



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Planning Commission

Tuesday, March 15, 2016

6:00 PM

Council Chambers

1. CALL TO ORDER

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

2. ROLL CALL

Present 7 - Chairperson Dolf Strom, Commissioner Thomas G. Campbell, Commissioner Richard K. Mahrle, Commissioner Scott Moore, Commissioner Jonathan Wainwright, Commissioner Daran Wastchak and Commissioner Jeff Wincel

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

A. 16-076

Discussion of Private Road for a portion of Nauri Valley Road
Conditional Use Permit (CUP 16-01)
Near northeast corner of 56th Street and McDonald Drive

Paul Michaud presented the Conditional Use Permit (CUP) application in accordance with the application packet.

Commission Moore asked if this request is for the half street or the whole street adjoining the lot. Mr. Michaud clarified that the request is for the entire street adjoining the subject property.

Commissioner Moore asked if this lot split will make the fence walls nonconforming. Mr. Michaud clarified that any nonconformity on the wall on the subject lot will have to be brought into compliance as part of the administrative lot split process.

Mr. Michaud reviewed the findings for the Conditional Use Permit, along with some draft stipulations.

Chairman Strom asked about the road improvements, including whether the CUP is for a portion or all of Nauri Valley Drive. Mr. Michaud stated the CUP is for only a portion of the roadway.

Responding to a question on ownership of the road, Andrew Miller described the unique circumstances of the ownership and platting of this subdivision. He explained that the heirs of the original person platting the subdivision are the owner(s), but that the property owners who have been using this private road since 1948 have a prescriptive right regarding access to their respective lots. He opined that the property owner of 6001 N Nauni Valley Drive can make application for the proposed CUP.

There was discussion on the type of roadway improvements for both the CUP portion of the roadway, the voluntary road improvements the home builder will be doing for the portion of Nauni Valley Drive not within the CUP, and the transition of the road pavement from the CUP portion to the non-CUP portion of Nauni Valley Drive. Jordan Rose, who represents the applicant and lives on this street, explained that the applicant will improve the 740 feet of street to the Town standard width of 26 feet that includes ribbon curbs on both sides. She stated that most of the homeowners want Nauni Valley Drive repaved, but do not want the entire road improved with curb or sidewalk.

Commissioner Wincel asked why staff did not recommend the roadway cross-section with the sidewalks. Mr. Michaud replied this was largely due to match the large portion of the roadway already built to the Town standard without the sidewalk and the request covering only a portion of this roadway. Further discussion ensued on sidewalks and whether or not all local roads in Town would need to have sidewalks. Commissioner Wincel concluded this discussion, expressing his opinion that the Town is underserved in terms of sidewalks and we are missing an opportunity. Commissioner Wastchak replied that he would be ok with the sidewalk if this was an entire re-work of the road, otherwise the road will be a patch work.

There was discussion regarding the roadway maintenance agreement. This included whether the other adjoining property owners to the CUP portion of the roadway must be party to the maintenance agreement. Mr. Miller explained the Town cannot require the other property owners to be party to the proposed maintenance agreement. Chairman Strom asked if the maintenance agreement only applies to the highlighted portion of the road. Mr. Miller replied yes. Commissioner Wincel asked if the owner of Lot 12 does not own the roadway, can the owner of Lot 12 apply for this and can we uphold the maintenance agreement. Mr. Miller replied yes. It was stated that the maintenance agreement would be for the roadway itself, not any landscaping on the west side of the roadway.

Commissioner Moore asked to label the Lots 12a and 12b for the lot split.

There was discussion regarding the corner vision. This included the separate code violation regarding the oleanders on Lot 13B, located at the northwest corner of McDonald Drive and Nauni Valley Drive.

Commissioner Campbell stated that he believes many of the oleanders on Lot 13B and within the right-of-way may need to be removed to meet the corner vision. The Planning Commission directed the applicant and staff to check with the Town Engineer regarding his authority to reduce the typical 50-foot by 50-foot corner vision. Also, the applicant was encouraged to speak with the property owners adjoining the area of the CUP.

In summary, the Planning Commission were generally agreeable to the maintenance agreement not including landscaping on the west side of the roadway, not requiring additional landscaping as part of the CUP process, to have the applicant work with the Town Engineer regarding possible reduction of the corner vision standard, to address landscaping as it may relate to safety at the intersection of McDonald Drive and Nauni Valley Drive, to revise the plans to show the roadway transition from the CUP portion of Nauni Valley Drive to the non-CUP portion of that roadway, to provide notice of the public hearing to all property owners within Nauni Valley Ranch, and for the applicant to follow up with the property owner of Lot 13B.

No Reportable Action

B. 16-078 Discussion on Quality of Life Initiatives

Eva Cutro presented this topic in accordance with the packet and identified the topics.

- Bicycle/Pedestrian Master Plan. Paul Michaud gave a brief overview of the RFP for the bicycle and pedestrian study. He explained that the RFP Selection Committee is set to interview consultants on March 30, 2016.
- Visually Significant Corridors Plan. Commissioner Wincel gave a brief report on his meeting with the Mayor regarding Visually Significant Corridors. He stated his understanding is that Lincoln Drive and Tatum Boulevard would be the focus, but the plan can still include a broader view. He remarked that the plan will need to have clear milestones and give examples of building design standards to give the consultant direction. Commissioner Wastchak stated he would like to see the consultants prioritize improvements in regards to ranking and timing.
- Noise. It was noted that the proposed noise ordinance changes should focus on construction noise and leaf blowers. Discussion ensued regarding electric leaf blowers, mufflers to put on leaf