and curbing adjoining the subject site in accordance with the local roadway standard, Option B, of the Town's General Plan.

b. Except for the west, north, and east existing perimeter walls, the property owner shall secure the appropriate demolition permit(s) and related inspections to remove all the vertical structures as shown on the boundary survey prepared by Clouse Engineering, Inc., dated May 19, 2016.

c. The property owner or designee shall dedicate the required public right-of-way (ROW) area, being the south 25 feet of the subject site, hereinafter the "ROW Area" by separate instrument (a deed) and shall show the area so deeded on said lot split plat. The deeded ROW Area shall be deeded free and clear of all liens and encumbrances and the property owner shall pay for appropriate title insurance and escrow/recording costs for the deeding of the ROW Area.

3. Prior to the issuance of a Certificate of Occupancy for a new single-family residence on said lot split plat, the following shall be completed:

a. The improvements described in Stipulation 2 shall be completed.

b. The property owner or designee shall demonstrate that the fire sprinkler system is in compliance to the National Fire Protection Association standard 13D or the current equivalent code requirement.

c. The property owner or designee shall install a new fire hydrant on Horseshoe Road as specified by the Town Fire Marshal, generally near the southwest corner of Lot 1 of the Sharma Lot Split.

4. Within 60 days of approval of the plat, the applicant shall submit Mylars and an electronic version in a pdf format for the Town's permanent record.

The motion carried by the following vote:

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

## 7. CONSENT AGENDA

A. [17-065](#) Approval of February 21, 2017 Planning Commission Minutes

A motion was made by Commissioner Wastchak, seconded by Commissioner Wincel, to approve the February 21, 2017 Planning Commission minutes. The motion carried by the following vote:

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

## 8. STAFF REPORTS

Eva Cutro explained that Quality of Life Initiatives are currently "paused" and will return to Council for expanded Statements of Direction.

**9. PUBLIC BODY REPORTS**

Chairman Strom stated that he believes a lighting consultant should help Council with their Statement of Direction.

There are no items on the agenda for the March 21st meeting.

Jeff Wincel and Tom Campbell stated they enjoyed their time on the Commission and that this will be their last meeting.

Tom Campbell served 16 years on the Planning Commission and is now applying for a position on the Hillside Committee.

Chairman Strom noted that this coming Hillside meeting is the day after the Commission meeting. He would like it to be a rule that the Hillside meeting take place the week following the Commission meeting.

**10. FUTURE AGENDA ITEMS**

It was noted that there are no scheduled items for March 21, 2017.

**11. ADJOURNMENT**

**A motion was made at 6:27 p.m. by Commissioner Mahrle, seconded by Commissioner Wastchak, to adjourn the meeting. The motion carried by the following vote:**

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

**Paradise Valley Planning Commission**

By:   
Eva Cutro, Secretary