



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda

Town Council

Mayor Mark Stanton
Vice Mayor Ellen Andeen-Keller
Councilmember Christine Labelle
Councilmember Karen Liepmann
Councilmember Scott Moore
Councilmember Julie Pace
Councilmember Anna Thomasson

Thursday, January 8, 2026

4:00 PM

Council Chambers

1. CALL TO ORDER / ROLL CALL

Notice is hereby given that members of the Town Council will attend either in person or by electronic conference system, pursuant to A.R.S. §38-431(4).

2. EXECUTIVE SESSION

[26-009](#)

Discussion and consultation with the Town Attorney, authorized by A.R.S. §38-431.03(A)(3), for legal advice regarding assisted living homes and zoning law.

[26-001](#)

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).

3. STUDY SESSION ITEMS - IMMEDIATELY FOLLOWING THE EXECUTIVE SESSION

The Study Session is open to the public for viewing, and the following items are scheduled for discussion among the Council, Staff, and their designees. The Town Council will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Council may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item are subject to change.

[26-007](#)

Discussion on Proposed Amendments to Article XVII, Assisted Living Home, of the Zoning Ordinance

Staff Contact:

Chad Weaver, 480-348-3522

4. BREAK

5. RECONVENE FOR REGULAR MEETING 6:00 PM**6. ROLL CALL****7. PLEDGE OF ALLEGIANCE*****8. PRESENTATIONS*****26-006 Administer Oath of Office to the Vice Mayor**

Staff Contact: Duncan Miller, 480-348-3610

26-004 Discussion and Possible Action to Recognize 5404 E Palo Verde Drive as a Historic Property in the Town of Paradise Valley

Recommendation: Approve the Historical Advisory Committee's recommendation to recognize 5404 E Palo Verde Drive as an official historic property in the Town of Paradise Valley

Staff Contact: Duncan Miller, 480-348-3610

26-008 Discussion and Possible Action to Recognize 6107 N Invergordon Road as a Historic Property in the Town of Paradise Valley

Recommendation: Approve the Historical Advisory Committee's recommendation to recognize 6107 N Invergordon Road as an official historic property in the Town of Paradise Valley

Staff Contact: Duncan Miller, 480-348-3610

9. CALL TO THE PUBLIC

Citizens may address the Council on any matter not on the agenda or any item on the Study Session (Section 3 on the agenda). In conformance with Open Meeting Laws, Council may not discuss or take action on this matter at this Council meeting, but may respond to criticism, ask that staff review a matter raised, or ask that it be placed on a future agenda. Those making comments shall limit their remarks to three (3) minutes. Please fill out a Speaker Request form prior to addressing the Council.

10. CONSENT AGENDA

All items on the Consent Agenda are considered by the Town Council to be routine and will be enacted by a single motion. There will be no separate discussion of these items. If a member of the Council or public desires discussion on any item it will be removed from the Consent Agenda and considered separately. Please fill out a Speaker Request form prior to the start of the meeting and indicate which item you would like to address.

26-002 Minutes of Town Council Meeting December 11, 2025

26-014**Discussion and Possible Action to Approve the Second Amendment to the Linking Agreement with Flock Group Inc**

Recommendation: Approve the Second Amendment to the Linking Agreement with Flock Group for Implementation of Phase 2, which includes 12 Advanced License Plate Readers and authorize the Town Manager to execute the agreement.

Staff Contact: Freeman Carne, 480-3948-7418

11. PUBLIC HEARINGS

The Town Council may hear public comments and take action on any of these items. Citizens may address the Council regarding any or all of these items. Those making comments are limited to three (3) minutes. Speakers may not yield their time to others. Please fill out a Speaker Request form prior to the start of the meeting and indicate which item you would like to address.

12. ACTION ITEMS

The Town Council May Take Action on This Item. Citizens may address the Council regarding any or all of these items. Those making comments are limited to three (3) minutes. Speakers may not yield their time to others. Please fill out a Speaker Request form prior to the start of the meeting and indicate which item you would like to address.

13. FUTURE AGENDA ITEMS

The Town Council May Take Action on This Item. The Mayor or Town Manager will present the long range meeting agenda schedule and announce major topics for the following meeting. Any member of the Council may move to have the Town Manager add a new agenda item to a future agenda. Upon concurrence of four more Members, which may include the Mayor, the item shall be added to the list of future agenda items and scheduled by the Town Manager as a future agenda item within 60 days, or longer with Council approval.

26-003**Consideration of Requests for Future Agenda Items**

Recommendation: Review the current list of pending agenda topics.

Staff Contact: Town Manager, 480-348-3690

14. MAYOR / COUNCIL / MANAGER COMMENTS

The Mayor, Council or Town Manager may provide a summary of current events. In conformance with Open Meeting Laws, Council may not have discussion or take action at this Council meeting on any matter discussed during the summary.

15. ADJOURN*AGENDA IS SUBJECT TO CHANGE*

Pursuant to A.R.S. § 38-431.02, notice is hereby given that a quorum of the Town Council of the Town of Paradise Valley may attend a reception at the Mountain Shadows Resort at 5445 E Lincoln Drive immediately following the Council Meeting.

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Town Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Town Council meeting.



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 26-009

Discussion and consultation with the Town Attorney, authorized by A.R.S. §38-431.03(A)(3), for legal advice regarding assisted living homes and zoning law.



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 26-001

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).



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 26-007

AGENDA TITLE:

Discussion on Proposed Amendments to Article XVII, Assisted Living Home, of the Zoning Ordinance

STAFF CONTACT:

TOWN
Of
PARADISE VALLEY



STAFF REPORT

TO: Mayor Stanton & Town Council Members

FROM: Andrew Ching, Town Manager
Chad Weaver, Community Development Director
Paul Michaud, Planning Manager

DATE: January 8, 2026

DEPARTMENT: Community Development – Planning Division
Paul Michaud, 480-348-3574

AGENDA TITLE: Discussion on Proposed amendments to Article XVII,
Assisted Living Home, of the Zoning Ordinance

REQUEST

Proposed amendments to Article XVII, Assisted Living Home, of the Town of Paradise Valley Zoning Ordinance, related to the occupancy and parking for Assisted Living Homes (Attachment E). The proposed modifications to “assisted living homes” do not include changes to the existing regulations for homes for the developmentally disabled, or to sober living or other similar facilities that would fall under the Town’s reasonable accommodation process adopted in 2017 via Resolution 2017-15 (Attachment B).

PROCESS

The Town Council, at its September 11th study session, directed moving forward with consideration of amendments to the Assisted Living Homes regulations, including a modification to align the number of residents in an Assisted Living Home more closely with the occupancy limitations on single family homes and to address parking requirements.

A.R.S. § 9-462.03 requires that the Town adopt a citizen review process for all rezoning matters. The Town’s adopted provisions are found in Section 2-5-2 of the Town Code. For a Zoning Ordinance text amendment originated by the Town Council, Section 2-5-2(G) requires that the Citizen Review Session be held at a work-study session of the Planning Commission; the Planning Commission held the work-study session November 18, 2025.

After the Citizen Review Session, the Planning Commission may take all issues and concerns raised by property owners and other citizens potentially affected by the proposed text amendments at such session into account when it considers its recommendation to the Town Council on the proposed text amendment and shall, prior to the Town Council’s public hearing on the proposed text amendment, report to the Town Council the issues and concerns raised during the citizen review input and discussion session; the Planning Commission recommendation and comments from

their meetings are summarized below.

PLANNING COMMISSION RECOMMENDATION CITIZEN REVIEW SESSION/COMMENTS

The Planning Commission recommended approval of Ordinance 2025-04 by a vote of 4 to 3 (Commissioners Nassikas, Dickman, and Curtis being nay votes) at the December 2nd public hearing. The Commissioners with nay votes made an earlier motion to continue the text amendment for additional information.

During the December 2nd public hearing, it was clarified that should passage of the text amendment occur, all 13 existing lawful Assisted Living Homes can continue to operate under the Nonconforming Uses provision (specifically Section 2302 of Article XXIII, Nonconformance). There was also clarification regarding the area of state legislation that applies to Assisted Living Homes which is described below under 'Background' of this report.

13 people spoke at the December 2nd public hearing portion of the meeting. Comments related to keeping the regulations the same included that Assisted Living Homes are single-family homes/not a threat to the single-family lifestyle, many Assisted Living Homes replace older/unkept properties, Assisted Living Homes provide a service to residents or family of residents that need this care close to nearby family members, concern that the occupancy change will negatively impact cost, reference to the legality of the text amendment (including the applicability of parking standards and distance requirements with occupancy 6 or less persons), to include the reference on the lawful nonconforming status in the whereas or ordinance, statements that the older population within the Town creates demand, and personal accounts on positive experiences regarding property value and parking.

Those supporting the text amendment referenced the business nature of an Assisted Living Home that does not align with the vision/values of the Town's General Plan (this includes site conditions like large number of trash bins, enclosure of garages), that the opening of an Assisted Living Home is not a choice for existing residents which may have impacted their decision in purchasing their property or may impact their property values and/or enjoyment of their property, that the occupancy at 6 aligns more with the Town's definition of family (5 or fewer unrelated people) that requiring all parking on site is not unlike the requirement for home occupation and the large lot sizes allow for the accommodation of this parking, statement that increased traffic is possible more than a traditional single family home as each resident may have separate health care providers and family members that visit the property, and that the text amendment retains the ability for Assisted Living Homes (via the nonconforming use provisions as outlined in Article XXIII, Nonconformance, of the Zoning Ordinance (specifically Section 2302), reasonable accommodation, and the ability to open a new Assisted Living Home with up to 6 residents).

The Planning Commission held a Citizen Review Session/Work Session on November 18th regarding amendments to Article XVII, Assisted Living Home, of the Town of Paradise Valley Zoning Ordinance. There were 11 people who spoke. Speakers included Town residents, family members of people in these homes, owners of Assisted Living Homes in Paradise Valley, and other Assisted Living Home representatives. Comments included wanting to understand reasons for making these

amendments, stories from family members on the benefits these homes, statements that the percentage of older age groups in the Town creates demand for these homes, concerns that reducing the occupancy will negatively impact cost to the resident and/or the staffing and financial feasibility of these homes, clarification on the status of existing homes to operate under existing regulations (existing lawful Assisted Living Homes will be allowed to continue with up to 10 residents, subject to Article XXIII of the Zoning Ordinance, if the text amendment is adopted), anecdotal accounts regarding that noise and parking are not impactful (particularly compared to other uses like an Airbnb, Short Term Rental or resort or construction activity), statements that smaller group homes provide various benefits compared to larger occupancy facilities (items mentioned included more tailored social activities, ease in managing safety, illness, and other factors), and concerns that the amendment will effectively cap the number of these homes. For more information refer to the minutes (Attachment D) and/or video of the Planning Commission meetings (available on the Town website). Also, you can find comments received on this item under Noticing – Comments (Attachment C).

The Planning Commission also asked for more information regarding parking and noise at these group homes. The Police Department records over the last four years show no noise complaints and only two parking violations (which are likely unrelated to the actual group homes). Refer to Background Material (Attachment B) for this data.

BACKGROUND

The Town's Vision & Values from its incorporation in 1961 and expressed in the current General Plan is to preserve the natural desert and provide a semi-rural, residential community with limited commercial development and limited government. The Town Council's direction to amend the Assisted Living Home provisions aligns with the single-family focus of the General Plan. Approximately 75% of the land within the Town limits is for single-family residential homes (almost exclusively on one or more acres). Dedicated open space areas represent slightly more than 10% of the land within the Town limits. Non-residential uses which are governed by the Town's Special Use Permit zoning (limited to resorts, places of worship, private schools, medical plazas, and government use) make up slightly more than 6% of the Town's land within the Town limits (with the remainder being streets and undeveloped residential properties). More specifically, the 2022 General Plan included a March 2021 survey (Attachment B) that indicated the most important character was maintaining low density with minimum one-acre lot requirements and the least important was supporting senior living developments (with assisted living homes rating very important/somewhat important to address). The nature of the written comments in this survey related to short-term rentals, care homes, home occupations, and similar uses being viewed as businesses and higher density properties.

To facilitate the General Plan and to ensure that Assisted Living Homes are regulated more consistently with single-family uses in the Town, the current Town Zoning Ordinance provisions require amendment. The proposed amendments are permitted by A.R.S. § 36-403, which authorizes municipalities to adopt building and zoning regulations for "health care institutions" that are equal to or more restrictive than regulations of the State's department of health services (A.R.S. § 36-401(A)(10) defines an "assisted living home" as an "assisted living facility" that provides resident rooms to 10 or fewer residents; A.R.S. § 36-401(A)(9) defines "assisted living facility" to include, among other things, a "residential care institution"; and A.R.S. § 36-

401(A)(45) defines a “residential care institution” to include, among other things, a “health care institution”).

Article XVII (Attachment B) is the current text of the Zoning Ordinance provisions that are the focus of the proposed text amendment. There is no change to the definition of “assisted living home” in Article II. The Town first adopted the assisted living provisions of the Zoning Ordinance 2005. At present, there are 12 Assisted Living Homes within the Town limits and one under construction (Attachment B).

In conjunction with the State Department of Health Services application process, the owner/applicant must comply with the Town’s process. The Town’s typical processing is summarized below:

- Owner/applicant contacts the Town’s Community Development Department. The owner/applicant is told to make sure the proposed group home is a use that the Arizona Department of Health Services will provide a license, the use complies to Article XVII, Assisted Living Homes, all residents must be disabled as defined in Arizona Revised Statutes §41-1491, and to check homeowner association rules. Encourage submittal of a pre-application to maintain a list of these homes and to notify others of a possible upcoming Assisted Living Home(s). This is typically the time an owner/applicant will check the 1,320-foot radius and may request a zoning letter which will be updated to match the approved amendments (Attachment B).
- Owner/applicant submits building permit(s) and/or other plans. The owner/applicant may submit preliminary plans to the Town’s Building Division for a locational plan check only. Plans are reviewed in scope but not in detail for building code and land use compliance. If the home needs renovations or is a new construction, the owner/applicant must also submit to the Town full building permit plans and studies relevant to the specific property and structure just as any other resident or builder would be required to do. The home must meet all the state and local fire codes for this use. On fire, the owner/applicant provides a site plan and detailed floor plan showing all bedrooms, bathrooms, all means of egress from the bedrooms, and evacuation plan. This floor plan will be reviewed by the Town Fire Marshal/Building Manager. An assisted living home changes the building code classification of the home from R-3 to R-4 requiring compliance with the Americans with Disabilities Act, fire sprinklers, and related items. Prior to any Certificate of Occupancy, the owner/applicant must provide a copy of the State of Arizona License for an Assisted Living Home.
- Once the State Department of Health Services has issued a valid license and prior to commencing operation the owner/applicant must obtain a business license from the Town. Such home shall be licensed or certified by the State of Arizona and shall continue to retain a valid license for as long as the home is in operation. If the State of Arizona revokes or terminates the license or certification to operate such a home, the person operating the home shall immediately cease operations and inform the Town of such revocation or termination.

TEXT AMENDMENT CHANGES

There are three proposed amendments. The first change addresses occupancy, which will be reduced from 10 residents, not including staff, to 6 residents, not including

operator and staff, and members of the operator's family, with a maximum not to exceed 8 people. The second change modifies the parking associated with the home to require that it is all on site (not only the staff). The third change is to correct the title of Planning Department Director to Community Development Director.

NOTICING

The required noticing for a text amendment to the Town's Zoning Ordinance includes the posting of the agenda and newspaper notice (Attachment C). Both were completed. Notice in the newspaper was provided in advance of the November 18th Citizen Review Session and the December 2nd Planning Commission public hearing. Notice of the Town Council public hearing has also been completed. The owners of the 12 existing Assisted Living Homes and the one home under construction were also provided notice of the Citizen Review Session and Planning Commission/Town Council public hearings.

NEXT STEPS

The next step is for a Town Council public hearing on January 22nd.

ATTACHMENT(S)

- A. Staff Report
- B. Background Material
- C. Noticing – Comments
- D. Planning Commission Minutes
- E. Ordinance 2025-04 (Draft)
- F. Presentation

Assisted Living Home Locations - Parking/Noise Complaints



Freeman Carney

To ● Paul Michaud

Cc ○ Nicole Barrows; ○ Chad Weaver

i You replied to this message on 11/21/2025 7:00 AM.

Hi Paul,

Below is data from the last 4 years.

Last 4 years 11/19/21- 11/19/25

			Noise Complaint	Parking	
1	Camelback Residential Assisted Living LLC	6001 N Tatum Blvd	0	1	1/20/2025- Parking violation-may be a hiker-car moved by owner
2	Imperio LLC	6345 E. Berneil Ln	0	0	
3	Lincoln Residential Assited Living LLC	6501 N 48th St	0	1	9/9/2022-abandoned vehicle-towed by All City Towing
4	Mountain View Assisted Living House	4801 E. Mountain View Rd	0	0	
5	Mountain View Residential Assisted Living	6520 North Mountain View Dr	0	0	
6	Paradise Living Center	6630 E Lincoln Dr	0	0	
7	Paradise Living Center Camelback LLC	6021 E Lincoln Dr	0	0	
8	Paradise Valley Senior Retreat	4801 E. Beryl Ave	0	0	
9	Simple Together ALH LLC	8635 N Via La Serena	0	0	
10	Simple Together LLC	6710 E Fanfol Dr	0	0	
11	Sunrise Care Homes Sunnyvale	7139 E Sunnyvale Rd	0	0	
12	Vista Living Paradise Valley	4810 E. Hummingbird Ln	0	0	

Best regards,



Freeman Carney

Chief of Police

Paradise Valley Police Department

6433 E. Lincoln Drive

Paradise Valley, AZ 85253

Office: 480-948-7418

Email: fcarney@paradisevalleyaz.gov

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ZONING ORDINANCE

Article XVII. ASSISTED LIVING HOME ^{564 567}

Section 1701. Assisted Living Home, subject to the following provisions:

- A. Distribution of Uses. No assisted living home shall be located on a lot within one thousand three hundred and twenty (1,320) feet, measured by a straight line in any direction, from the lot line of another assisted living home located within the Town of Paradise Valley or any other adjacent jurisdiction.
- B. Occupancy. The number of residents at such home shall be limited by applicable state laws, including any minimum square footage requirement per person, but in no event shall the number of residents exceed ten (10), not including staff.
- C. Licensure. Such home shall be licensed or certified by the State of Arizona, and satisfactory evidence thereof shall be on file with the Town. In the event that the State of Arizona revokes or terminates the license or certification to operate such a home, the person operating the home shall immediately cease operations and inform the Town of such revocation or termination.
- D. Administrative Review. Such home shall be reviewed and approved by the Planning Department Director, or designee, for building code and land use compliance prior to the use commencing.
- E. Code compliance. Such home shall comply with all applicable Town codes, including building codes, fire safety regulations, zoning and subdivision codes.
- F. Compatibility. Such home and its premises shall be maintained in a clean, well-kept condition that is consistent in materials and design style with homes in the surrounding or adjacent neighborhood.
- G. Threat to Community. Such home shall not house any person whose tenancy would constitute a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others.
- H. All parking by staff associated with such home shall be on site.

FOOTNOTE:

564 Ordinance #564 – 11/03/2005(Interpretation, Purpose and Conflict, was repealed by Ordinance Number 564, and moved to Article I, Section 103)

567 Ordinance #567 – 11/17/2005

ZONING ORDINANCE

Article II. DEFINITIONS 84 112 164 170 179 196 200 207 376 432 477 534 548 564 566 567 617 633 2016-13 2021-01

Section 201.

For the purpose of this Ordinance, certain terms and words are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural, the singular; the word "building" shall include the word "structure;" the word "lot" shall include the word "plot;" and the word "shall" is mandatory.

Accessory Building / Structure⁵⁶⁴: A subordinate building, the use of which is incidental to that of the dominant use of the main building, or premises, including residential staff quarters; provided, however, that neither a building nor an enclosure for horses is an accessory building.

Alley: A public thoroughfare which affords only a secondary means of access to abutting property.

Anomaly: ⁵⁴⁸ A natural occurring, localized surface deviation from the natural land contour. Anomalies may include outcroppings, ridges, craters, or washes. When an anomaly affects the Open Space Criteria measurement for a building or structure, the Town Manager or designee shall eliminate the anomaly from the calculation and interpolate a simulated natural grade between the contour on each side of the anomaly for use when measuring the height of the building or structure.

Apartment House: See "Dwelling, Multiple."

Area of Jurisdiction: ²⁰⁷ The boundaries of Paradise Valley.

Assisted Living Home: ⁵⁶⁷ A dwelling shared as a primary residence by persons who are disabled, as defined in Arizona Revised Statutes §41-1491, who do not meet the definition of "family" as set forth in this section, who live together as a single housekeeping unit in an environment in which staff persons provide supervisory care, personal care and/or custodial care for the residents. This definition shall not apply to a home for the developmentally disabled as regulated by Arizona Revised Statutes §36-582.

Basement: ¹⁶⁴ A story having more than one-half (1/2) its height below natural grade.

Building: Any structure for the shelter, support or enclosure of persons, animals, or property; and when separated by dividing walls without openings, each portion of such building, so separated, shall be deemed a separate building.

Camper: ⁵⁶⁴ A camper is a unit designed for travel, recreational, and vacation uses, which may be placed upon or attached to a vehicle.

Cluster Plan (CP) District: ^{564 2016-13} A development approach that may be used in the R-43 or R-35 Cluster Plan zoning district that retains the same house per acre ratio as the R-43 or R-35,

RESOLUTION NUMBER 2017-15

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA, MODIFYING THE AN APPLICATION PROCESS FOR REASONABLE ACCOMMODATION REQUESTS BY OR FOR PERSONS WITH DISABILITIES, APPROVING CHANGES TO THE REASONABLE ACCOMMODATION PROCESS GUIDE AND FORMS; AND DECLARING AN EMERGENCY

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THAT:

WHEREAS, pursuant to federal law, a request for a reasonable accommodation may be made by any person with a disability, their representative, or a developer or provider for housing for individuals with a disability in order to provide disabled individuals with an equal opportunity to use and enjoy a dwelling; and

WHEREAS, pursuant to Resolution No. 1252, the Town of Paradise Valley (“Town”) has adopted standards and procedures for granting a reasonable accommodation to its zoning and land use regulations, policies, and practices when needed to provide an individual with a disability an equal opportunity to use and enjoy a dwelling, where such an accommodation does not cause an undue financial or administrative burden or does not result in a fundamental alteration in the nature of the Town’s zoning program, as those terms are defined in fair housing laws and interpretive case law; and

WHEREAS, Resolution No. 1252 adopted a reasonable accommodation guide (“Guide”) and forms to be completed by applicants for a reasonable accommodation (“Forms”), set a reasonable fee for any application for a reasonable accommodation, as

well as appointing a hearing officer to hear and consider applications for reasonable accommodations; and

WHEREAS, amendments to the Guide and the Forms adopted by Resolution No. 1252 are now necessary in order to provide for greater notice to neighboring properties and clarity on spacing requirements and property ownership requirements for reasonable accommodation requests; and

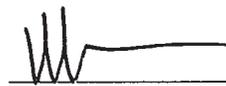
WHEREAS, by adoption of this Resolution, the Town desires to amend the Guide and Forms (both attached hereto as Exhibit A and incorporated herein by this reference), and authorize the Town Manager to make the changes to the Guide and the Forms immediately upon adoption of this Resolution;

NOW, THEREFORE, BE IT RESOLVED that the Town Council:

1. Adopts the changes to the Guide as set forth in Exhibit A hereto;
2. Adopts the changes to the Form as set forth in Exhibit A hereto;
3. Authorizes the Town Manager issue the new Guide and Forms to any applicant for any and all requests for reasonable accommodations.

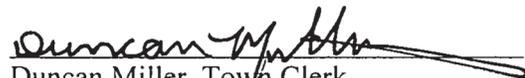
WHEREAS the immediate operation of the provisions of this Resolution are necessary for the preservation of the public peace, health and safety, an emergency is hereby declared to exist and this Resolution shall be in full force and effect from and after its passage by the Town Council.

PASSED AND ADOPTED by the Mayor and Council of the Town of Paradise Valley, Arizona this 22nd day of June, 2017.



Michael Collins, Mayor

ATTEST:


Duncan Miller, Town Clerk

APPROVED AS TO FORM

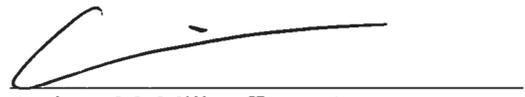

Andrew M. Miller, Town Attorney

EXHIBIT A

TOWN OF PARADISE VALLEY REASONABLE ACCOMMODATION GUIDE

Pursuant to federal law and Town Resolution No. 1252 (as amended by Resolution 2017-15), a request for a reasonable accommodation may be made by any person with a disability, their representative, or a developer or provider for housing for individuals with a disability in order to provide disabled individuals with an equal opportunity to use and enjoy a dwelling. The term “reasonable accommodation” is used here as the term is used in the Federal Fair Housing Amendments Act (“FHAA”), the Americans with Disabilities Act (“ADA”), and case law implementing and interpreting those statutes (“Fair Housing Law”).

Whether an accommodation can be granted is determined by the Town’s Accommodation Hearing Officer (who is appointed by the Town Manager) on a case-by-case basis. To request a reasonable accommodation, complete the Town’s Request for a Reasonable Accommodation Form and return it with the filing fee of \$500.00 to: Town of Paradise Valley, Attn: Accommodation Hearing Officer, 6401 E. Lincoln Drive, Paradise Valley, Arizona 85253. If you have any questions about the Request for Reasonable Accommodation Form or the requirements or procedures applicable to reasonable accommodation requests, please call Community Development Director at (480) 348-3522.

You may be required to provide additional information for the Accommodation Hearing Officer to properly evaluate your accommodation request. If needed, the Accommodation Hearing Officer may ask that medical and other health information be submitted; however, the name or extent of the disability will not be required. Unless the Accommodation Hearing Officer has previously requested additional information, the accommodation request shall be deemed complete ten days after it is received.

To ensure applicants have an actual, vested interest in the property where a reasonable accommodation is requested the applicant shall submit a current title report with all Schedule B exceptions shown, and either proof of property ownership or written notarized authorization from the property owner.

After receipt of a complete application, the Accommodation Hearing Officer may seek comments from Town staff or adjacent landowners before issuing a decision, depending on the type of accommodation requested. By way of example, if the accommodation request concerns the zoning of the subject property, comments may be sought from the Town’s Planning Division or landowners within 1,000 feet of the property; if the accommodation request concerns a building code provision, comments may be sought from the Town’s Building Department. If the Accommodation Hearing Officer seeks comments, they will be due no less than five days before the decision deadline; copies of any comments received will be provided to the applicant. Regardless of whether the Hearing Officer seeks comments, all Town property owners within one thousand (1,000) feet of the property will receive notice of the requested accommodation within five (5) days of the filing of the application and a copy of the Hearing Officer decision within five (5) days of the Accommodation Hearing Officer’s decision. Depending on the type of accommodation requested and comments received, if any, the Accommodation Hearing Officer may issue a decision, seek additional information from you, or conduct a public hearing after providing at least seven-day advance notice to you and those providing comments, unless the Accommodation Hearing Officer determines a shorter notice period is necessary or reasonable.

Within 30 days after receipt of a complete application, the Accommodation Hearing Officer shall issue a written decision granting the request, conditionally granting the request, offering an alternative accommodation, or denying the request with the reason for the denial stated. If the Accommodation Hearing Officer requests additional information from you during this 30-day period, the time for making

a decision shall be tolled until the additional information is received. The Accommodation Hearing Officer's decision will be considered final. The accommodation request and accompanying information will be kept with a record of the decision, will be a matter of public record, and will be made available to the public upon request.

REASONABLE ACCOMMODATION REQUIREMENTS

The following requirements must be met for the Town's Accommodation Hearing Officer to grant a reasonable accommodation. Please provide evidence to satisfy the requirements below on your Request for a Reasonable Accommodation Form.

1. The requested accommodation is requested by or on the behalf of one or more individuals with a disability protected under Fair Housing Law.
2. The requested accommodation is reasonable and necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.
3. The requested accommodation will not impose an undue financial or administrative burden on the Town as "undue financial or administrative burden" is defined in Fair Housing Law.
4. The requested accommodation will not result in a fundamental alteration in the nature of the Town's land use and zoning scheme, as "fundamental alteration" is defined in Fair Housing Law.
5. The requested accommodation complies with all other applicable Town Code provisions, zoning regulations, and development standards.
6. The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.
7. The applicant owns the property for which a reasonable accommodation is requested, or has notarized written consent from the property owner to apply for the requested accommodation.
8. The requested accommodation site is not located on a lot within one thousand three hundred twenty (1,320) feet, measured by a straight line in any direction, from any lot line of another group home or any assisted living home located within the Town of Paradise Valley or any other jurisdiction.

REQUEST NO. _____

**TOWN OF PARADISE VALLEY
REQUEST FOR A REASONABLE ACCOMMODATION FORM**

SUBMITTAL DATE: _____

To aid the Town's Accommodation Hearing Officer in determining whether the necessary requirements can be met for approving or conditionally approving this request, please answer the following questions and attach additional pages if necessary. Return this completed form with the filing fee of \$500.00 to: Town of Paradise Valley, Attn: Accommodation Hearing Officer, 6401 E. Lincoln Drive, Paradise Valley, Arizona 85253. If you have any questions about this form or the requirements or procedures applicable to reasonable accommodation requests, please call Community Development Director at (480) 348-3522.

Applicant Information:

Name: _____

INDIVIDUAL CORPORATION LLC OTHER (check one)

Address: _____

Phone: _____ Fax: _____ E-mail: _____

Facility Information:

Name of Facility: _____

Address: _____

Assessor Parcel Number: _____

Are You the Owner of this Property? YES NO

Will smoking be allowed at this facility? YES NO

How many residents or employees will have vehicles parked on the premises? _____

1. Is this application being submitted by a person with a disability, that person's representative, or a developer or provider of housing for persons with a disability?

2. Does the applicant, or person with a disability on whose behalf the application is being made, have physical or mental impairments that substantially limit one or more of such person's major life activities? If so, please state the impairment and provide documentation of such impairment.

3. From which specific Town ordinance, rule, policy, procedure, practice, or service is an accommodation being requested?

4. Please describe the requested accommodation and explain why the specific accommodation requested is necessary to provide an equal opportunity to use and enjoy the dwelling. Please provide documentation to support your explanation.

5. Please describe alternative reasonable accommodations that may provide an equivalent level of benefit, if any, and explain how the alternatives are necessary to provide an equal opportunity to use and enjoy the dwelling. Please provide documentation to support your explanation.

6. Please explain why the requested accommodations will affirmatively enhance the quality of life of the person with a disability. Please provide documentation to support your explanation.

7. Please explain how the person with a disability will be denied an equal opportunity to use and enjoy the housing type of their choice absent the accommodations. Please provide documentation to support your explanation.

8. Please explain why the requested accommodations will not impose an undue financial or administrative burden on the Town.

9. Please explain the potential impact of the requested accommodations on the surrounding neighborhood and why the requested accommodations will not result in a fundamental alteration in the nature of the Town's land use and zoning scheme.

10. Please add any other information that may be helpful for the Town's Accommodation Hearing Officer to determine whether the requirements for approving the accommodations have been met.

11. If the applicant is a developer or provider of housing for individuals with a disability, please list any licenses or certifications required by applicable federal, state, county, and local laws and regulations and provide documentation of any such licenses or certifications.

12. If the applicant is a developer or provider of housing for persons with a disability, please describe whether or how it screens residents to determine whether their residency would constitute a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.

41-1491. Definitions

In this article, unless the context otherwise requires:

1. "Aggrieved person" includes any person who either:

(a) Claims to have been injured by a discriminatory housing practice.

(b) Believes that the person will be injured by a discriminatory housing practice that is about to occur.

2. "Assistance animal" means a trained or untrained animal that works, provides assistance, performs tasks or provides therapeutic or emotional support for the benefit of a person with a disability.

3. "Complainant" means a person, including the attorney general, who files a complaint under section 41-1491.22.

4. "Conciliation" means the attempted resolution of issues raised by a complaint or by the investigation of the complaint through informal negotiations involving the aggrieved person, the respondent and the attorney general.

5. "Conciliation agreement" means a written agreement setting forth the resolution of the issues in conciliation.

6. "Disability" means a mental or physical impairment that substantially limits at least one major life activity, a record of such an impairment or being regarded as having such an impairment. Disability does not include current illegal use of or addiction to any drug or illegal or federally controlled substance. Disability shall be defined and construed as the term is defined and construed by the Americans with disabilities act of 1990 (P.L. 101-336) and the ADA amendments act of 2008 (P.L. 110-325; 122 Stat. 3553).

7. "Discriminatory housing practice" means an act prohibited by sections 41-1491.14 through 41-1491.21.

8. "Dwelling" means either:

(a) Any building, structure or part of a building or structure that is occupied as, or designed or intended for occupancy as, a residence by one or more families.

(b) Any vacant land that is offered for sale or lease for the construction or location of a building, structure or part of a building or structure described by subdivision (a) of this paragraph.

9. "Family" includes a single individual.

10. "Person" means one or more individuals, corporations, partnerships, associations, labor organizations, legal representatives, mutual companies, joint stock companies, trusts, unincorporated organizations, trustees, receivers, fiduciaries, banks, credit unions and financial institutions.

11. "Respondent" means either:

(a) The person accused of a violation of this article in a complaint of a discriminatory housing practice.

(b) Any person identified as an additional or substitute respondent under section 41-1491.25 or an agent of an additional or substitute respondent.

12. "Service animal":

(a) Means any dog or miniature horse that is individually trained or in training to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability.

(b) Does not include other species of animals, whether wild or domestic, trained or untrained.

13. "To rent" includes to lease, to sublease, to let or to otherwise grant for a consideration the right to occupy premises not owned by the occupant.

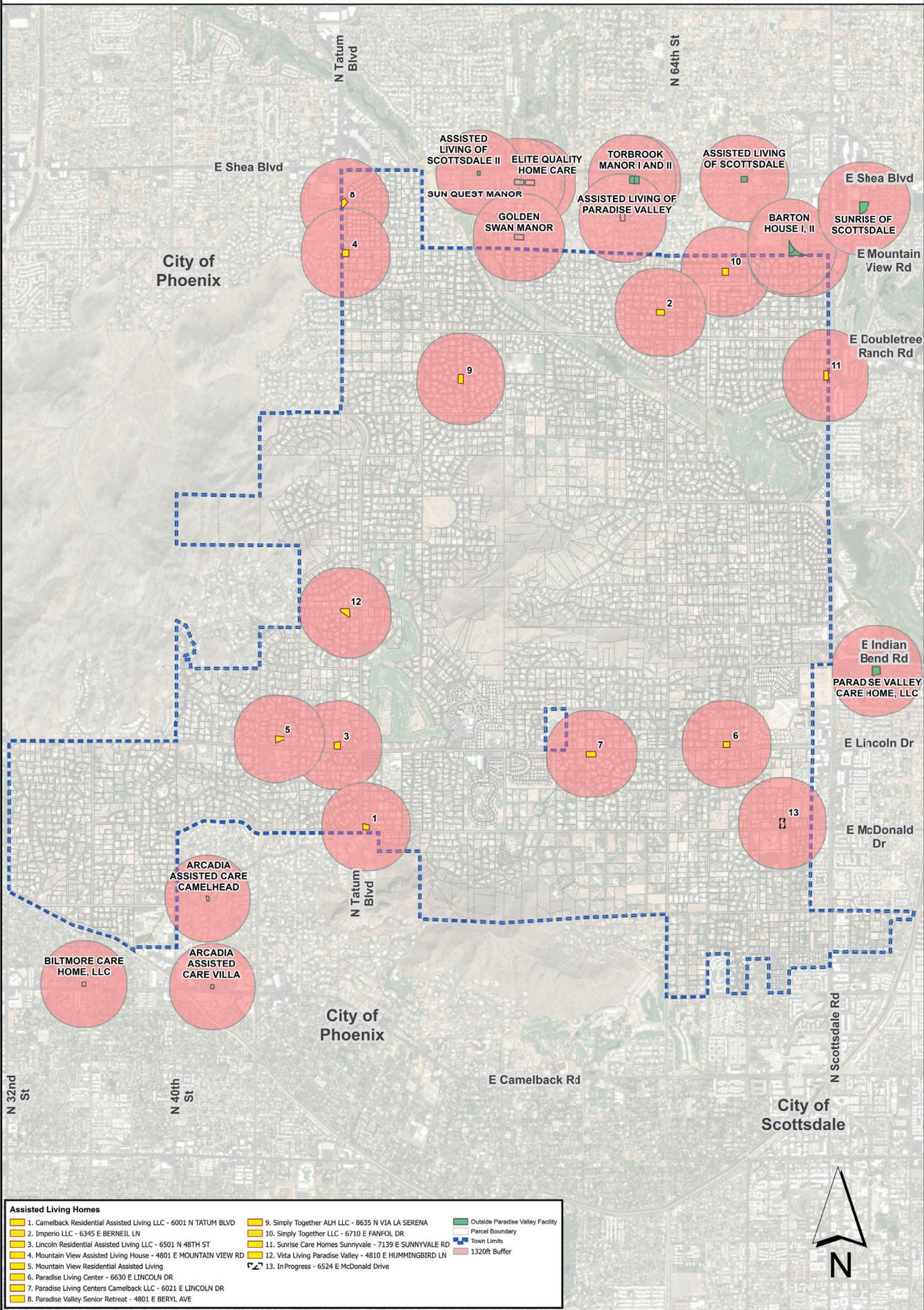
36-582. Residential facilities; zoning; notice; appeal

- A. Unrelated persons living together notwithstanding, a residential facility which serves six or fewer persons shall be considered a residential use of property for the purposes of all local zoning ordinances if such facility provides care on a twenty-four hour per day basis. The residents and operators of such a facility shall be considered a family for the purposes of any law or zoning ordinance which relates to the residential use of property. The limitation of six or fewer persons does not include the operator of a residential facility, members of the operator's family or persons employed as staff, except that the total number of all persons living at the residential facility shall not exceed eight.
- B. For the purpose of all local ordinances, a residential facility which serves six or fewer persons shall not be included within the definition of any term which implies that the residential facility differs in any way from a single family residence.
- C. The provisions of this section shall not be construed to forbid any city, county or other local public entity from placing restrictions on building heights, setback, lot dimensions and placements of signs of a residential facility which serves six or fewer persons as long as such restrictions are identical to those applied to other single family residences.
- D. The provisions of this section shall not be construed to forbid the application to a residential facility of any local ordinance which deals with health and safety, building standards, environmental impact standards, or any other matter within the jurisdiction of a local public entity provided that such ordinance does not distinguish residential facilities which serve six or fewer persons from other single family dwellings and provided further that such ordinance does not distinguish residents of such residential facilities from persons who reside in other single family dwellings.
- E. A local ordinance which distinguishes, tends to distinguish, or has the effect of distinguishing residential facilities which serve six or fewer persons from single family dwellings shall be void and of no effect as applied to such facilities.
- F. No conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility which serves six or fewer persons which is not required of a single family residence in the same zone.
- G. For the purposes of any contract, deed, or covenant for the transfer of real property executed subsequent to the effective date of this section, a residential facility which serves six or fewer persons shall be considered a residential use of property and a use of property by a single family, notwithstanding any disclaimers to the contrary.
- H. No residential facility shall be established within a twelve hundred foot radius of an existing residential facility in a residential area.
- I. Prior to the establishment of a residential facility in a residential area, the department shall give at least sixty days written notice to the local government unit affected. The government unit shall have the right to contest the establishment of a residential facility in a residential area by written objection filed with the department within thirty days after receiving notice and may request an administrative hearing pursuant to title 41, chapter 14, article 3.
- J. Other residential facilities which serve seven or more persons shall be a permitted use in any zone in which residential buildings of similar size, containing rooms or apartments which are provided on a continuing basis for compensation, are a permitted use. Nothing in this section shall be construed to prohibit any city or county from requiring a conditional use permit in order to maintain a residential facility serving seven or more persons, provided that no conditions shall be imposed on such a facility which are more restrictive than those imposed on other similar dwellings in the same zones.
- K. The provisions of this article shall apply only to residential facilities licensed, operated, supported or supervised by the department and the establishment of a particular facility shall not create any zoning rights with respect to any subsequent use of the property involved.
- L. This article shall apply only as to those government units which have adopted zoning ordinances which place more restrictions on the establishment of residential facilities than those pertaining to facilities authorized under this article, except that the local government unit to which this article does not otherwise apply may require the same notice and hearing procedures applicable to other zoning matters notwithstanding the provisions of subsection I of this section.



Town of Paradise Valley, AZ

Assisted Living Homes





[Insert Date]

[Insert staff name/title]
6401 E Lincoln Drive
Paradise Valley, AZ 85253
480-348-3531
[Insert email]

[Insert owner/applicant name]
[Insert address]

RE: Proposed Assisted Living Home
Address: [Insert site address]
APN: [Insert parcel number]
Zoning: [Insert zoning district]

Dear [Insert owner/applicant name]:

An assisted living home is permitted in the [Insert zoning] zoning district subject to compliance with Article II, Definitions, and Article XVII, Assisted Living Home, in the Town's Zoning Ordinance. Review of available records appear to show the proposed assisted living home at the above location is more than 1,320 feet from the lot line of any other assisted living home within the Town of Paradise Valley or any adjoining zip codes pursuant to Article XVII, Assisted Living Home. As of the date of this letter, the nearest assisted living facility is [Insert nearest assisted living facility] at [Insert address] at approximately [Insert distance] feet away. The proposed assisted living home is limited to a maximum of ten residents pursuant to Article XVII, Assisted Living Home (plus a maximum of two staff pursuant to Town policy).

This letter is not the Town's approval of an assisted living home at the above site location. Approval and operation of the assisted living home is dependent upon obtaining the necessary documentation from the State of Arizona, completion of the building permit process for any improvements, related inspections, and the issuance of a Town of Paradise Valley business license. You can contact the Town Clerk, Duncan Miller, or his designee for information on Town business licenses at 480-348-3610. You will also want to verify any additional rules subject to the property from any homeowner association regulations. If there is a homeowner association, provide this contact information to the Town.

All required improvements which include, and may not be limited to, the installation of fire sprinklers and emergency access shall be met along with all applicable inspections. You can contact the Town Fire Marshal/Building Official, Chuck Ransom at 480-348-3631 regarding any questions you have regarding these life safety requirements.

Sincerely,

[Insert staff name/title]

C: Chad Weaver, Community Development Director
Paul Michaud, Planning Manager
Chuck Ransom, Fire Marshal/Building Official
Duncan Miller, Town Clerk

Attached: Article XVII, Assisted Living Home

2021 GENERAL PLAN SURVEY

Refer to Page 11, Sheets 46-45 of 53 of the 2021 Survey
related to the land use and community character question responses

Town of Paradise Valley

2022 General Plan

Community Survey Summary



Prepared by:
Michael Baker International
March 2021



Community Survey Summary

Survey

The Community Survey consists of 22 questions designed to glean background information from residents and learn about their thoughts on life in Paradise Valley, as well as examine the existing Vision, Values and Goals from the current 2012 General Plan. The survey became open to the public on Friday, January 9th and closed on Monday, March 1st at midnight resulting in 386 individual responses. 21 of these responses were submitted as hard copies in the pick-up/drop-off box at the General Plan table set up in the Town Hall lobby.

Resident Background Information

Questions 1 through 3 asked respondents to provide background information. When asked what area of Town participants reside in using the map below (**Figure 1**) the results for Areas 2, 3, 4, and 6 were nearly even, with Areas 1 and 5 receiving the lowest responses (**Figure 2**).

Figure 1: Areas of Paradise Valley Map

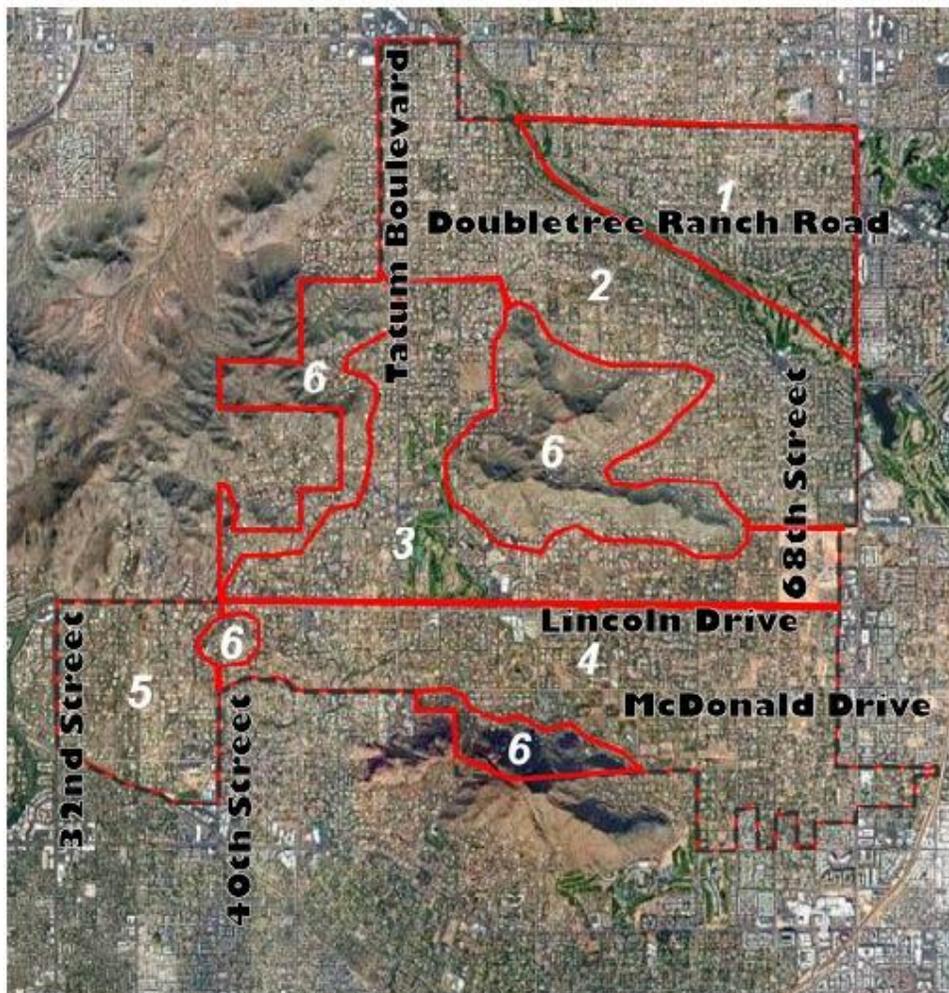
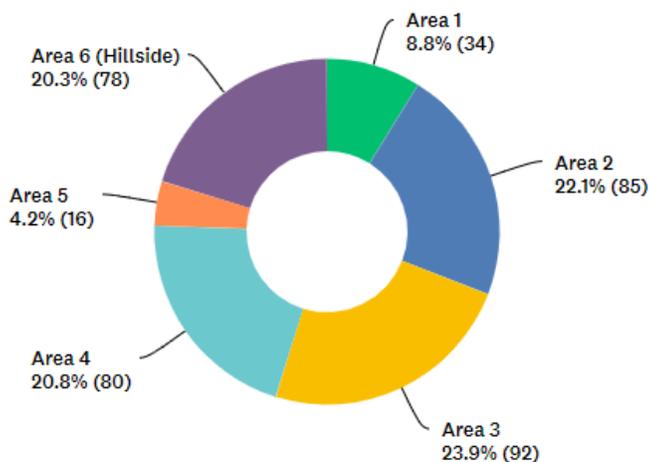


Figure 2: Areas of Paradise Valley Responses

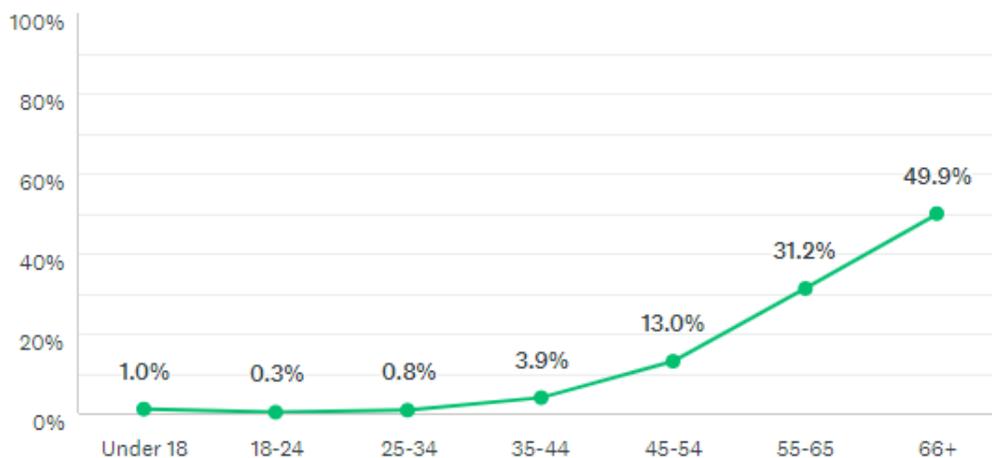
Based on the map above, Areas of Paradise Valley, please identify what area of Town you live in:



When asked about age, an overwhelming 49.9% of participants identified as over 66 years of age, 31.2% responded 55 to 65 years of age, 13% responded 45 to 54, and youth to 44 years of age received a combined 6.0% of responses (**Figure 3**).

Figure 3: Age Responses

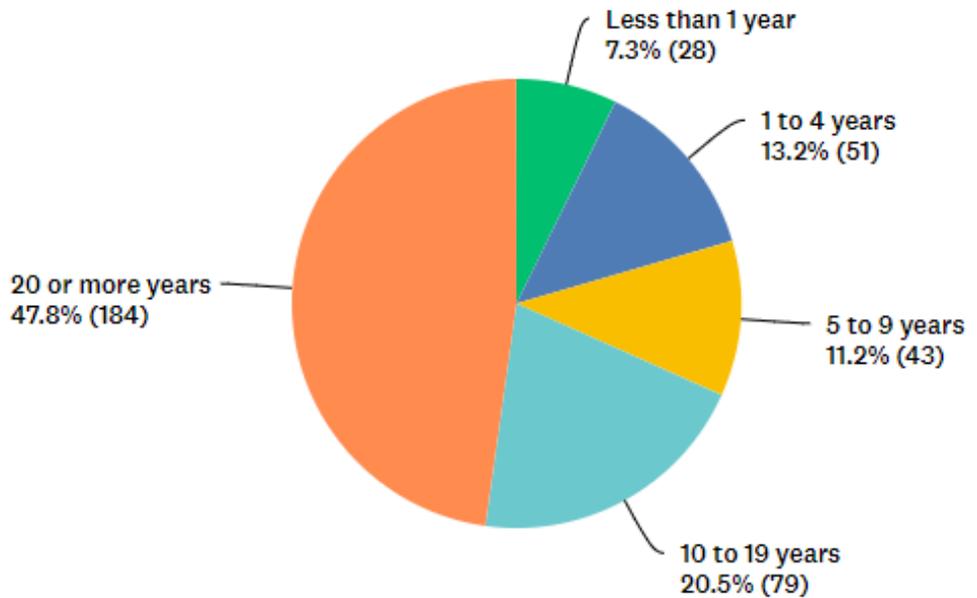
What is your age?



When asked about length of residency, 47.8% of participants indicated they have lived in Paradise Valley for 20 years or longer and 20.5% selected 10 to 19 years. 11.2% indicated they have lived in Paradise Valley for 5 to 9 years, 13.2% selected 1 to 4 years, and 7.3% indicated they have lived in Town for less than 1 year. (**Figure 4**).

Figure 4: Length of Residency Responses

Please tell us how long you have lived in Paradise Valley?



Paradise Valley Today

Questions 4 through 7 were intended to gauge the impressions residents have about the Town as it exists today.

When participants were asked why they choose to live in Paradise Valley, answers were diverse (**Figure 5**). Respondents could make multiple selections and 34 elected to abstain. Many respondents also elected to provide additional reasons as to why they choose to live in Paradise Valley. These individual comments can be viewed in the appendix.

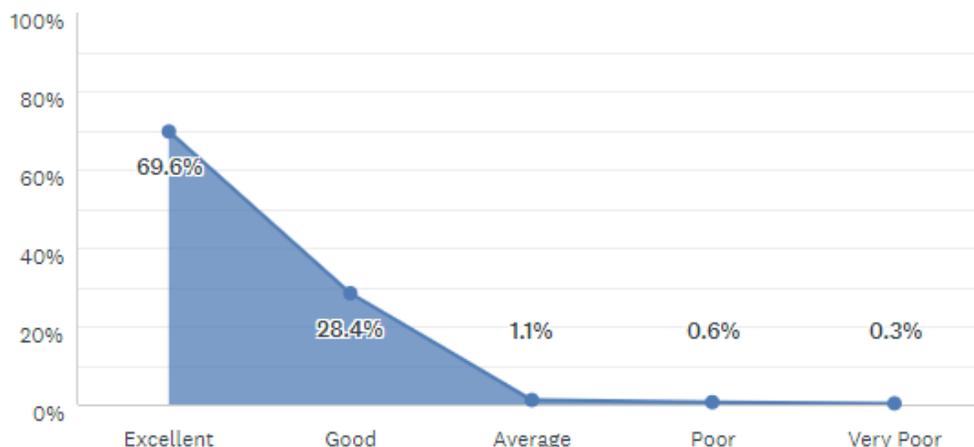
Figure 5: Why Residents Choose to Live in Paradise Valley

ANSWER CHOICES	RESPONSES
Low density housing (i.e. 1-acre lot minimum)	88.6%
Aesthetic beauty of natural environment (i.e. mountain views)	88.3%
Safety	70.7%
Community character/design	59.5%
Proximity to natural open space	54.1%
Close to entertainment/culture	51.3%
Sense of community	42.7%
Proximity to surrounding trails	38.2%
Near family & friends	29.3%
Good place to raise children	24.8%
Close to employment	19.1%
Quality of schools	19.1%
Other (please specify)	Responses 17.9%

Participants were also asked to rate the overall quality of life in Town and 69.6% replied “excellent”, 28.4% replied “good”, 1.1% replied “average”, 0.6% replied “poor”, and 0.3% replied “very poor”.
(Figure 6)

Figure 6: Quality of Life Responses

How would you rate the overall quality of life in Paradise Valley?



Participants were then asked about the most positive and negative trends experienced in Town recently and were allowed to make multiple selections. 38 participants abstained from the positive trends question, and 35 abstained from the negative trends question. The results were as shown in **Figure 7** and **Figure 8**.

Figure 7: Positive Recent Trends in Paradise Valley

ANSWER CHOICES	RESPONSES
Protection of 1-acre residential development	81.6%
Undergrounding of overhead utilities	62.8%
Natural open space and resource preservation	60.5%
Public safety services	52.2%
Town fiscal sustainability	48.7%
Availability of world-class resort/tourism options	34.3%
Road improvements	32.0%
Flood control/drainage	19.9%
Resort redevelopment	19.0%
Restriction of trail and recreation planning	16.4%
Other (please specify)	Responses 9.8%
Utility services	8.6%

Figure 8: Negative Recent Trends in Paradise Valley

ANSWER CHOICES	RESPONSES
Prevalence of short term rentals	72.6%
Traffic congestion	48.3%
Raising of lots and building pads	44.3%
Lot splits	44.0%
Resort redevelopment	27.4%
Other (please specify) Responses	27.1%
Home based businesses	20.3%
Road improvements	14.0%
Availability of world-class resort/tourism options	13.4%
Flood control/drainage	12.3%
Restriction of trail and recreation planning	12.0%
Utility services	9.7%
Protection of 1-acre residential development	6.3%
Natural open space and resource preservation	4.0%
Public safety services	2.0%
Town fiscal sustainability	1.4%
Town's limited government approach	0.0%

Protection of 1-acre residential development, undergrounding of overhead utilities, natural open space and resource preservation, public safety services, and Town fiscal sustainability were the top five positive trends selected. Other options added in by respondents included “preserving a small town community feeling in the middle of a large metro area”, “sidewalks and bike paths. We can finally ride with kids”, “dedication of professional and volunteer public servants” and “dark sky for low light”.

Prevalence of short term rentals, traffic congestion, raising of lots and building pads, lots splits, and resort redevelopment were the five leading negative trends selected. Other options added in by respondents included “short term rentals”, “cyclists disregard traffic laws”, “poor mobile phone service area coverage”, and multiple comments regarding overall roadway safety as well as recent development within town.

Please see the appendix for a detailed summary of all individual comments provided by respondents regarding recent positive and negative trends within Paradise Valley.

General Plan Topics

Vision and Values

Questions 8 through 10 were designed to gain an understanding of residents' views on the Town's 2012 General Plan's Vision and Values as well as various Goals associated with the primary topics (or elements) that are addressed in the Plan.

When participants were asked about their impressions of the values used to create the current 2012 General Plan Vision, responses were as shown in **Figure 9** on the following page. The majority of all respondents selected to "keep" all of the existing values, very few respondents selected to "remove" any value, while 16.2% of respondents selected to "revise" the value regarding partnerships with schools for recreation. 73 participants skipped this question.

When asked what the "Limited Government" value means to participants, respondents were allowed to provide open responses. The words used more than 10 times in those responses are included in the word cloud in **Figure 10** on the following page. 144 participants abstained from replying to this question.

Please see the appendix for a detailed summary of all individual comments provided by respondents regarding their view of "Limited Government".

As a follow-up question, survey participants were also given an opportunity to provide a short response to the following question: What other foundational values, if any, do you think should be included as part of the Town's 2022 General Plan update Vision for the future? The words used more than 10 times in those responses are included in the word cloud in **Figure 11** on the following page. 183 participants abstained from replying to this question. *An exhaustive list of responses will be provided in the Appendix.*

Please see the appendix for a detailed summary of all individual comments provided by respondents regarding additional values that should be included within the 2022 General Plan.

Figure 9: Impression of Values Used to Create Town Vision

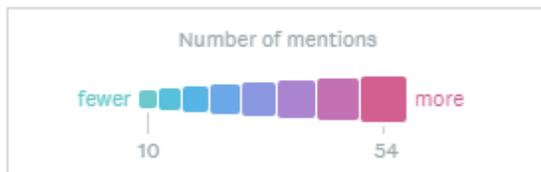
	KEEP	REMOVE	REVISE
Primary one-acre, residential community	97.1% 298	0.7% 2	2.3% 7
Preserving natural open space	97.0% 296	1.3% 4	1.6% 5
Creating a sense of community	94.0% 280	3.0% 9	3.0% 9
Limited government	86.0% 251	3.8% 11	10.3% 30
Improving aesthetics/creating a brand	80.4% 230	8.7% 25	10.8% 31
Partnerships with existing schools and resorts to enhance recreational opportunities	73.2% 199	10.7% 29	16.2% 44

Figure 10: Limited Government Word Cloud

Minimal Regulation Town Services Community Volunteers
 Fiscal Sustainability Good People Minimal Taxation Citizen's Safety
 Resident's Lives Maintain Regulations
 Essential Services Only



Figure 11: Other Values to be Considered Word Cloud



Land Use & Community Character

Questions 11 and 12 were designed to gain insight regarding Land Use and Community Character. Participants were first asked if they were interested in answering a question about the topics and 88.8% responded “yes”. 62 respondents declined to answer “yes” or “no”. For those that replied “yes”, the following matrix-style question was posed: “How important are the following Land Use & Community Character statements to the future of Paradise Valley?” Responses are shown in **Figure 12**. The most important character statement was “Maintain low density with minimum one-acre lot requirements” and the least important was “Support senior living developments”.

Please see the appendix for a detailed summary of all individual comments provided by respondents regarding the topic of Land Use & Community Character.

Figure 12: Land Use & Community Character Statements

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT
▼ Maintain low density with minimum one-acre lot requirements	92.8% 257	6.1% 17	1.1% 3
▼ Promote mountain views and visual openness by maintaining existing lot coverage limits	86.8% 237	10.6% 29	2.6% 7
▼ Address short-term rentals	81.9% 226	14.5% 40	3.6% 10
▼ Monitor hillside development/preservation	78.5% 215	20.4% 56	1.1% 3
▼ Maintain buffers between incompatible land uses	74.4% 198	22.2% 59	3.4% 9
▼ Promote neighborhood maintenance	71.0% 193	25.7% 70	3.3% 9
▼ Address group homes for less than 10 residents	63.9% 172	29.4% 79	6.7% 18
▼ Promote context sensitive design that reflects the unique setting and architectural character of the Town	61.8% 168	29.0% 79	9.2% 25
▼ Encourage revitalization of Special Use Permit property (i.e. resort properties) in harmony with adjacent development.	62.4% 166	26.3% 70	11.3% 30
▼ Address assisted living facilities for less than 10 residents	51.7% 137	38.1% 101	10.2% 27
▼ Promote public gathering spaces	23.0% 62	37.9% 102	39.0% 105
▼ Identify more ways to celebrate arts, history and culture	19.9% 53	45.7% 122	34.5% 92
▼ Support senior living developments	13.3% 36	39.5% 107	47.2% 128

Circulation & Open Space

Questions 13 and 14 were designed to gain insight regarding Circulation and Open Space. Participants were first asked if they were interested in answering a question about the topics and 87.6% responded “yes”. 70 respondents declined to answer “yes” or “no”. For those that replied “yes”, the following matrix-style question was posed: “How important are the following Circulation & Open Space statements to the future of Paradise Valley?” Responses are shown in **Figure 13** and **Figure 14**. The most important character statement was “Continue to ensure the conservation of open space and mountain lands (i.e., Paradise Valley Mountain Preserve Trust)” and the least important was “Encourage electric or autonomous vehicle use”.

Please see the appendix for a detailed summary of all individual comments provided by respondents regarding the topic of Circulation & Open Space.

Figure 13: Circulation & Open Space Statements

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT
Continue to ensure the conservation of open space and mountain lands (i.e., Paradise Valley Mountain Preserve Trust)	89.8% 246	7.7% 21	2.6% 7
Continue speed management policies	68.0% 185	24.6% 67	7.4% 20
Address neighborhood cut-through traffic	63.6% 173	26.8% 73	9.6% 26
Continue to focus pedestrian facilities (e.g. recreation path, sidewalk) on non-local designated streets	63.3% 171	27.4% 74	9.3% 25
Maintain limited bike lanes and routes to along primary west-east and north-south non-local designated streets	48.7% 131	34.6% 93	16.7% 45

Figure 14: Circulation & Open Space Statements - Continued

<p>▼ Encourage the creation of passive open space and recreation spots (i.e. landscape plazas, gateways and small seating areas along walking paths)</p>	<p>37.0% 100</p>	<p>38.5% 104</p>	<p>24.4% 66</p>
<p>▼ Promote health and wellness (e.g. physical fitness, mental well-being, etc.)</p>	<p>35.8% 96</p>	<p>31.7% 85</p>	<p>32.5% 87</p>
<p>▼ Maintain regular public transit along Tatum Boulevard</p>	<p>32.6% 87</p>	<p>39.7% 106</p>	<p>27.7% 74</p>
<p>▼ Encourage electric or autonomous vehicle use</p>	<p>16.7% 45</p>	<p>31.1% 84</p>	<p>52.2% 141</p>

Environmental & Water Resources

Questions 15 and 16 were designed to gain insight regarding Environmental and Water Resources. Participants were first asked if they were interested in answering a question about the topics and 82.9% responded “yes”. 70 respondents declined to answer “yes” or “no”. For those that replied “yes”, the following matrix-style question was posed: “How important are the following Environmental & Water Resources statements to the future of Paradise Valley?” Responses are shown in **Figure 15**. The most important character statement was “Monitor water providers to ensure the long-term needs of the Town are met” and the least important was “Encourage environmental sustainability and green energy use”.

Please see the appendix for a detailed summary of all individual comments provided by respondents regarding the topic of Environmental & Water Resources.

Figure 15: Environmental & Water Resources Statements

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT
▼ Monitor water providers to ensure the long term needs of the Town are met	86.3% 221	10.2% 26	3.5% 9
▼ Address flooding concerns and stormwater management	72.9% 186	22.4% 57	4.7% 12
▼ Promote native Sonoran Desert landscaping throughout the Town	64.7% 167	23.3% 60	12.0% 31
▼ Encourage environmental sustainability and green energy use	47.5% 122	31.1% 80	21.4% 55

Community & Public Services

Questions 17 and 18 were designed to gain insight regarding Community and Public Services. Participants were first asked if they were interested in answering a question about the topics and 88.2% responded “yes”. 71 respondents declined to answer “yes” or “no”. For those that replied “yes”, the following matrix-style question was posed: “How important are the following Community & Public Services statements to the future of Paradise Valley?” Responses are shown in **Figure 16**. The most important character statement was “Maintain high quality public safety services” and the least important was “Increase involvement of young adults in community governance”.

Please see the appendix for a detailed summary of all individual comments provided by respondents regarding the topic of Community & Public Services.

Figure 16: Community & Public Services Statements

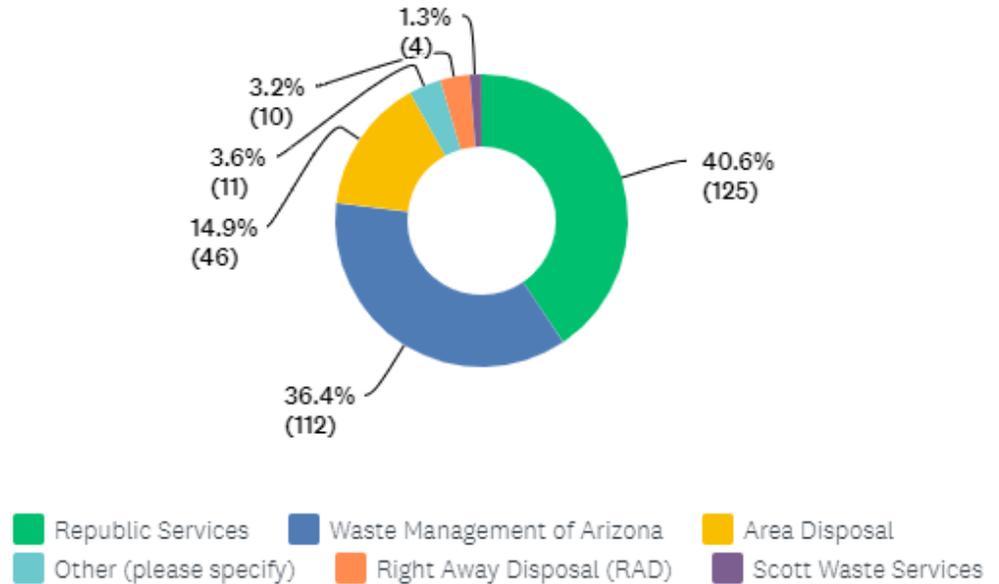
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT
▼ Maintain high quality public safety services	91.1% 245	7.4% 20	1.5% 4
▼ Support improvement of telecommunications/mobile networks	76.1% 207	17.6% 48	6.3% 17
▼ Monitor sewer providers to ensure the long term needs of the Town are met	76.5% 205	20.9% 56	2.6% 7
▼ Meet residents needs while recognizing Town's legacy of limited governmental services	73.1% 196	22.4% 60	4.5% 12
▼ Enhance Town customer service	51.7% 138	41.9% 112	6.4% 17
▼ Minimize Town expenditures	51.5% 138	39.6% 106	9.0% 24
▼ Integrate smart technology (i.e. e-governance and automation services)	41.0% 110	46.3% 124	12.7% 34
▼ Minimize Town maintenance costs (i.e. roads, medians)	34.1% 91	46.1% 123	19.9% 53
▼ Enhance ongoing community outreach	32.2% 86	50.6% 135	17.2% 46
▼ Increase involvement of young adults in community governance	21.4% 57	51.5% 137	27.1% 72

Residency Validation

Questions 20 and 21 asked respondents' information to validate Paradise Valley residency. Given that zip code and the various service providers within the Town are not exclusive to Paradise Valley, a combination of confirming zip code and solid waste provider together was utilized to validate residency. 99% of participants reside in the 85253-zip code and only 1% reside in the 85250-zip code. No participants selected "other zip code". Ten respondents did identify "other" as their solid waste provider, which suggests they may live outside of Town limits (as shown in **Figure 17** below). 78 respondents opted not to respond to either of these questions.

Figure 17: Solid Waste Providers

Please identify your solid waste provider:



Conclusion

Question 19 asked participants if there was anything else they would like to tell the Town regarding the General Plan Update. 277 participants skipped this question. **Figure 18** highlights the most mentioned words in the open responses.

Figure 18: Open Share Word Cloud



Question 22 asked respondents to select the best three ways to keep them informed about the details of the 2022 General Plan Update process. The top three responses received included “opt-in email notices (where you sign up to receive emails from Town)”, “direct mailing to your home address”, and “town website”. 84 participants did not respond to this question. Other responses are shown in **Figure 19**.

Figure 19: Ways to Stay Informed of the 2022 General Plan Update Process

ANSWER CHOICES	RESPONSES	
▼ Opt-in email notices (where you sign up to receive emails from Town)	70.9%	214
▼ Direct mailing to your home address	47.4%	143
▼ Town website	42.4%	128
▼ Local print resources (newspapers)	36.4%	110
▼ Local online resources (news and information websites)	21.9%	66
▼ Town social media accounts (i.e. Facebook)	7.9%	24
▼ Local community groups (HOA, Houses of Worship)	7.0%	21
▼ Other (please specify)	Responses	7.0%

Community Mapping Survey Summary

Social Pinpoint

As a supplement to the traditional text survey, residents were also given the opportunity to share geographic feedback by viewing an online map of the Town and placing comments or “pins” on the map. Respondents were able to select specific pins that focused on three topics; **Cherish** – *A place or feature that you believe makes Paradise Valley unique or an area that contributes to high quality of life in the town*; **Opportunity** – *An area of Town you believe holds an opportunity for the community*; and **Challenge** – *A place or feature that you believe is a concern or should be improved to enhance the quality of life in Paradise Valley*.

After selecting the pin type that most closely associated with the subject of their comment, respondents were able to drag the pin to any location on the map and then provide a more detailed comment. In addition, all respondents were able to view comments shared by others and provide a follow-up “like” or “dislike” response.

The dashboard in **Figure 20** shows a total of 211 unique users visited the mapping site multiple times for a total number of 497 visits. A total of 10 comments or pins were physically placed on the map (**Figure 21**). Specific pin comments and any respondent follow-up responses are listed below.

Comment #/ Type	Comment	Follow-Up Response
1 / Challenge	Utility lines along the north side of Chaparral and west side of 68th street fall under City of Scottsdale jurisdiction, however, effect Town of Paradise Valley homeowners because they directly run along Town of PV homes. It would be wonderful if the Town could reach an agreement with the City of Scottsdale and APS to underground these lines.	10 (Likes)
2 / Opportunity	Opportunity to create some kind of safe pedestrian path along Jackrabbit Road. Many people walk this street and it is dangerous	9 (Likes)
3 / Opportunity	The periphery of the utilities and adjacent buildings in the Town of PV complex should be less conspicuous to promote a beautiful community. For instance, the large utility sheds and barbed wire around the PV jail can be seen from the adjacent roads. Simple tall shrubs, and not the minimal, sparse desert vegetation that currently exists, could accomplish obscuring these.	4 (Likes)
4 / Challenge	I want to comment on the proposed expansion of El Charro. I oppose adding a resort on that small property which is far too dense and too close to neighbored. Even as a restaurant, it is often noisy and a distraction to neighbors.	3 (Likes) 2 (Dislikes)
5 / Opportunity	Opportunity to finish the previously planned remodel of Doubletree Road to mirror what was done west of Invergordon. This is a major front door opportunity for TPV and this street should match Invergordon and what was built west.	5 (Likes) 3 (Dislikes)
6 / Challenge	Traffic--Bus Stops/Tatum /52nd St/Doubletree Cut throughs. Large Trucks. Airplane noise/Faa route	2 (Dislikes)
7 / Opportunity	Why are there no hiking trails on Mummy Mountain? I get bored doing my exercise walks on town streets all the time.	2 (Likes)
8 / Cherish	Mountain views	9 (Likes)
9 / Opportunity	Bike lanes would provide for driver and bicyclist safety.	
10 / Opportunity	safe bike lane along McDonald is sorely needed: presently it's very dangerous for bicyclists and drivers from 44th St to Scottsdale Rd.	

Figure 20: Mapping Dashboard

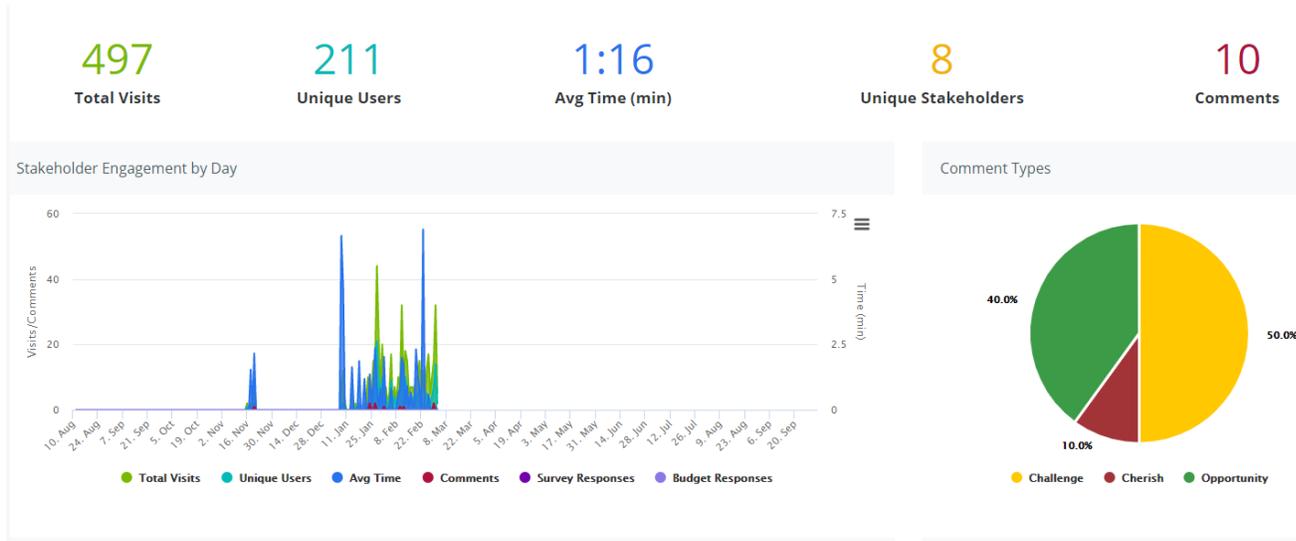
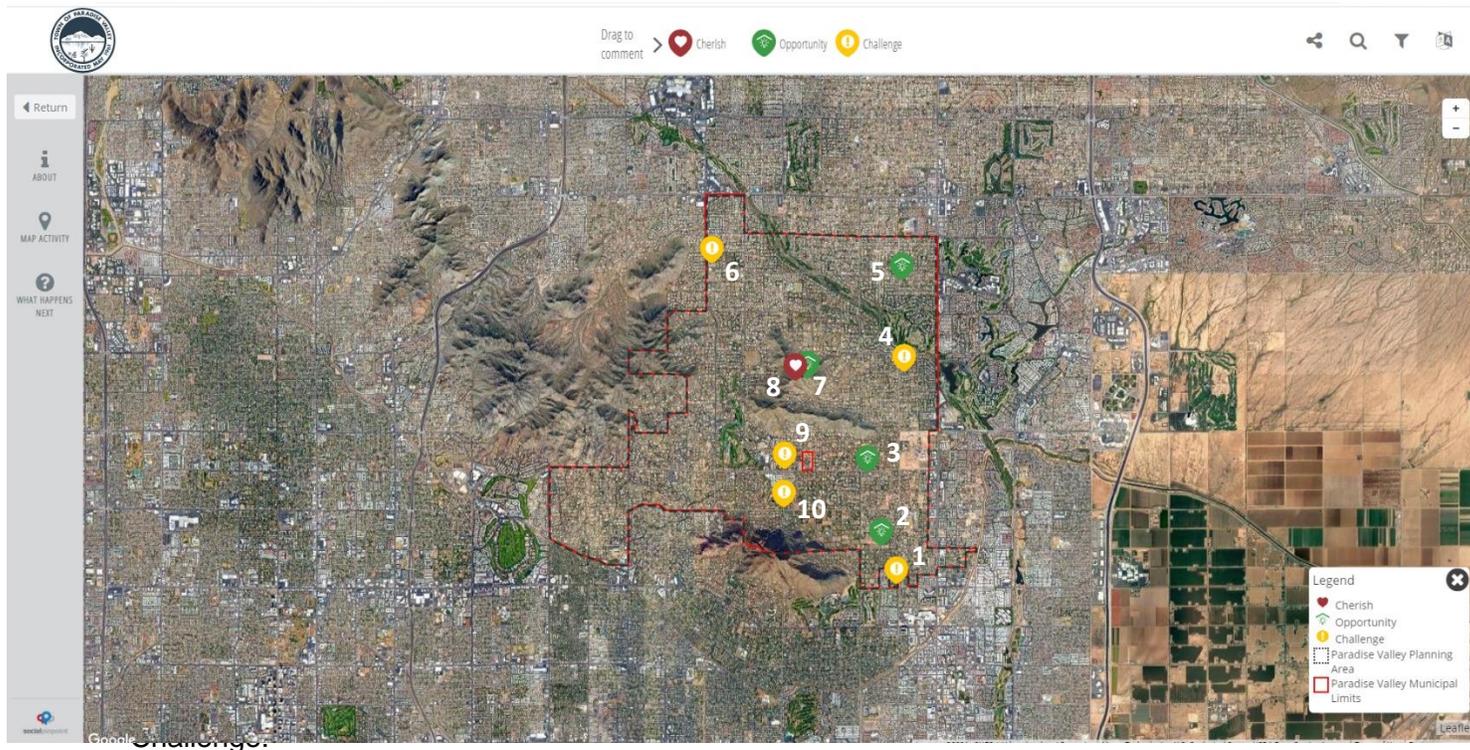


Figure 21: Mapping Survey



Town of Paradise Valley

2022 General Plan

Community Survey Summary

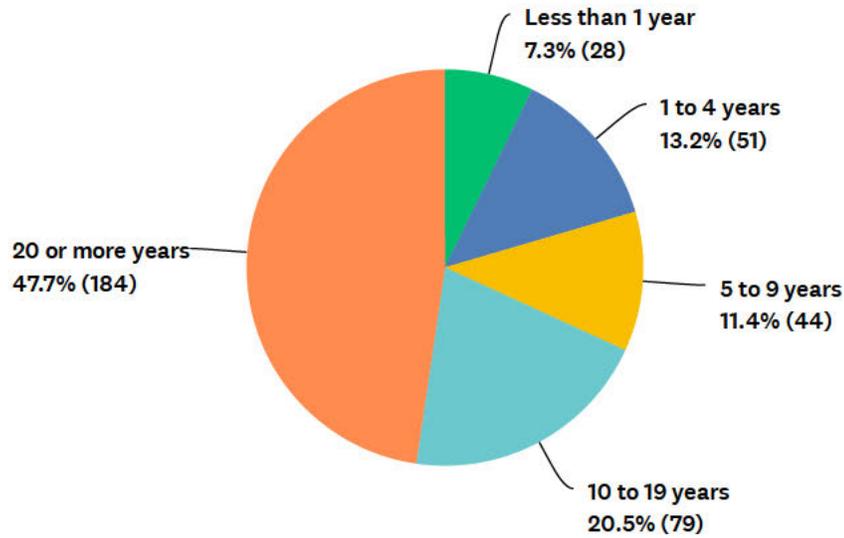


Appendix:

Complete Community Survey Results

Q1 Please tell us how long you have lived in Paradise Valley?

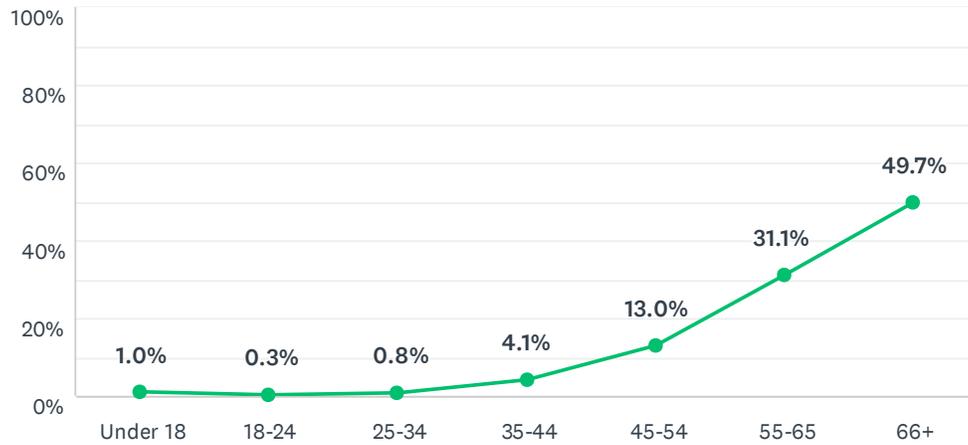
Answered: 386 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than 1 year	7.3%	28
1 to 4 years	13.2%	51
5 to 9 years	11.4%	44
10 to 19 years	20.5%	79
20 or more years	47.7%	184
TOTAL		386

Q2 What is your age?

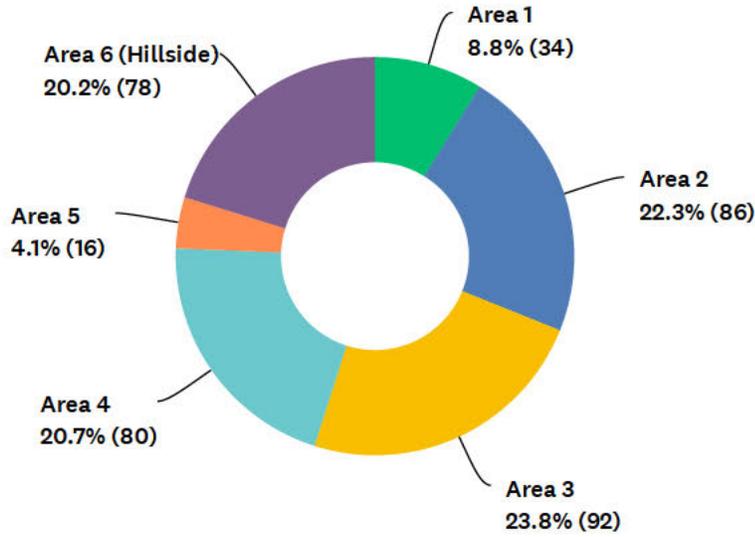
Answered: 386 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	1.0%	4
18-24	0.3%	1
25-34	0.8%	3
35-44	4.1%	16
45-54	13.0%	50
55-65	31.1%	120
66+	49.7%	192
TOTAL		386

Q3 Based on the map above, Areas of Paradise Valley, please identify what area of Town you live in:

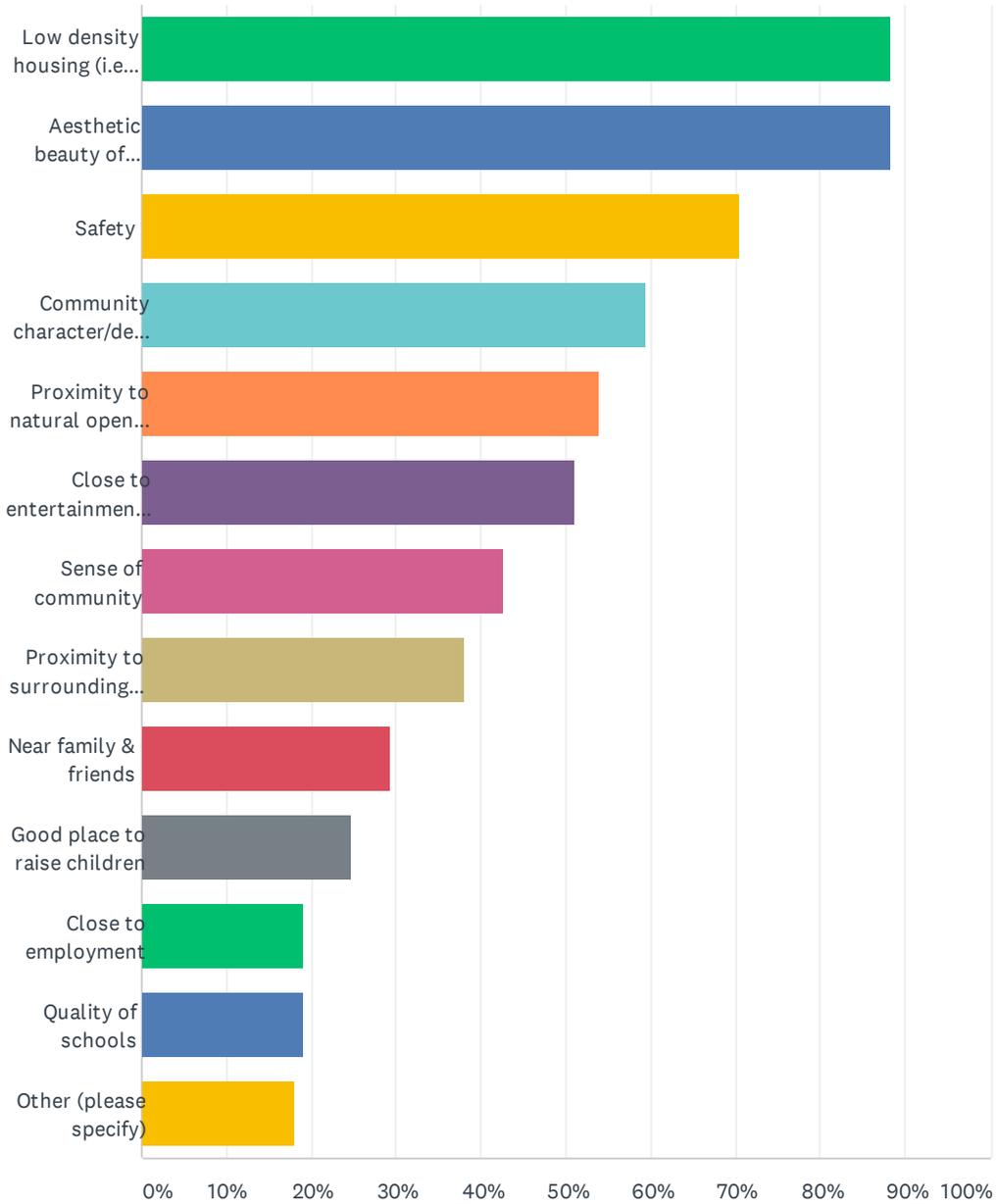
Answered: 386 Skipped: 0



ANSWER CHOICES	RESPONSES	
Area 1	8.8%	34
Area 2	22.3%	86
Area 3	23.8%	92
Area 4	20.7%	80
Area 5	4.1%	16
Area 6 (Hillside)	20.2%	78
TOTAL		386

Q4 Why do you choose to live in Paradise Valley? (check all that apply)

Answered: 352 Skipped: 34



Town of Paradise Valley 2022 General Plan Update Community Survey

ANSWER CHOICES	RESPONSES	
Low density housing (i.e. 1-acre lot minimum)	88.4%	311
Aesthetic beauty of natural environment (i.e. mountain views)	88.4%	311
Safety	70.5%	248
Community character/design	59.4%	209
Proximity to natural open space	54.0%	190
Close to entertainment/culture	51.1%	180
Sense of community	42.6%	150
Proximity to surrounding trails	38.1%	134
Near family & friends	29.3%	103
Good place to raise children	24.7%	87
Close to employment	19.0%	67
Quality of schools	19.0%	67
Other (please specify)	17.9%	63
Total Respondents: 352		

Town of Paradise Valley 2022 General Plan Update Community Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	minimal municipal oversight. Keep PV unique - the whole retention basin requirement is ridiculous for hillside!	3/2/2021 2:26 PM
2	No street lights	3/2/2021 12:39 PM
3	We were hoping it will not change by resort growth!!!!	3/1/2021 8:01 PM
4	Town of Paradise Valley police, mayor etc	3/1/2021 2:30 PM
5	Close proximity to preferred shopping and medical complexes.	3/1/2021 12:07 PM
6	Love the wild life and birds!	3/1/2021 11:35 AM
7	Proximity to airport, downtown and shopping	3/1/2021 11:06 AM
8	Proximity to Camelback	3/1/2021 11:04 AM
9	It is quiet.	3/1/2021 10:15 AM
10	Mayor and City Council great communicators.	3/1/2021 10:01 AM
11	Low taxes and proximity to an international airport. Also, the town's commitment to dark sky, self governance, low density, no business without SUP, and LIMITED GOVERNMENT INTERFERENCE.	3/1/2021 9:57 AM
12	You can appreciate (and expect) that the houses and yards will be well groomed and not run down	3/1/2021 9:27 AM
13	Access to resorts and spas.	3/1/2021 9:26 AM
14	Great central location -- easy access to all venues in the City	2/28/2021 8:03 PM
15	Living in a Hillside area, the preservation of the mountain areas of PV are a high priority. The mountain views of the hillside lots and the views of the mountains from the flat land lots are crucial to the attractiveness of PV. Preventing overdevelopment of the mountain areas is crucial to maintaining the brand of PV, and it is part of what distinguishes PV from other areas, such as Arcadia.	2/28/2021 10:41 AM
16	I use to enjoy the quite of the evenings, sitting outside and looking at the sun setting. The traffic on MacDonald Drive has increased 20 fold and so has the noise making sitting outside in our front patio difficult.	2/27/2021 10:00 AM
17	Lower taxes	2/26/2021 11:00 AM
18	Rural feel in the middle of a metropolis. "Dark" town: love that there are few street lights. Excellent police department.	2/24/2021 5:06 PM
19	Privacy.	2/24/2021 8:43 AM
20	Good road biking, close to climbing gym, hiking trails	2/21/2021 2:33 PM
21	See	2/20/2021 5:21 PM
22	central location with easy access to shopping and indoor and outdoor venues	2/20/2021 7:54 AM
23	Limited commercial activity, High quality amenities (restaurants, spas, etc) in the few existing resorts	2/15/2021 3:10 PM
24	The large lots and distancing between homes gives us the chance to garden, to enjoy our own little wild-life park and above all gives us quiet in which to enjoy both. No slamming car doors, no blaring radios, just peace in which to enjoy watching the birds come home to roost in the evenings and wave to the neighbors jogging by as they enjoy our flowers with us. It's a bit of small-town Americana not easily found these days.	2/12/2021 3:09 PM
25	See	2/11/2021 2:35 PM
26	clean	2/10/2021 7:12 PM
27	We also enjoy the quiet environment except if there is a "party house" in your neighborhood, which we have! This large "party house" is very disruptive in our wonderful area.	2/10/2021 3:47 PM

Town of Paradise Valley 2022 General Plan Update Community Survey

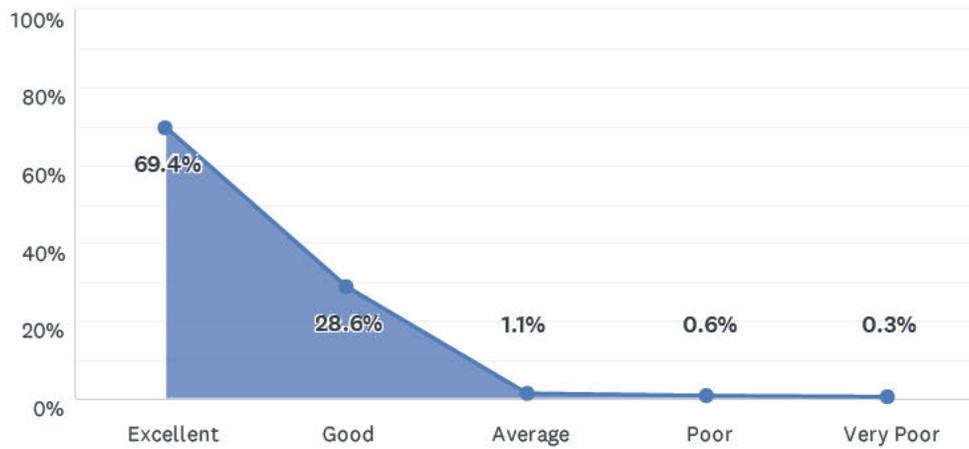
28	Safe walking on town streets and friendly people. We like the diverse architecture and the blend of old and new homes.	2/10/2021 3:46 PM
29	.5 acre lot space	2/10/2021 3:39 PM
30	Best described as the uniqueness of PV, which is only understood if one lives here.	2/10/2021 6:37 AM
31	Dark Sky Quiet Rural feel	2/9/2021 4:30 PM
32	We have been residents for 34 years. We came for the beauty, the quiet, the darkness, the privacy, and the prestige and value appreciation of a P.V. home. Our neighborhood pretty much keeps to themselves but we watch out for each other from afar. We live for our view . It was partially blocked 25 years ago by a new home that wanted their view and mine too.	2/5/2021 6:32 PM
33	Life feels more simple west of Scottsdale Rd. Natural habitat (although it seems to be disappearing), no curbs, quiet (used to be - now hot rod cars are on all of our streets.)	2/4/2021 2:18 PM
34	The town exemplifies and aligns with our conservative values.	2/4/2021 9:36 AM
35	focus on family homes instead of commercial enterprise	2/4/2021 6:24 AM
36	Please protect our natural beauty. Can't believe how the east side of Camelback Mountain is being dug up/blasted, etc. to make way for what??? Also concerned about the water runoff when people decide to build in areas that should be protected.	1/28/2021 3:00 PM
37	I moved as a child, went to PCDS, and later lived in a different area of Town of PV.	1/28/2021 10:31 AM
38	It was so peaceful and had such a rural feeling.	1/27/2021 7:19 PM
39	Dislike the Creighton school district taxes we incur. HORRIBLY unfair. Public school options not great for P.V. residents.	1/27/2021 4:40 PM
40	WE ARE SMALL TOWN PEOPLE, ARIZONA BORN BUT SMALL TOWNS.....	1/27/2021 2:39 PM
41	I believe TPV offers the best lifestyle for my family in all the Valley.	1/27/2021 11:42 AM
42	The town respects it's residents and their property rights. They protect and serve the community in ways that differentiate it from other communities. Investment in the community have proven to be protected through the efforts of the governing officials.	1/26/2021 4:36 PM
43	close to other regional amenities: airport, stadiums, etc.	1/26/2021 3:04 PM
44	the tax structure as opposed to that of nearby zip codes	1/26/2021 1:04 PM
45	Close to international airport	1/26/2021 6:30 AM
46	Low density is essential.	1/25/2021 7:32 PM
47	Mostly good control of design of houses and business buildings. Huge exception being the Mountain Shadows buildings. And letting houses dig huge holes in the sides of the mountains. Otherwise, we do seem to try. The Hillside rules are a good start, but still allow some awful things to happen in my opinion.	1/25/2021 4:57 PM
48	excessive use of major trail systems	1/25/2021 10:28 AM
49	Government and Staff encourage resident participation especially if there is a concern. I have witnessed listening and action with regards to the One Hauler Trash proposal, the Doubletree Ranch Rd. re-development proposal, Mountainview Medical redevelopment proposal, among other issues that have a direct effect on residents which is excellent. Unfortunately, my very serious challenge has not received the same attention and it involves: a re-developed adjacent property by a developer constructing a SPEC home (no home owner/new neighbor during construction) and NOT considering the adverse impact to the surrounding area. NOT a neighbor issue but a contractor's team issue. This new construction violates many General Plan guidelines including preserving existing neighborhood's character and protecting the resident's quality of life.	1/24/2021 6:30 PM
50	Building restrictions which preserve the aesthetics of the community. Such as no two story houses, etc.	1/23/2021 8:19 PM
51	Dark Skies, no street lights, residential lighting restrictions Limited Government Strict Land Use Volunteer Council, Mayor No Commerce, only resorts Committed Police Safety Aesthetic Culture	1/21/2021 12:30 PM

Town of Paradise Valley 2022 General Plan Update Community Survey

52	Stability of housing values, quality of neighborhood	1/20/2021 8:23 PM
53	It fulfills Ebenezer Howard's ideal of combining access to a major city with the peace and tranquillity of a semi-rural setting. We have been able to adapt an older home and yard to our aesthetic and physical needs while also securing mountain views and a continuing sense of being in a Sonoran Desert setting with its unique plant forms.	1/18/2021 10:21 AM
54	Growth of property value	1/18/2021 10:04 AM
55	look forward to returning to traditional person to person meetings, Town and Committee groups, Improve ingress-egress to Shea/44th street medical center Improve parking in re ingress/egress trail systems improve safety for bikers	1/18/2021 9:00 AM
56	CONCERN IN RE SAFETY IN RESIDENTIAL AREAS - LIGHTING	1/17/2021 9:51 AM
57	When I still working, close to the airport.	1/16/2021 6:16 PM
58	Conservative limited government; Residents engaged in community issues; Local government takes good care of our infrastructure	1/16/2021 5:32 PM
59	a dedicated police force	1/16/2021 4:30 PM
60	Quality of life i was searching for as i got ready to retire.	1/16/2021 9:06 AM
61	Location and how that impacts property values. Quality of life given quiet neighborhoods, code enforcement to ensure property is well taken care of.	1/15/2021 3:52 PM
62	X	1/15/2021 3:09 PM
63	Proximity to airport	1/14/2021 4:34 AM

Q5 How would you rate the overall quality of life in Paradise Valley?

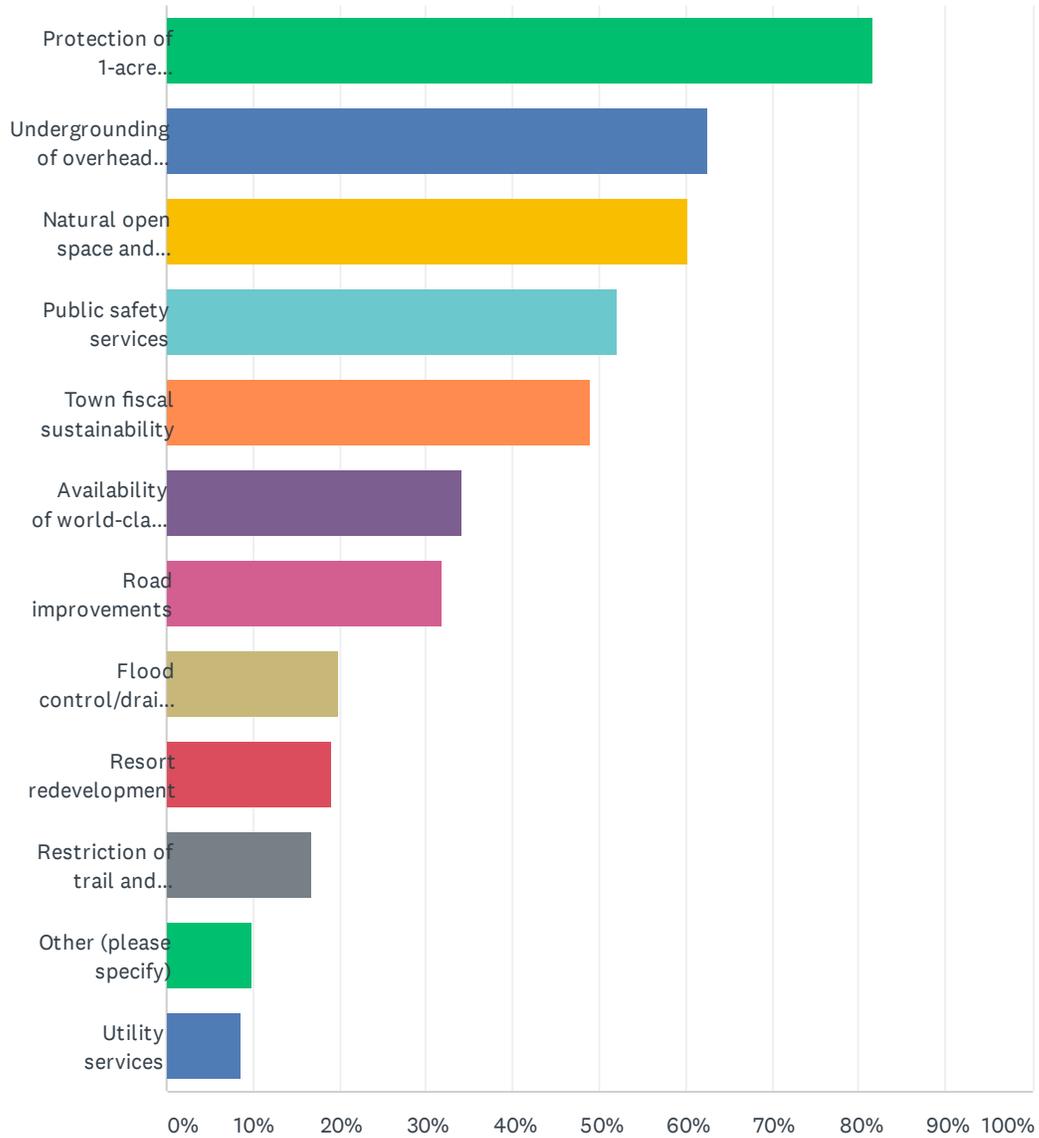
Answered: 350 Skipped: 36



ANSWER CHOICES	RESPONSES	
Excellent	69.4%	243
Good	28.6%	100
Average	1.1%	4
Poor	0.6%	2
Very Poor	0.3%	1
TOTAL		350

Q6 What are the most positive trends Paradise Valley has experienced recently? (check all that apply)

Answered: 348 Skipped: 38



Town of Paradise Valley 2022 General Plan Update Community Survey

ANSWER CHOICES	RESPONSES	
Protection of 1-acre residential development	81.6%	284
Undergrounding of overhead utilities	62.6%	218
Natural open space and resource preservation	60.3%	210
Public safety services	52.0%	181
Town fiscal sustainability	48.9%	170
Availability of world-class resort/tourism options	34.2%	119
Road improvements	31.9%	111
Flood control/drainage	19.8%	69
Resort redevelopment	19.0%	66
Restriction of trail and recreation planning	16.7%	58
Other (please specify)	9.8%	34
Utility services	8.6%	30
Total Respondents: 348		

Town of Paradise Valley 2022 General Plan Update Community Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	None!	3/2/2021 2:19 PM
2	No street lights	3/2/2021 12:39 PM
3	Residents who care	3/1/2021 8:01 PM
4	Lower speed limit on McDonald.	3/1/2021 11:04 AM
5	City governments focus on quality of life	3/1/2021 10:01 AM
6	Internet and cell signal quality	3/1/2021 9:57 AM
7	Love the underground utilities	3/1/2021 9:48 AM
8	Very safe ... Police are excellent....Coffee with a Cop builds confidence and community.	3/1/2021 9:27 AM
9	While we want the PV resorts to be successful, and they are an important asset to the town from a fiscal and ambiance standpoint, there is a trend towards too much density. The design of Mountain Shadows is too industrial/commercial in appearance and the high density of that redevelopment is what one would expect in Scottsdale or Phoenix but is out of place for Paradise Valley.	2/28/2021 10:41 AM
10	Lower taxes Private property clean up Contractor jobsite clean up	2/26/2021 11:00 AM
11	I'm answering these questions because whoever tore up this little piece of Paradise needs to be held back.	2/25/2021 12:14 PM
12	Road Construction has plenty of signs and the Speed Traps are ideal for Town income.	2/25/2021 11:54 AM
13	Lot splitting	2/24/2021 7:35 PM
14	Sidewalks and bike paths. We can finally ride with kids!	2/23/2021 10:28 PM
15	Don't think they are doing what they should to preserve the character of Paradise Valley	2/16/2021 6:20 PM
16	Preserving a small town, community feeling in the middle of a large metro area	2/15/2021 3:10 PM
17	I have been continually impressed with the quality, professionalism, and vigor of the Town's Staff and volunteers on the Council and its Committees.	2/10/2021 8:22 AM
18	RITZ	2/10/2021 6:37 AM
19	We are very concerned about the potential development of yet another hotel on the current El Chorro restaurant property. With the Ritz being developed and the new Mountain Shadows and the JW Marriott, another resort in that small amount of space is the last thing that this town needs.	1/31/2021 5:54 PM
20	Dedication of professional and volunteer public servants	1/30/2021 5:40 PM
21	Not thrilled with Ritz Carleton and Mountain Shadows developments which will bring in too many strangers/tourists and too much traffic. TOO DENSE!	1/28/2021 9:34 AM
22	Narrowing of mockingbird north of Lincoln to decrease speed of drivers and volume of drivers. Move the traffic to Scottsdale road. Build a traffic circle at Cheney and mockingbird ASAP.	1/27/2021 8:01 PM
23	1	1/27/2021 4:16 PM
24	Police responsiveness	1/27/2021 2:01 PM
25	I do think it was absurd that the Town Council could not pull off the improvement of Doubletree from Invergordon to Scottsdale Road. It was funded and in early planning but the politics of the Council didn't allow for this project to move forward.	1/27/2021 11:42 AM
26	Dark sky for low light	1/26/2021 6:30 AM
27	We need sewer. Outrageous that some PV residents have septic tanks.	1/25/2021 7:32 PM
28	Cherokee School new construction by SUSD and designing it with traffic considerations, also pick up and drop off accommodations for safety of students	1/24/2021 6:30 PM
29	Commitment to eliminate and fight short term rentals Commitment to Neighborhood	1/21/2021 12:30 PM

Town of Paradise Valley 2022 General Plan Update Community Survey

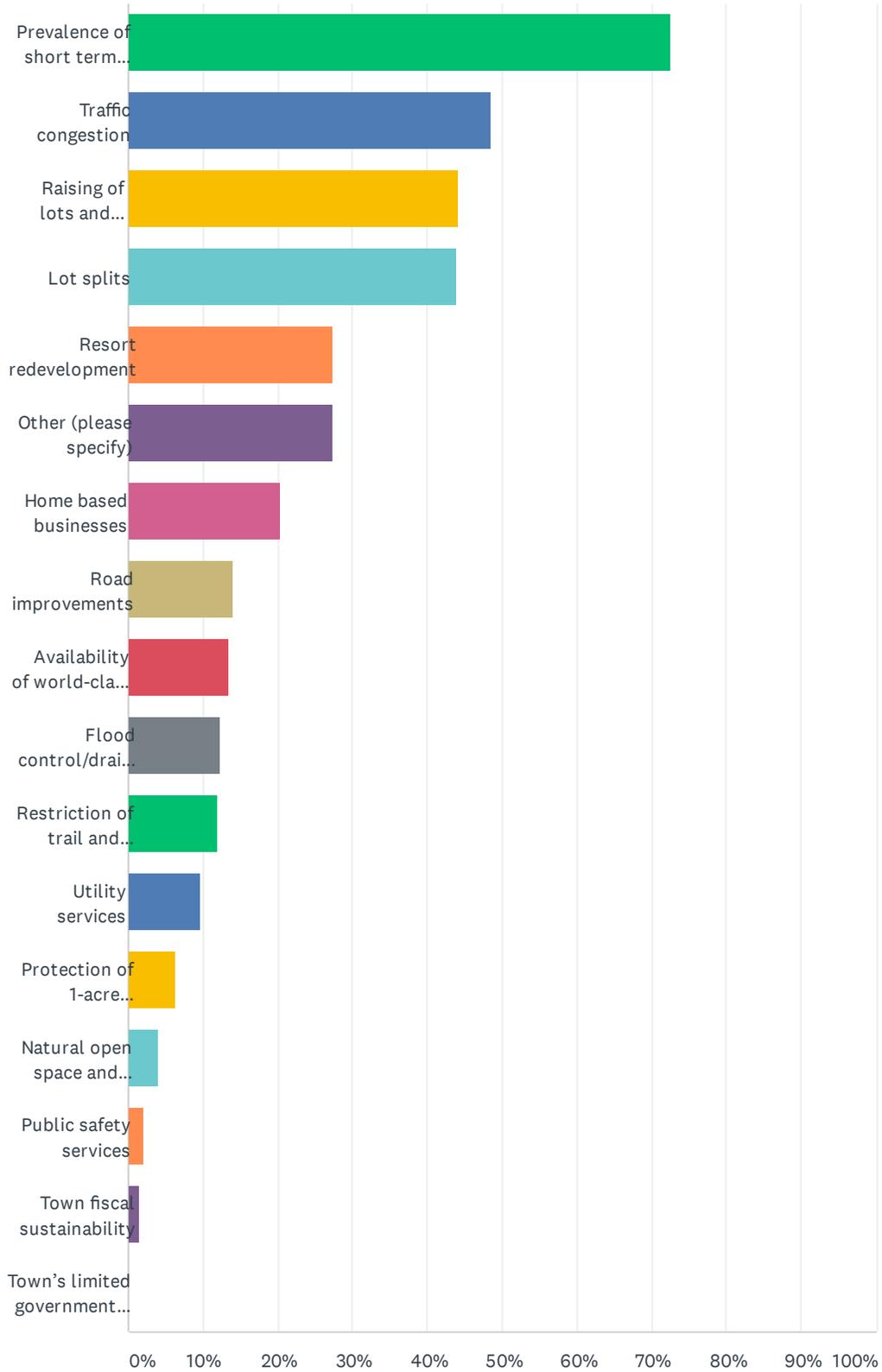
	Preservation	
30	Quiet area	1/20/2021 5:48 PM
31	discreet street lights where in safety so dictates	1/18/2021 9:00 AM
32	technology improvements for public safety in PV	1/16/2021 4:30 PM
33	Slowly improving properties that are in disrepair and that are an eyesore.	1/15/2021 3:52 PM
34	X	1/15/2021 3:09 PM

Q7 What are the most negative trends Paradise Valley has experienced recently? (check all that apply)

Answered: 351 Skipped: 35

(See Following Page)

Town of Paradise Valley 2022 General Plan Update Community Survey



Town of Paradise Valley 2022 General Plan Update Community Survey

ANSWER CHOICES	RESPONSES	
Prevalence of short term rentals	72.6%	255
Traffic congestion	48.4%	170
Raising of lots and building pads	44.2%	155
Lot splits	43.9%	154
Resort redevelopment	27.4%	96
Other (please specify)	27.4%	96
Home based businesses	20.2%	71
Road improvements	14.0%	49
Availability of world-class resort/tourism options	13.4%	47
Flood control/drainage	12.3%	43
Restriction of trail and recreation planning	12.0%	42
Utility services	9.7%	34
Protection of 1-acre residential development	6.3%	22
Natural open space and resource preservation	4.0%	14
Public safety services	2.0%	7
Town fiscal sustainability	1.4%	5
Town's limited government approach	0.0%	0
Total Respondents: 351		

Town of Paradise Valley 2022 General Plan Update Community Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Honor Healths rezoning supposedly sacred and unchangeable residential zones in our beautiful neighborhoods despite there being plenty of empty and easily convertible space in commercial zones not even a football field away. It seems apparent some people in the local government must be close with some people at Honor Health.	3/2/2021 4:52 PM
2	cyclists disregard traffic laws blowing through stop signs and speeding through hillsides	3/2/2021 2:26 PM
3	Resorts are awful and cause congestion and took away open spaces. disaster.	3/2/2021 2:19 PM
4	cyclists allowed to break laws throughout the Town. Speeding, stop sign running	3/2/2021 12:52 PM
5	cox needs upgrade	3/2/2021 12:35 PM
6	poor internet service	3/2/2021 12:26 PM
7	epcor water rates	3/2/2021 12:02 PM
8	bad cell phone service	3/2/2021 11:35 AM
9	allowing AirBnB too many resorts on Lincoln Drive and adjacent areas Allowing increased construction hours Allowing homes not following Hillside zoning ordinances, eg, 5656 E. Indian Bend	3/1/2021 8:01 PM
10	Wasting money and voting yourself (council) the opportunity to waste money	3/1/2021 1:37 PM
11	Continuation of mountain side building, especially at higher elevations.	3/1/2021 1:18 PM
12	Something seriously needs to be done to have bicyclists respect and abide by the rules. It is out of control with their disrespect for the town residents who live in these areas. They don't stop at stop signs, they fly through neighborhoods, cutting of and passing cars, or riding on their tales. You can be pulling out of your driveway and they appear full speed out of nowhere and buzz around you car on these narrow roads. They yell at you or give you disrespectful hand signals, if you kindly say....please be careful and slow down, these are narrow , hillside roads and it's hard to see what comes around sharp corners. They pass you when they are going downhill and cut in front of your car. They ride down Mockingbird Lane when signs are posted no bicycles during construction. And many times ride 2 or 3 in a row, so you can't get around them on the roads. It's really a very serious and a dangerous problem. I wish we could put a few speed bumps on the hillside roads to slow them down. (They did that in my mother's hilly community and it's worked wonders) Otherwise, I think we need to gate some of these areas for the residents peace of mind. I feel like the town does not take care of the roads, in some residential areas the roads are crumbling off the edge of the mountain where drainage issues have been problems for years. The roads are cracked and some have pot holes. For a beautiful town our roads are no where near up to snuff. We have sewers that often times smell when you are walking by them In recent remodels people are not adhering to the dark skies on the mountain. They are using lights that are far too bright. I'm all for soft lighting. I'm for updating and progress in the town as long as people adhere to the building rules . I do think spacing for guesthouses should be considered. Some of these lots are becoming all house and no hillside. We all love the open space in P.V. If we loose that it will take away from our precious environment. Lastly, I think we should encourage landscape around houses. It's good for the environment and helps our air quality. Some new houses feel it will block their view, but living here is about nature, and nurturing our beautiful desert. Hillside or on the flat areas we should try to use more desert trees and plants in keeping with Arizona	3/1/2021 12:50 PM
13	Short-term rentals are the worst recent problem. It's outrageous that outside investors are effectively able to run unlicensed hotels and nightclubs that mar our neighborhoods and take police resources to control. These should be banned, unless the location is zoned for such uses. It's downright unfair (and at times unsafe) for those who own homes nearby and its costs our entire community. The vertical height of Mountain Shadows is a stain and inconsistent with the community feel. Likewise, the addition of condo / apartment type development at the resorts should be limited. The rise in utility costs (particularlyly water) is also hard to stomach.	3/1/2021 12:46 PM
14	Too much excessive speedon Lincoln.	3/1/2021 11:04 AM
15	cell phone service	3/1/2021 10:53 AM
16	speed traps	3/1/2021 10:09 AM

Town of Paradise Valley 2022 General Plan Update Community Survey

17	Short term rental regulations returned to city controls	3/1/2021 10:01 AM
18	Short term rentals are a huge problem.	3/1/2021 9:48 AM
19	SHORT TERM RENTALS AND HAVING A PARTY HOUSE NEXT DOOR OR EVEN ON YOUR STREET IS UNACCEPTABLE TO THE PRESERVATION OF PROPERTY VALUES AND LIFESTYLE THAT THIS TOWN WAS ORIGINALLY DESIGNED FOR. THE NUMBER OF SURROUNDING RESORTS SHOULD BE ENOUGH TO BE ABLE TO SUPPORT THE DESIRE FOR LARGE GROUPS TO GATHER AND WANT LOUD MUSIC, TOO MANY PEOPLE AND OFTEN BAD BEHAVIOR THAT SPILLS OUT BEYOND THE PROPERTY HOLDING THE EVENT.	3/1/2021 9:30 AM
20	Poor cell service (Staff)	3/1/2021 9:29 AM
21	allowing homes to have run down yards	3/1/2021 9:27 AM
22	Poor coordination of road construction, water main construction, median reconstruction	2/28/2021 4:44 PM
23	As noted above, the overbuilding on some lots and the high density resort redevelopment of places such as Mountain Shadows infringes on the low density, one-acre residential character that is the integral to PV. There should be buffering to transition from the higher density of the resorts to the surrounding one-acre residential areas.	2/28/2021 10:41 AM
24	Influx of people from outside PV for biking/walking	2/27/2021 4:40 PM
25	No parks. No bike paths. Limited sidewalks	2/27/2021 4:35 PM
26	Shipping containers should not be allowed to permanently be placed on a residential lot.	2/27/2021 12:04 PM
27	For almost 30 years I lived on the north side of Mummy under Hillside ordinance. The natural desert there is beautifully preserved, even among new constructions and modern tastes in design. Now, living here on the south side of Mummy for the past 7 years, my heart aches from time to time, witnessing the scraping of native landscape, installation of plastic grass, uplighting showcase home and landscape architecture features, and the general transformation... shall I say degradation, of our Sacred, Pristine Sonoran Desert. The unique character of Paradise Valley is what has attracted so many to our lush patch of desert. I believe Paradise Valley has an opportunity to preserve our desert heritage by implementing measures throughout the entire municipality similar to those in place in our Hillside area. I truly hope others will choose to make native desert landscape a priority in our beautiful town.	2/26/2021 6:17 PM
28	The inability of the city to enforce and maintain common areas of governmental, commercial, and residential property. Such as city streets, boulevard, parks and government buildings; construction sites, and private residence landscaping and buildings.	2/26/2021 11:00 AM
29	Lack of access to City or Phoenix waste services	2/26/2021 8:50 AM
30	It's criminal what has happened to the Town of Paradise Valley - so sad.	2/25/2021 12:14 PM
31	Abundance of vapidty	2/24/2021 7:35 PM
32	Need better cellular service. Absolutely no cell service with Verizon in our home. Also need road improvements and entry from Scottsdale Rd improvements. Lots of markings on the ground and litter at corner of Scottsdale Rd and Doubletree. Would be nice to add center median with landscape to slow traffic. This was proposed 2 years ago and failed however it was supposed to be further studied and we have never heard another word about it.	2/24/2021 6:42 PM
33	The short-term rentals HAVE GOT TO GO!!! I realize it's a state statute, but there must be something our town can do to make them so limited that they are undesirable. There's a home in our neighborhood that has nearly non-stop rental guests. I did not spend over a million dollars on my home to live in a noisy "party" atmosphere. I have a right to quiet enjoyment of my home - much more than anyone else's right to use their home as a resort. And it's neither reasonable nor a good use of our police force to call the police. We'd be doing it every day. To me, this is one of the town's most important priorities.	2/24/2021 5:06 PM
34	Limited or no bike lanes especially on larger roads.	2/23/2021 10:28 PM
35	Lack of centralized trash collection (too many garbage trucks roaming our streets)	2/20/2021 11:26 AM
36	there has been a great deal of instability caused by turnover in our neighborhood. Constant construction/development and homes for sale.	2/20/2021 7:54 AM

Town of Paradise Valley 2022 General Plan Update Community Survey

37	Constant street disruptions	2/19/2021 8:09 PM
38	Traffic on neighborhood roads too fast No sidewalks/bike paths	2/18/2021 2:51 PM
39	After living in San Francisco for the past 6 years, I quarantined at 61st Place and Lincoln Drive for 6.5 months (October thru April 30th). I think Lincoln Dr is so dangerous. I brought with me 2 bicycles - an electric assist bike and a traditional commuter bike. It is so dangerous to bike on Lincoln Blvd, Tatum Blvd, McDonald Dr are extremely risky to bike on. And I don't like walking on the sidewalk either because cars are going 50mph next you. I think Lincoln should reduce the # of lanes to 3 total and give bikers/walkers/runners a bigger space and it would encourage more people to take alternative modes of transportation instead of their SUV. I think more people would welcome going to AJ's or Trader Joe's if the roads were safer. Needing to hop in a car to do everything is stupid. Especially when electric bikes can now have a range of 40-60 miles.	2/16/2021 3:43 PM
40	I haven't been here long enough to comment	2/16/2021 1:29 PM
41	I haven't lived here long enough to comment.	2/16/2021 9:26 AM
42	Short Term Rentals have had an extremely negative impact on the quality of life and character of the Town.	2/15/2021 3:10 PM
43	Noise from both traffic and landscapers	2/15/2021 1:43 PM
44	- compromise of commitment to one acre zoning, i.e. Five Star at the Ritz - scraping lots permanently destroying desert and natural habitat - erosion of open spaces - overregulation	2/14/2021 9:40 AM
45	allowing high density housing developments with the town limits simply because there is an associated resort included. this type of development goes against the core values of PV.	2/12/2021 6:07 PM
46	Mountain shadows may be the worst thing to happen to our town. It is so ugly, some have said it reminds them of a Russian office building. How that monstrosity could wind up in perhaps the perfect location (right under Camelback Mountain) is just sad. And, it does not deserve to be called "world class".	2/12/2021 4:28 PM
47	Poor mobile phone service/area coverage Poor control over and too much resort development	2/12/2021 2:34 PM
48	In my opinion there have been too many zoning variances granted, and I would even say I would like to see the building envelope and under roof area tightened up, as well as review of any historically significant properties for preservation prior to putting up another "white box"	2/12/2021 1:30 PM
49	Lack of sense of community. I am from Princeton,NJ and while I realize PV is very different in many ways, I miss the community feel that I had there. We had annual seasonal events that continually drew the community together. The public library was an integral part of this. The "downtown" was a place you could always see your neighbors.	2/11/2021 4:42 PM
50	Cut-through traffic!	2/10/2021 4:03 PM
51	We have had many water breaks in major Epcor lines. In the last 6 months, we have experienced 2 major breaks that affected us having no water in our home. We have a circulation pump that has already burnt out from lack of water from Epcor line breaks two years ago. Also, too many garage truck companies (4) running through the neighborhoods. No only do they speed they also tear up our streets causing Paradise Vally extra expenses to repair our roads.	2/10/2021 3:47 PM
52	Property taxes are ridiculously high. Also, the noise from leaf blowers is out of control -- can you do something about this? I know other towns have restrictions. We don't live here for it to sound like New York City!	2/10/2021 3:07 PM
53	Airbnb	2/10/2021 8:05 AM
54	The manner in which someTown Council have expressed themselves in public. It is unnecessary for the greater good. Recent meeting antics and less recent, but just as damaging is the continuing war being played out between two council members in public including op/ed stories, which appears from the sidelines as an ego trip and in the end, hurts the mission of the town.	2/10/2021 6:37 AM
55	General cleanliness of roadways. Sides of Tatum and Lincoln seem to be dumping grounds.	2/8/2021 12:51 PM
56	Councils past and present seem to have relaxed their energy to uphold the protections of the	2/5/2021 6:32 PM

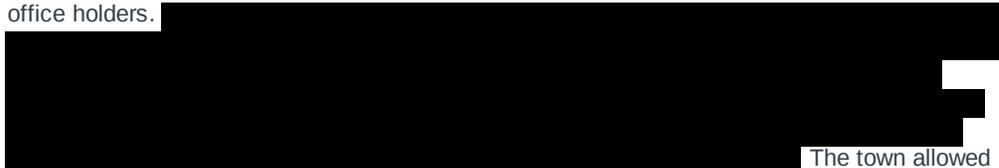
Town of Paradise Valley 2022 General Plan Update Community Survey

very things we all live here for. Development (even if "world class"), seems to be winning.

57	LOUD and SPEEDING CARS - This needs to be stopped ASAP.	2/4/2021 2:18 PM
58	Lack of sustainability plan to reduce carbon emissions	2/3/2021 4:12 AM
59	The construction along Lincoln seems to be taking forever. I worry about the additional traffic that the Ritz Carleton development is going to bring.	1/30/2021 8:33 PM
60	terrible phone and cable services	1/30/2021 6:46 PM
61	Sporadic cell phone service between the mountains. This MUST be fixed.	1/30/2021 4:56 PM
62	Growing infringement on quiet single family homes by major resort development, traffic during construction and ensuing traffic following construction. Soon it will be faster to walk Lincoln Rd than to drove it	1/30/2021 4:52 PM
63	Noise from school near residence, garbage area. No public space outside to meet other residents, like other communities have.	1/28/2021 10:31 AM
64	Short term rentals	1/27/2021 11:20 PM
65	Need traffic circle installed at Cheney and mockingbird to decrease accidents. Get more internet service providers as monopoly of existing 2 has lead to predatory pricing. Bring competition to let market take prices down.	1/27/2021 8:01 PM
66	Ignoring the preservation of our mountains. Isn't there suppose to be a limit as to how high construction can be?	1/27/2021 7:19 PM
67	Why not add nice bike trails instead of re-doing the medians on Lincoln? What a waste of federal funding. Lincoln has been a DISASTER for the last 14 months. NO MORE! PLEASE. Who decides these projects? Terrible decisions.	1/27/2021 4:40 PM
68	1	1/27/2021 4:16 PM
69	Failure to beautify Doubletree Ranch Road	1/27/2021 2:53 PM
70	Short term rentals are really hurting our community. (I know listed above but wanted to emphasize it.) I think sometimes the planning committees are unreasonable in their direction. Our neighbor wanted to improve their front yard area and it would have looked great. But the committee wouldn't approve it for some crazy reason.	1/27/2021 2:01 PM
71	No improvement on cell service!!!!!!!	1/27/2021 1:44 PM
72	The short term rentals are destroying our town and it is expanding. Garbage cans left in the streets with no fines. Call , complain and nothing happens. It is dangerous and should not be allowed. Thank you Gov. Ducey for an agenda that brings unknown people into our town and ruining the safety of our citizens.	1/27/2021 12:41 PM
73	TPV was very week in helping my HOA with short term rentals in our HOA. They would not enforce town codes and the unruly gathering code. It cost our HOA \$90,000 of our own money to fight the company who owned the two homes in our neighborhood. We finally won a law suit that we filed against that company with not help from TPV.	1/27/2021 11:42 AM
74	High Density of resort development (Ritz and other resorts expansion) not appropriate for our residential community. Traffic, noise, mountain views lost.	1/27/2021 10:34 AM
75	allowing Marriott to put golf cart paths in residential back yards and increasing traffic of bikers, walkers, golf carts etc looking into back yards.	1/26/2021 6:44 PM
76	Assisted living and Group homes Home businesses with employees as opposed to sole proprietor home based businesses	1/26/2021 6:30 AM
77	No sewer availability.	1/25/2021 7:32 PM
78	The whole EPCOR/Lincoln Drive debacle - who will fix the road now? EPCOR trashed it. Mountain Shadows is an abomination. Very bright lights high up on Camelback; they should be hooded so the light doesn't shine all over the Valley, in my opinion. The one acre restriction is wonderful - leave it.	1/25/2021 4:57 PM
79	New and Re-Development Construction not reflecting the Town of Paradise Valley's Vision and Values : No support of Flatland residents when interacting with contractors during construction.	1/24/2021 6:30 PM

Town of Paradise Valley 2022 General Plan Update Community Survey

Not enforcing building codes and ordinances which result in SUBSTANTIAL adverse impact to adjacent property. No consideration of the surrounding area or preserving older neighborhoods' ambiance. Not requiring subdivision's plat and Declaration of Restrictions as recorded with Maricopa County be adhered to thus disrupting the character of the subdivision which current neighbors have enjoyed. Sets a precedent for future development in the neighborhood. Not being proactive when alerted by residents to harm. Need a formal guide how to bring attention and results to correct defective/deficient construction when appropriate technical knowledge and skill are not practiced.

80	Trail marking and preservation. The trails simply are confusing and not well marked. Further, it is maddening to try to find parking at the trailheads and there really is no easy way to park in the general vicinity and walk to the trailheads.	1/23/2021 8:19 PM
81	Cut through and speeding traffic, especially on Doubletree.	1/21/2021 4:26 PM
82	Recent median work on Lincoln Dr. has seriously impacted our ability to turn left on Lincoln from 46th St. No one asked us if we wanted another useless median restricting our ability to turn left and wait until we could merge into traffic.	1/21/2021 3:49 PM
83	Greater speed restrictions, improve bike paths and photo radar	1/20/2021 5:48 PM
84	The Resort redevelopments have been far too dense and have undermined the most attractive low-density, natural, quality of the town.	1/18/2021 10:21 AM
85	Lack of preservation of one acre minimum lot at resort developments that include residences. This has contributed to the spreadsheet of dense housing, traffic congestion, more traffic lights, and eventually increased demand for town service. One acre around each house. Not some mathematical average of houses over the entire acreage of an entire development. The town tends to back off every time a resident hires an attorney to get a zoning out building variance. The town has a plan and regulations or it doesn't. There needs to be appropriate budgeting to support legal challenges and no favoritism. The police should not be influenced by office holders.  The town allowed the distributed cellular network construction with the only concern being the appearance of cell towers without concern about the harms of electromagnetic radiation so close to homes. The radiation safety expert provided by the utility failed to do his assessment correctly and the town was completely silent. Photo radar is fine if it is a measure to prevent dangerous drivers in our town, but this cannot be justified when they are placed within 100 yards of leaving the town into Phoenix. Use it as intended, not as a trap of drivers who may be increasing speed as allowed in Phoenix. This gives our town a bad reputation. Please use some of these monies for increased enforcement, as speed cameras do not identify tailgaters or impaired drivers, which I think is a greater danger.	1/18/2021 10:04 AM
86	address oldeander blight over consumption of irrigation - adverse impact on table excessive party noise	1/18/2021 9:00 AM
87	Lack of places for citizens to gather.	1/18/2021 8:08 AM
88	SPEEDING ON ARTERIALS	1/17/2021 9:51 AM
89	Concerned PV will become another Scottsdale. The density of these resorts is depressing. How did mountain shadows ever get approved? Absolute embarrassment to the town. I have not heard any positive comments about the architecture or the development. The density is excessive. And now what will be one of Smoke Tree and the Ritz. Very sad to see all of this.	1/17/2021 7:49 AM
90	Camelback mountain, since the roundabout was implemented, has gone from being a positive to a huge negative for nearby residents. The level of traffic (both by car and foot), garbage, congestion and level of risk has skyrocketed. Multiple times in the last month I have been faced with a car coming toward me in the wrong direction through the roundabout while walking my dogs. Locals have an appreciation for how to use the roundabout. However, as residents suggested to PV when consideration was initially given to the roundabout, hikers would sit, park, bloc, traffic, continue to circle in the roundabout waiting for a parking spot. That's exactly what's happened. Through traffic can no longer get through and traffic is frequently backed up. And, there is NO place to pick or drop hikers off. The are is packed with Uber/Lift drivers	1/16/2021 4:30 PM

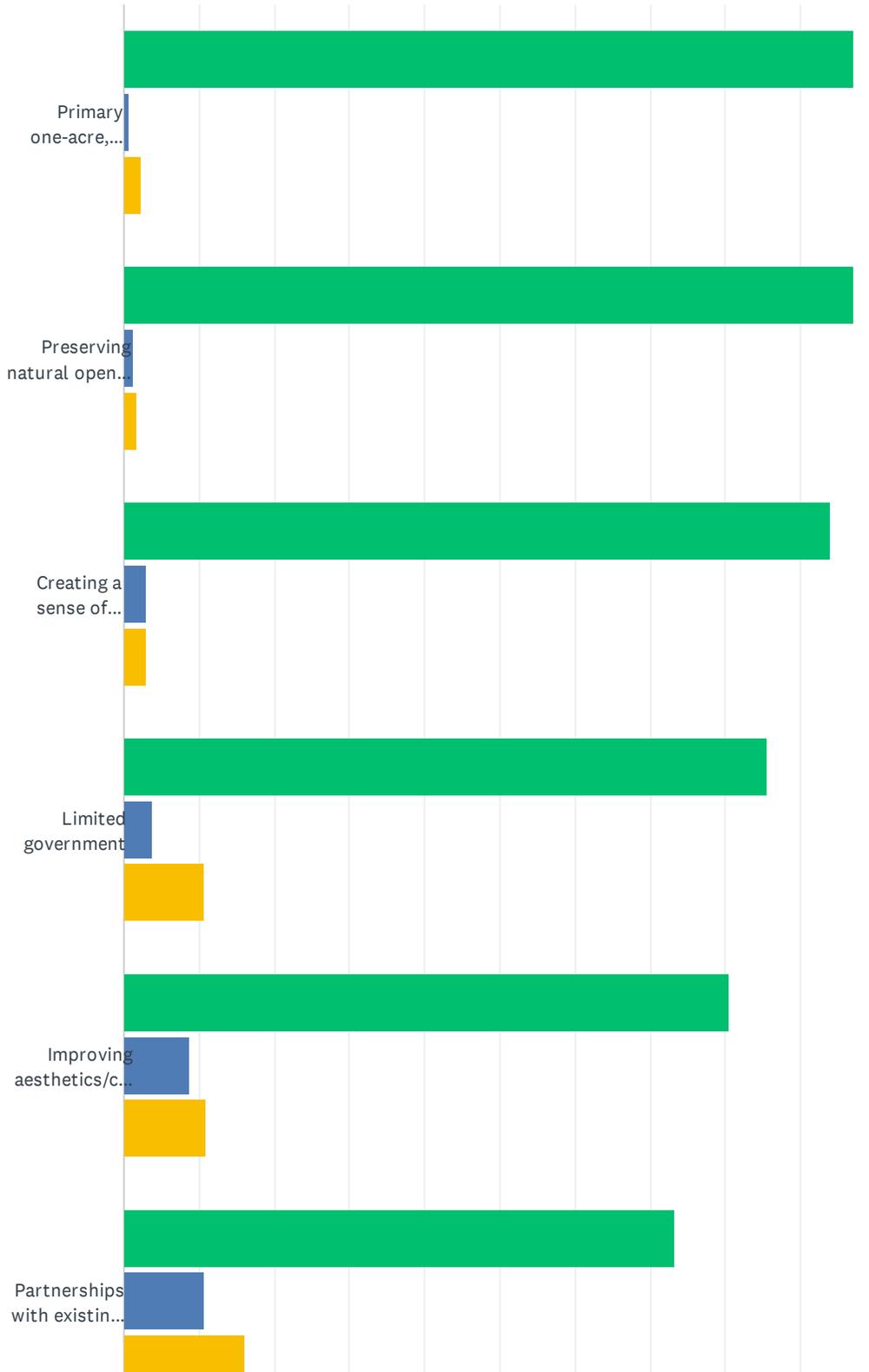
Town of Paradise Valley 2022 General Plan Update Community Survey

waiting, sitting, standing in cars right in front of the signs advising NOT to do this. The PHX "officers" don't help manage the traffic, in fact they encourage it by letting people stop, talk, drop people off, etc. They frequently make matters worse by trying to explain where hikers can go to park. PV needs to get this under control. It's become downright dangerous.

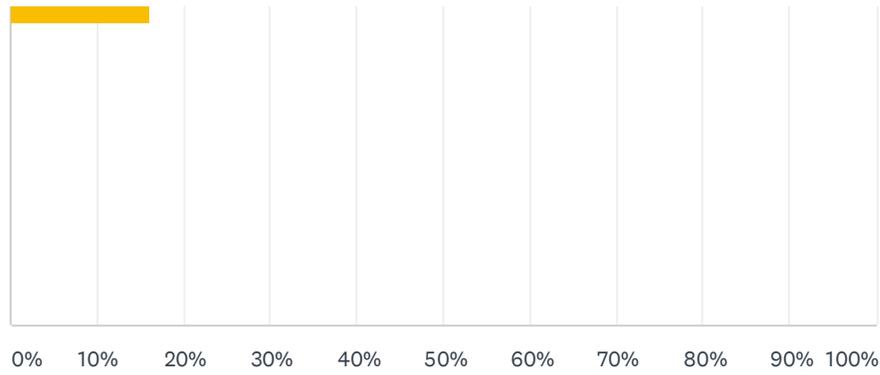
91	The inability of the Hillside and Town building committees to police the actual following of plans submitted by developers and builders. there are so many double standards in this process and there needs to be a clear definition of right and wrong as too much gray area is being exposed and is falling thru the cracks that should not be taking place on building sites. i.e height restrictions are not being followed on hillside and variances are being approved at an alarming rate. this only degrades and hurts the value of those already here in their homes.	1/16/2021 9:06 AM
92	Disappointed in allowing commercial businesses in PV outside of the resorts.	1/15/2021 4:56 PM
93	Short-term rentals are a nightmare. Glad this is a big priority. We are very concerned about how the Town seems to be moving the needle on preserving lot size. What has happened with the Ritz Carlton development is very concerning. Town also needs to do a better job of getting properties that are horrible eyesores to better comply with basic upkeep. It brings down property values to neighbors.	1/15/2021 3:52 PM
94	Bottleneck in the building department. It is taking forever to get permits and the Hillside process is extremely cumbersome. Suggestion: Once you get through the Hillside process, your permits should be expedited.	1/15/2021 3:31 PM
95	I'm deeply concerned with the type of housing that is being allowed when it is not in keeping with surrounding homes and when it impedes views. We all considered PV for its amazing Mountain View's. Watching this slowly get chipped away at is disheartening. We also need to address noise from old town establishments and get a handle on the short term rental crisis.	1/15/2021 3:09 PM
96	Ignoring builders who refuse to honor Hillside ordinances, and hillside committees decisions. And who get plans approved by Hillside, and then submit different plans to building department. And allowing them to build despite continuous violations of Hillside Zoning Ordinances. [REDACTED] Also, construction ordinances. Now 7 days a week. Including holidays. And hours are unacceptable, especially for Hillside areas.	1/15/2021 1:46 PM

Q8 Please indicate your impression of the following value statements that were collectively used to form the current 2012 General Plan Vision Statement (pg. 1-7 of the document)

Answered: 313 Skipped: 73



Town of Paradise Valley 2022 General Plan Update Community Survey



■ Keep
 ■ Remove
 ■ Revise

	KEEP	REMOVE	REVISE	TOTAL
Primary one-acre, residential community	97.1% 299	0.6% 2	2.3% 7	308
Preserving natural open space	97.1% 297	1.3% 4	1.6% 5	306
Creating a sense of community	94.0% 281	3.0% 9	3.0% 9	299
Limited government	85.7% 251	3.8% 11	10.6% 31	293
Improving aesthetics/creating a brand	80.5% 231	8.7% 25	10.8% 31	287
Partnerships with existing schools and resorts to enhance recreational opportunities	73.3% 200	10.6% 29	16.1% 44	273

Q9 Limiting the growth of government in the Town of Paradise Valley has historically been a foundational value. Please briefly describe what limited government means to you.

Answered: 243 Skipped: 143

(See Following Page)

Town of Paradise Valley 2022 General Plan Update Community Survey

#	RESPONSES	DATE
1	Maintenance of adequate water supply, sufficient revenue to fund police and fire services, minimizing traffic, improving code enforcement and consolidating private trash companies effective police and fire protection, effective code enforcement and controlling resort and non-residential development. If the limited government that exists is not protecting and persevering the residential Zones and respecting home owners, it is terrible for community and the reputation of a city that is supposed to prevent mindless commercialization of residential zones which were meant to be permanent. This erosion of trust will hurt the city and community. the reason paradise valley is reknown around the country for being beautiful is for these protections. [REDACTED] honor Health Hospital have taken what used to be a small private tennis court and turned it into a monstrosity Mountainside Fitness behind the mans house which definitely emits tons of light pollution and the beauty of the town in so many ways. This proposed Honor health Development will also only exacerbate an incredible already dangerous intersection of Shea Blvd and I understand that the government will not use money to put lights in until the death quota has been met. There is so much usable and empty space at Tatum and Shea that this is just atrocious and ludicrous that there is even a question, the zone should not be rezoned.	3/2/2021 5:28 PM
2	Cherish individual rights. Government for safety, general planning, preservation.	3/2/2021 2:40 PM
3	to much drainage/retention for hillside. It's part of living on a hill - washes if left natural and not diverted, streets left without berming by residents to send water down to the next neighbor, would help not increase the unnatural flow to those below them (i.e. Hummingbird and Quartz Mountain)	3/2/2021 2:29 PM
4	I don't see this. we had open spaces on Lincoln. Now we have major congestion and ugly hotels. Not peaceful. We never wanted cameras. New gated communities should be outlawed. Single residences, individual unique homes only. the development for sale on desert jewel would be the worst.	3/2/2021 2:21 PM
5	an efficient means of operating and solving issues	3/2/2021 2:14 PM
6	limited government is much more efficient! get things done.	3/2/2021 2:06 PM
7	limited power in fewer hands	3/2/2021 12:47 PM
8	police enforcement; photo radar; citation service; drainage; retention basin required for new building permit was "overkill"; city water has too much chlorine - smells	3/2/2021 12:29 PM
9	efficiency of service and permits. easy resident participation on issues	3/2/2021 12:20 PM
10	I did not think we need to separate courts building just because much of the money was available	3/2/2021 12:04 PM
11	Live and let live	3/2/2021 11:44 AM
12	fiscal responsibility, keeping within budget, community input on matters of importance	3/2/2021 11:22 AM
13	a cooperative relationship with residents with minimal intrusion and regulation	3/1/2021 8:33 PM
14	Leaving too many options up the residents	3/1/2021 8:03 PM
15	Minimal government to keep the Town running to its Best Potential	3/1/2021 2:32 PM
16	Not having a town tax to pay for services as Town council salaries, fire, libraries, parks, etc. We therefore pay fees for these services, either mandatory (fire) or selective to other towns (parks, recreation, libraries, etc. Allows for individual selection of same and voluntary service as council member, Planing and zoning ,etc.	3/1/2021 1:44 PM
17	Less rules. The staff (especially woman at desk) rude to town people. Act like the people that live here are burden or a pain. All top down. Offensive	3/1/2021 1:41 PM
18	Government size should remain proportional to providing bare necessities.	3/1/2021 1:06 PM
19	I like how the Town government currently operates. I wouldn't want it to significantly expand its current role and taxation, unless there is an obvious need.	3/1/2021 12:59 PM
20	Essential activities that can only/best be carried out by government, i.e. public safety, public	3/1/2021 12:51 PM

Town of Paradise Valley 2022 General Plan Update Community Survey

works, review and approval/disapproval of development requests, etc. Utilize volunteers from the community wherever possible.

21	Obviously, the government needs to function and as the town changes, or evolves, sometimes the government needs to step in which might mean more growth of government vs. limiting government.	3/1/2021 12:15 PM
22	Limited government means curbing overreach by elected officials while adhering to the founding precepts of the Town of Paradise Valley.	3/1/2021 12:14 PM
23	Small and simple. More people means more red tape.	3/1/2021 12:08 PM
24	Keep the town mayor and. It's counsel volunteer services. It's healthy to keep a community feel of Pv in the larger Phx area.	3/1/2021 11:56 AM
25	Keep the rural esthetic and limit "beautification" projects which limit Mountain Views, decrease easy access to personal property, and require increased water and maintenance.	3/1/2021 11:35 AM
26	Staying focused on your primary service areas like public safety.	3/1/2021 11:30 AM
27	Enforcing current state and county regulations while optimizing local codes to maintain an unobtrusive and minimalist government	3/1/2021 11:23 AM
28	a city government should focus on the basics like schools, roads and sewers and not things like a new minimum wage or insisting on public art	3/1/2021 11:20 AM
29	Focus only on providing services that are needed, including safety. Avoid unnecessary and burdensome regulations. Don't fix it, if it ain't broke. Manage within your means.	3/1/2021 11:13 AM
30	A sense of community.	3/1/2021 11:08 AM
31	no new taxes and maintain quality of services	3/1/2021 10:55 AM
32	Not taking on responsibilities or tasks that the private sector can do better. Allowing residents to make the individual choices instead of the Town as much as possible. Creating competition for services that drive down costs.	3/1/2021 10:23 AM
33	Low property taxes, choosing own waste management services, few government employees	3/1/2021 10:12 AM
34	having the jurisdiction to provide and supervise infrastructure, provide moral leadership...transparency, police protection, the common good..., enforce the laws	3/1/2021 10:10 AM
35	The state and feds do a fine job of writing up laws and regulations limiting our enjoyment of our property and taking our very hard earned money. The best thing PV can do is NOT get mired in cultural issues and focus on managing the quality of life here without forcing political or cultural nonsense down the throats of the community members.	3/1/2021 10:04 AM
36	Less regulations, Minimal taxation	3/1/2021 10:02 AM
37	limited latitude in the regulation of policies that affect the community. reduced bureaucracy.	3/1/2021 10:02 AM
38	Not prescribing what we need to do.	3/1/2021 9:49 AM
39	I don't need the governing bodies in my way, but I would like protection of existing building codes.	3/1/2021 9:33 AM
40	Government should stay out of people's lives. It should provide police for law enforcement, road construction or repair, and that is it!	3/1/2021 9:33 AM
41	Allowing progress and open to exceptions.	3/1/2021 9:33 AM
42	LESS TAXES AND FEWER REDUNDANT NON ESSENTIAL SERVICES	3/1/2021 9:32 AM
43	Residents are engaged and alert to what is happening in the Town. Residents are personally accountable and free to give input and self manage the culture. Not constantly taxing or doing things in the community without input...	3/1/2021 9:30 AM
44	Limit govt to providing essential municipal services, and enforce regs unique to PV.	3/1/2021 9:28 AM
45	Governing for the people and keeping necessary services but not overburdening residents with unnecessary regulations	2/28/2021 8:23 PM

Town of Paradise Valley 2022 General Plan Update Community Survey

46	Self accountability by the residents...Collaborative culture with government and public service.	2/28/2021 8:09 PM
47	Trusting the residents to conduct themselves appropriately.	2/28/2021 6:59 PM
48	Privatization of services when it makes economic sense. Strong ordinances, minimal interference unless in violation.	2/28/2021 4:57 PM
49	Support utilities, fire, police	2/28/2021 4:46 PM
50	Limited government usually means low taxes and modest services. No one wants limited government when it comes to the Police Department.	2/28/2021 10:41 AM
51	limited government means people have more autonomy.	2/27/2021 4:55 PM
52	Code enforcement and services	2/27/2021 1:52 PM
53	Less layers of government.	2/27/2021 12:14 PM
54	Small local government cut Redtape when and if you need to contact a local official without going through layers of departments to finally speak to the person who can address my topic.	2/27/2021 10:16 AM
55	We are still in the "Wild West" where freedom and liberty according to our US Constitution should always prevail, setting an example for the entire Nation and World.	2/26/2021 6:28 PM
56	Listening to the people, finding the sweet spot/consensus and then having enough government to implement.	2/26/2021 6:21 PM
57	If Limited Government means limited power then I think it should be revised to ensure that respect and adherence to the changing norms and laws are adhered to. Just because you burned debris on your property for 30 years does not mean that you can continue this practice. Just because your dog runs around unsupervised doesn't mean that works now. Just because you have means doesn't mean that you don't have to follow the rules and laws.	2/26/2021 5:26 PM
58	Personal is the cities biggest expense. I feel we more use of technology and neighbor help, and personal volunteers.	2/26/2021 11:10 AM
59	Simplicity	2/25/2021 5:53 PM
60	Speed Traps - Congestion - None Stop Road Work - Heavy Equipment running 40 mph on our streets along side Tourists on Mopeds, Skate Boards, Bicycles, Foot, Electric Cars & so forth.	2/25/2021 12:17 PM
61	Stop ruining the beauty with mishandled management.	2/25/2021 12:00 PM
62	The local government should provide public safety and town management	2/24/2021 7:55 PM
63	Stop weilding government like a weapon	2/24/2021 7:37 PM
64	Lower taxes. Less intrusion of proposed street plans.	2/24/2021 6:46 PM
65	As is	2/24/2021 5:32 PM
66	Only do for the community what individuals can't do for themselves.	2/24/2021 5:17 PM
67	Less	2/24/2021 3:55 PM
68	The minimum required for safety and cost effectiveness	2/24/2021 12:18 PM
69	I do not support this principle. Public safety services, parks, open spaces all add to our community. We need more parks and recreation.	2/23/2021 10:30 PM
70	Minimal taxes. Tax money is not spent on frivolous things, only for core infrastructure such as roads, public spaces, and education.	2/21/2021 2:37 PM
71	Retaining the values and character of the town.....and security.	2/20/2021 7:08 PM
72	Don't want too many cooks in the kitchen!☺	2/20/2021 6:07 PM
73	Limited city tax	2/20/2021 5:22 PM
74	No taxes, but very limited public services.	2/20/2021 11:28 AM
75	Low taxes	2/20/2021 9:32 AM
76	No local taxes, minimal government involvement.	2/20/2021 7:55 AM

Town of Paradise Valley 2022 General Plan Update Community Survey

77	Maintaining a low density living community in the Phoioenix area.	2/19/2021 6:05 PM
78	Not sure. Maybe limit excessive restrictions but we need restrictions or guidelines to maintain environment	2/19/2021 8:58 AM
79	Maintain the zoning regulations that we currently have. Keep government regulations to a minimum while maintaining low density, no commercial business. Never become a scottsdale...low density..	2/18/2021 5:51 PM
80	consistent uniform laws - not to house level	2/18/2021 2:53 PM
81	I don't know. Guess they don't do anything about things like the garbage truck problem and especially no regulations on what is built thus ruining everyone's views, no control of ruining the natural desert and everything else people used to love about PV.	2/16/2021 6:31 PM
82	Limited Gov. means to be to cut the national defense budget.	2/16/2021 3:46 PM
83	Enforce laws, support our police, protect people but do not invade their privacy. No authoritarian government. I cherish freedom.	2/16/2021 1:36 PM
84	Keeping essential services intact but not looking to meddle with lots of regulations.	2/16/2021 1:31 PM
85	Providing essential services in a lean, efficient manner	2/15/2021 3:16 PM
86	Only having enough government involvement to enforce/preserve the vision listed in #8	2/15/2021 1:50 PM
87	It gives me the privacy and independence I enjoy.	2/15/2021 6:59 AM
88	No taxes	2/14/2021 4:56 PM
89	government does only what we cannot do for ourselves, i.e. security, preservation of one acre zoning, no taxes, fiscal responsibility and conservation	2/14/2021 9:44 AM
90	Less tax base for individual homes.	2/13/2021 1:55 PM
91	Government performs only essential services for the community, not additional optional services	2/13/2021 11:54 AM
92	As times change, so needs to the governing body; limiting the growth of government should require we add only those positions necessary to govern new aspects of our community, and outdated/archaic or needless components should result in the elimination of those positions that governed them.	2/13/2021 9:31 AM
93	Short term rental party houses deep concern of mine.	2/13/2021 9:22 AM
94	minimalizing layers of bureaucracy	2/12/2021 6:13 PM
95	Too much government usually means too many bad decisions, like changing the good things into worse ideas.	2/12/2021 4:30 PM
96	That one has the freedom to pursue their interests without interference providing they are within the bounds of the law.	2/12/2021 4:27 PM
97	Limited government is unobtrusive, guiding from behind the scenes to keep our lifestyle as the founders of our town set out. If well done, it does not intrude in our daily lives.	2/12/2021 3:27 PM
98	Adequate planning control to maintain character of town Excellent police/security service Easy resident input to governing process	2/12/2021 2:39 PM
99	less bureaucracy	2/12/2021 2:19 PM
100	Limited government would mean no government setting agendas, socially or financially, that does not directly impact the immediate safety or security of the Town residents. Keep politics out of most everything	2/12/2021 1:34 PM
101	fewer bureaucrats, less proscriptive legislation than elsewhere.	2/12/2021 1:29 PM
102	personal and private freedom within the laws	2/12/2021 8:02 AM
103	No non-governmental services	2/11/2021 8:15 PM
104	Decision making should be as localized as reasonably possible— possibly down zone level	2/11/2021 4:47 PM

Town of Paradise Valley 2022 General Plan Update Community Survey

	meetings with zone coordinators.	
105	review mission statement	2/10/2021 7:17 PM
106	No growth in Town employees, except for population growth. Volunteers where possible.	2/10/2021 4:05 PM
107	For the town to give overall plans/guidelines for building, governing, etc. with a large amount of input from the citizens living within the township.	2/10/2021 3:51 PM
108	Ordinances that protect the privacy of everyone.	2/10/2021 3:49 PM
109	Freedom	2/10/2021 3:40 PM
110	Fiscal responsibility	2/10/2021 3:37 PM
111	Government government too much leads to poorer quality services	2/10/2021 3:34 PM
112	Letting residents decide	2/10/2021 3:29 PM
113	Freedom to live your life (if it doesn't interfere with other people's freedom) the way you want	2/10/2021 3:08 PM
114	Primarily a volunteer driven organization. Highly transparent. Accessible. Demonstrating a core belief in the historic nature of what the Town of PV means.	2/10/2021 10:09 AM
115	Keeping costs and taxes down. It does not mean we should have a lack of regulations that preserve our community.	2/10/2021 8:11 AM
116	Volunteer Leadership. Small Departments. Fewer but highly qualified personnel. A commitment to small government.	2/10/2021 6:40 AM
117	-No Property Tax	2/9/2021 4:33 PM
118	Less city government on Covid restrictions huge plus. Big government is making it tough enough	2/9/2021 12:29 PM
119	Town Council limits interference in our lives.	2/9/2021 9:00 AM
120	Government understanding that it works for, not against residents.	2/8/2021 12:57 PM
121	Keeping spending within one's means	2/8/2021 9:53 AM
122	NO development of recreational spaces... these create all kinds of problems!!! Please preserve the peace of PV! Resisting state and federal government encroachment.	2/8/2021 7:55 AM
123	the current limited government seems to be working so see no need to change	2/6/2021 2:30 PM
124	The least necessary amount of gov intervention as possible.	2/6/2021 2:14 PM
125	People have a voice and things tend to get done with limited government.	2/5/2021 11:21 PM
126	fewer people , keep it small and simple. no tax, no council members who can't get along to do their business	2/5/2021 6:40 PM
127	Live within our means.	2/5/2021 4:03 PM
128	Limited involvement in and control of the lives of residents. Focus on safety and maintaining standards.	2/5/2021 8:23 AM
129	Our local government should be minimally involved in our lives while protecting the quality of life here.	2/4/2021 7:38 PM
130	Freedom from bureaucracy.	2/4/2021 4:16 PM
131	Planning and Police are the most important. I want protection of 1) maintaining the large lots which contributes to the best land use and desert culture, 2) protecting views and open space, 3) strong public safety of persons, property, and the peace 4) Maintenance and beauty of our roads and right-of-ways. Thank you for arranging water and fire service. Otherwise we are a sturdy, self-determined and self-efficient collective. We don't need a bunch of rules or bureaucrats.	2/4/2021 2:52 PM
132	In a town this small, it is so important to maintain the presence of order, police and fire services, to ensure a high quality of life given the cost of buying and/or building a home in PV. Limited government is an amorphous term that no longer has relevance in our regulated world.	2/4/2021 11:59 AM

Town of Paradise Valley 2022 General Plan Update Community Survey

133	Limiting growth of government means continuing our independence from larger surrounding cities and focusing on our core founding principles. Also, having a volunteer Town Council, Mayor, etc - comprised of our local neighbors also sets us a part.	2/4/2021 8:34 AM
134	Keeping to Paradise Valleys original founding principles.	2/4/2021 8:30 AM
135	Government that is clearly focused on basic services delivered to residents with speed, efficiency and expense management. Gov't not trying to tell residents how to live.	2/4/2021 6:27 AM
136	No over-reach of government	2/3/2021 11:06 AM
137	Low taxes, fewer regulations, simple business processes	2/3/2021 4:17 AM
138	Listen to taxpayers, be fiscally responsible. Make good decisions based on what is best for all, not special interest politicians.	2/2/2021 5:48 AM
139	term limits	2/1/2021 8:45 PM
140	Limiting overreach	2/1/2021 9:41 AM
141	n/a	1/31/2021 5:55 PM
142	Limited government means acting in the best interests of the PV community to retain PV's distinctive characteristics. Avoid population density, traffic congestion and insure the safety of its citizens.	1/31/2021 11:29 AM
143	The level of government seems just right. I would certainly not make any cuts to it.	1/30/2021 8:35 PM
144	Minimize taxes and be more flexible on considering individual situations versus being rigid on all codes.	1/30/2021 7:35 PM
145	I thought I liked limited government until I see how developers seem to have an inside track on approval of projects that do not reflect our community values.	1/30/2021 6:49 PM
146	Keeping the focus on quality of life, maintaining home values, and less development. Way to many resorts and transient residents and the trend needs to stop. People actually live here!	1/30/2021 6:34 PM
147	I think the town needs smart governance. Limited governance is neither good nor bad in itself.	1/30/2021 6:09 PM
148	Planning and design approval has become socialistic in the attitudes of the staff. Government requires more money so it tends to approve resort development which is out of character with the desire of the residents for lower density.	1/30/2021 6:03 PM
149	No property taxes and a volunteer city government augmented by a competent profession town management staff	1/30/2021 5:42 PM
150	less onerous regulations. less corruption. lower taxes.	1/30/2021 5:24 PM
151	It's OK	1/30/2021 5:10 PM
152	Limited government growth maintains a stable community without adding layers of be red tape to get anything done. Even now, getting permitting done efficiently takes too long and causes dollar expenditures and time delays	1/30/2021 4:57 PM
153	Limit regulations and size of gov. WE are not a Home Owners ASSOCIATION. Freedom of expression in private home styles , except on Hillside. Strict code needed. GOV exists to provide Safety and structure. . Not need to grow beyond, requiring TAX to maintain. Keep it simple!	1/30/2021 4:53 PM
154	Limiting density	1/30/2021 4:49 PM
155	Limiting government intrusion into housing, or lifestyle, we are not a cookie cutter community, limited growth of Gov. unless Safety ,	1/30/2021 4:40 PM
156	Effective well run municipal oversight without overreaching and also keeping the community voice involved for checks and balances on community issues.	1/29/2021 6:31 PM
157	lower taxes	1/29/2021 3:00 PM
158	I dont know.	1/28/2021 10:37 AM
159	We prefer not to have a strong active government except when it comes to land use issues,	1/28/2021 9:51 AM

Town of Paradise Valley 2022 General Plan Update Community Survey

effective police & fire protection, effective code enforcement and controlling resort and non-residential development. (As stated in the 2012 General plan...however we are extremely unhappy with all of the AIR B&B, group home and care facility "businesses" and hope the town council can vote to change this awful situation ruining our neighborhoods, in favor of the residents rather than the businesses.

160	Maintain small administrative department, have term limits for elected officials, keep bureaucratic red tape to a minimum.	1/28/2021 7:50 AM
161	No property tax, not taking on new govt. mandates, wise spending and reserves, living and planning within our means, looking to eliminate waste. Avoiding overregulation or trying to turn the Town into a giant HOA.	1/27/2021 11:24 PM
162	There are several rational purposes of a local government. 1) protection of individual and property rights via police force. 2) local court system to settle disputes 3) provide infrastructure improvement and maintenance 4) provide fire service for prevention and protection of life and property 4) set building codes appropriately given citizens direction 5) provide information to citizens. 6) limit use of property into appropriate zoning regulations much like an HOA. 7) Code enforcement concerning building regulations 8) flood prevention infrastructure. Here are what a local government should not do. 1) preach or teach morality and or political issues to citizens.	1/27/2021 8:16 PM
163	I don't agree with this as a tenet	1/27/2021 7:23 PM
164	Give help when needed, but don't interfere in our lives.	1/27/2021 5:32 PM
165	less rules	1/27/2021 4:56 PM
166	INVOLVE COMMITTEES FOR FUTURE PROJECTS. LISTEN TO YOUR CONSTITUENTS ON PROJECT IDEAS PRIOR TO MAKING DECISIONS. survey monkey is also an easy tool to get a temperature on your ideas prior to implementing.	1/27/2021 4:44 PM
167	Limited government provides services to support the residents - safety, safe roads, personal liberty etc. without raising onerous taxes on citizens.	1/27/2021 4:40 PM
168	Efficient yet cost effective government	1/27/2021 3:35 PM
169	With all of the time/effort our city government puts toward planning/zoning it does not feel like we have a limited government. Thank goodness. (I like to think a LOT of effort is being put into running our community)	1/27/2021 2:59 PM
170	WHAT WE CURRENTLY ENJOY	1/27/2021 2:41 PM
171	Less bureaucracy, community driven decision making	1/27/2021 2:19 PM
172	Means there aren't too many people in the town government to make it unmanageable. No town taxes.	1/27/2021 2:03 PM
173	Government does not impose on our lives, like they tired to do with the garbage pickup services.	1/27/2021 1:48 PM
174	Providing a system of checks and balances for community decisions/standards, but not dictating or forcing rules and regulations upon residents.	1/27/2021 1:34 PM
175	less is more	1/27/2021 12:43 PM
176	Limited government to me is fewer laws and codes that prevents a person from lawfully enjoying life and their surroundings.	1/27/2021 12:15 PM
177	Residential volunteerism by well educated persons serving on boards, committees, Town Council etc., preserve our quality of life here. Anyone here can help to preserve our special character that paid staff, who aren't residents, often don't see or understand our values. That is what limited government can do with volunteers who are dedicated to their Paradise Valley home town.	1/27/2021 11:06 AM
178	while there is no easy definition, it is limiting the power	1/26/2021 6:47 PM
179	na	1/26/2021 4:39 PM
180	Allowing for growth of Resorts and resort amenities.	1/26/2021 3:59 PM
181	few layers with employees empowered to make decisions	1/26/2021 3:07 PM

Town of Paradise Valley 2022 General Plan Update Community Survey

182	Only enough Government to get the basics done and no more.	1/26/2021 1:38 PM
183	A governing board can oversee things such as safety issues, preserving the open space and land use that are reasons for living in PV in the first place, and overseeing public services. But beyond that, pretty much leave people alone to live their lives.	1/26/2021 1:25 PM
184	To me limited government means to sub contract out as many functions as possible such as garbage collection, water service, sewer service. Volunteer Council, Panning Commission, Board of Adjustments, Judges. And many other volunteer functions.	1/26/2021 10:42 AM
185	Taking steps to avoid having a property tax.	1/26/2021 6:39 AM
186	Refrain from government involvement in areas not necessary for public safety or protection of charter/plan	1/26/2021 6:25 AM
187	Little interference in residents lives..	1/25/2021 8:49 PM
188	Having a say in my community without having to deal with bureaucracy.	1/25/2021 7:36 PM
189	Moderation of government burden	1/25/2021 6:26 PM
190	Doing good for the public justifies government growth. If the needs are satisfied, no more gov't growth is needed. Otherwise there is no need for some ideologically-based campaign against government. "Small" government is not necessarily the best government.	1/25/2021 5:01 PM
191	Provide public safety services, maintenance of roads, flood control, assurance builders follow zoning requirements.	1/24/2021 6:57 PM
192	Government that protects it's citizens and listens objectively to concerns. Available for a productive dialogue without prejudice due to rumors. Encourages ideas for solutions.	1/24/2021 6:56 PM
193	Limited government means taxes put to work and not to overhead.	1/23/2021 8:33 PM
194	I am okay with this, as long as the other items can be preserved without imposing government.	1/23/2021 8:22 PM
195	Limited Gov't means restricting regulation to an absolute minimum but doing everything possible to keep the residents safe from CRIME and government interference in our personal and business lives.	1/23/2021 1:12 PM
196	A sense of independence and individual responsibility.	1/22/2021 8:58 AM
197	The Town growth is limited by geography and low density. The government must not grow faster than the population. the use of citizen volunteers is important.	1/21/2021 5:12 PM
198	The Town limits are fixed, and population growth is almost flat so Town staffing should stay relatively flat. I like th euse of volunteers.	1/21/2021 4:57 PM
199	Smaller government with lower taxes helps us retirees.	1/21/2021 3:51 PM
200	Volunteer Council and Mayor, unpaid. Fiscal responsibility avoiding added programs or perks. Volunteer Commissions. Volunteer Boards & Committees. Disciplined focus on relevant issues, realistic needs & core values. Limited staffing without beauracractic processes & procedures Communications & Transparency Citizen Access & Input, opportunity for public testimony Commitment to Founding Fathers' Vision Checks, Balances, Maintenance & Evaluation of Processes and Procedures	1/21/2021 1:17 PM
201	Restricted government based on division of authority, constitutional statutes, and fewer regulations	1/20/2021 8:39 PM
202	Limiting Oversight of private sector.	1/20/2021 5:53 PM
203	I care less about limiting government than having good governance	1/20/2021 3:57 PM
204	There is a role for government in managing the safety and economic sustainability of a community. It should limit its efforts in support of these two objectives.	1/20/2021 3:42 PM
205	Not having an over saturation of a surveillance state. (The towns expansion of cameras and militarization of its police) Allowing property owners to use their property as they see fit. (Less regulation not more)	1/20/2021 12:03 PM
206	Liberty	1/19/2021 6:39 PM

Town of Paradise Valley 2022 General Plan Update Community Survey

207	Only do what is necessary.	1/19/2021 3:49 PM
208	Government is by design "additive" and as such constantly creeps into our lives through more rules and regulations, staff additions, unfunded mandates shifting costs to individuals (storm water retention by way of example). Advancement should not mean more cant do's for residents.	1/19/2021 2:51 PM
209	The voice of the people is paramount. Govt. should reflect the voice of the people.	1/19/2021 1:40 PM
210	It means a small governing body and no Town taxes.	1/19/2021 11:15 AM
211	Not many rules/regulations that limit freedom of choice, and minimization of taxation sources, but protection of public health and safety .	1/18/2021 2:49 PM
212	Minimal bureaucracy, smaller departments, no empire building within the Town govt.	1/18/2021 1:42 PM
213	Accessibilty to government is more important than limiting it. Citizen involvement has been very good.	1/18/2021 10:25 AM
214	The government should also minimize the financial encumbrances on it's citizens. I am against property taxes, as I feel that no citizen should ever lose their home due to unpaid taxes.	1/18/2021 10:14 AM
215	Minimal invasion of our lives.	1/18/2021 8:12 AM
216	EXCESS DENSITYVFROM LOT COVERAGE TO RESORTD	1/17/2021 9:59 AM
217	Allows for resident involvement and accountability with town officials and counsel members.	1/17/2021 9:41 AM
218	Fiscally responsible	1/17/2021 7:13 AM
219	Great police and small government.	1/16/2021 7:38 PM
220	Not much. Wish the government would do a little more like coordinating waste pickup, adding a few small pocket parks, etc.	1/16/2021 6:18 PM
221	Basic services delivered efficiently; Limited employees; Strict control of finances;	1/16/2021 5:35 PM
222	Keep the present conservative values and limited growth . Maintain the status quo. Keep the philosophy of large lots. Limited government is what I believe PV is and has been.	1/16/2021 5:24 PM
223	Resist the pressure to do more.	1/16/2021 5:08 PM
224	Not having layers and layers of government officials and / or overbearing rules and regulations.	1/16/2021 4:33 PM
225	Keeping govt fiscally small so taxes stay low and we don't need to bring in more mega resorts.	1/16/2021 4:13 PM
226	Enforcing existing laws to insure compliance and maintenance to PV aesthetics and property values, without intruding on personal freedoms	1/16/2021 12:25 PM
227	few employees, low taxes	1/16/2021 9:24 AM
228	The decision making process is nimble and fewer officials with agendas to fulfill. Easier for a residents voice to be heard on issues and are more a part of the decision making process	1/16/2021 9:17 AM
229	Lower taxes will do that automatically	1/16/2021 8:12 AM
230	Exactly as the history of the town has functioed	1/15/2021 10:46 PM
231	Government is there to protect the will of the masses- yet not dictate day to day. Sets a foundation of how we live.	1/15/2021 5:19 PM
232	Limited spending and services.	1/15/2021 4:59 PM
233	Limited government means that government wants its citizens to handle things on their own. Government help is more of a last resort. I disagree that this the right thing, plus I don't think the TPV acts in this way given the code enforcement that we all want them to continue abiding by to keep the character, charm, and home values in this special community.	1/15/2021 3:55 PM
234	Fiscally conservative with good police and fire protection	1/15/2021 3:52 PM
235	Sufficient resources without unnecessary costly bureaucracy.	1/15/2021 3:39 PM
236	limited to assuring public safety and protecting the desert, casual environment of the Town	1/15/2021 3:12 PM

Town of Paradise Valley 2022 General Plan Update Community Survey

237	Small town feel, personally know people working in our local government.	1/15/2021 2:55 PM
238	Limits are great, if everyone is ethical. Besides the Board of Adjusters requiring speakers to take an oath, do any other Town committees or meetings require someone to be honest? We have seen too many outliers on the Hillside videos.	1/15/2021 1:51 PM
239	Having as few Town-imposed "rules and regulations" as possible and avoiding Town-government action initiatives whenever feasible	1/15/2021 1:30 PM
240	Limited government means paying no property tax and ensuring financial stability of Town. Town residents expect customer service. We have a concierge police department that does a great job serving residents. Residents expect and like that so that does not meet limited government if that means limiting growth or services of police dept Residents have been increasingly engaged with the Town and like a high level of service and response. This means Resources to be able to address and handle resident issues The town is being redeveloped because of aging housing and that requires technical, quality and responsive staffing for flatland and hillside Public works is praised among residents because of the large amount of work they do to manage plants and cactus in medians and right of ways and addressing flooding and washes. It is not limited government to have all these services so the term does not have a correct or uniform meaning today to be useful as a theme in the general plan. Instead we need a specific theme that could be: avoid implementing a property tax, Foster customer service to residents, etc. specific theme better than vague term that is interpreted multiple ways by multiple people and really does not provide the detail needed to be useful	1/14/2021 4:46 AM
241	Run primarily by citizen volunteers	1/13/2021 10:35 AM
242	The least amount of government is the best amount of government.	1/13/2021 6:37 AM
243	Encouraging citizen self-reliance	1/12/2021 10:20 PM

Q10 What other foundational values, if any, do you think should be included as part of the Town's 2022 General Plan update Vision for the future? (please write short phrases)

Answered: 204 Skipped: 182

(See Following Page)

Town of Paradise Valley 2022 General Plan Update Community Survey

#	RESPONSES	DATE
1	Respect and more transparent process for regular citizens not just access for attorneys [REDACTED] who have solely an agenda for self interest and not the whole good of the community.	3/2/2021 5:28 PM
2	None	3/2/2021 2:29 PM
3	open spaces. no more cameras.	3/2/2021 2:21 PM
4	controlling commercial operations in our residential neighborhoods	3/2/2021 2:14 PM
5	keep charm of our bedroom community. protect our iconic mountains. Limit height of build	3/2/2021 12:47 PM
6	protection of neighborhoods for responsible new construction. dark sky initiative in codes	3/2/2021 12:40 PM
7	internet service, delete photo radar, treat everyone equally and apply same laws to everyone. many residence in PV receive special considerations no available to everyone	3/2/2021 12:29 PM
8	Our police department does a nice job	3/2/2021 12:04 PM
9	If you like the looks of Montelucia, Mountain Shadow and now the Ritz PV will not be saved	3/2/2021 11:44 AM
10	keep it free of high density	3/2/2021 11:31 AM
11	Limit short term rentals to no less than 30 days	3/2/2021 11:22 AM
12	restoring values and ethics of the past due to selfish residents, etc	3/1/2021 8:03 PM
13	We like that PV is a residential community and we believe that neighborhoods and the safety of residents should be the #1 priority. We should have safe sidewalks and traffic controls that reduce speed.	3/1/2021 5:31 PM
14	Keeping PV a community that always puts the interests of its residents first, NOT hotels and resorts	3/1/2021 2:24 PM
15	It's great to have individual options for some things, but others such as garbage pick up should be limited to control the trucks on our streets.	3/1/2021 1:44 PM
16	Safety. [REDACTED]	3/1/2021 1:41 PM
17	Low-density building, emphasizing our desert location	3/1/2021 12:59 PM
18	Make every attempt to uphold Town traditions. Restrict further development.	3/1/2021 12:51 PM
19	Maintaining open space by limiting size of houses built on 1 acre lots. Limit future approval of Resort overreach. Schedule work for respective road closures together to avoid 2 years of non stop road construction with a result of horrible roads.	3/1/2021 12:14 PM
20	I think it might be a good idea to look back at some of the historical interviews. Some of the topics facing Council today seemed to have faced previous Councils. Reflecting on these past experiences may help them in some of the choices they have in front of them now.	3/1/2021 12:08 PM
21	Sustain a balanced budget. Bro not overspend	3/1/2021 11:56 AM
22	Please put an ethics policy in place using resident and town council input. Support the schools and coordinate the use of facilities rather than adding any tax payer funded buildings to the town.	3/1/2021 11:35 AM
23	Please consider proposals for assisted and independent living opportunities in the Town. I think we should have options to transition from our single family home and move into a paradise valley quality of life assisted living setting right here.	3/1/2021 11:30 AM
24	preserve Camelback Mountain	3/1/2021 11:20 AM
25	Preserving uniqueness and quality of life are paramount. Avoid creating conditions and regulations, that result in further traffic congestion and unchecked growth.	3/1/2021 11:13 AM
26	maintain quality of residential and resort areas	3/1/2021 10:55 AM
27	Keeping sound/noise levels to minimums. Keeping the 1 acre minimum lot sizes. Keeping our police well funded to insure the safety of our town.	3/1/2021 10:23 AM

Town of Paradise Valley 2022 General Plan Update Community Survey

28	less speed traps	3/1/2021 10:12 AM
29	Street maintenance and traffic management have become foundational.	3/1/2021 10:04 AM
30	Safety of citizens.	3/1/2021 10:02 AM
31	None	3/1/2021 9:49 AM
32	PV has deteriorated in the past 34 years. As I drive around, annoyed by all the Ritz traffic and inconveniences, I am horrified by the "mansions" that have replaced the historic low profile homes that created PV.	3/1/2021 9:33 AM
33	Taking into account that there are specific areas that do not fit into the general rules and need a broader look and possible exceptions/exclusions of codes and ordinances etc	3/1/2021 9:33 AM
34	GET RID OF SHORT TERM RENTALS	3/1/2021 9:32 AM
35	There needs to be "residential expectations"....written, clear, concise.....to get rid of the eye sores of people who don't take care of their yards.. If you can't afford to landscape, then put down decent rock and get rid of all the junk, etc. and dead plants, dead grass, etc. PICK UP AFTER YOUR DOG	3/1/2021 9:30 AM
36	Honor natural resources. Honor and respect our fellow residents.	2/28/2021 6:59 PM
37	Preserve mountains and trails	2/28/2021 4:46 PM
38	The dark skies and night views of PV are an asset.	2/28/2021 10:41 AM
39	No short term rentals it is destroying neighborhoods. Have a parking area near cholla trail so that people don't park along Invergordan rd. to get to Camelback mountain.	2/27/2021 4:55 PM
40	Trah service	2/27/2021 1:52 PM
41	Review existing building codes and restrictions. (Eg. do NOT allow residents to permanently keep shipping containers on a residential property)	2/27/2021 12:14 PM
42	Limit the growing number of BRBO, AirB&B, etc. Enforce speed limits. Speed humps not bumps on MacDonald Encouraging property owners to control vegetation along sidewalks. Enforce noise levels from party homes.	2/27/2021 10:16 AM
43	Please implement preservation of natural desert landscape and light pollution measures as we have in the Hillside Ordinance. I now live on the south side of Mummy and the character of the desert is degrading at an alarming rate. Scraping the entire lot, installation of plastic grass and non-native plants, uplighting homes and landscaping... and more are all contributing to the erosion of our pristine Paradise Valley character. While walking around my neighborhood now, it resembles North Scottsdale in so many ways with developers and spec homes setting the tone. Let's implement some measures to ensure freedom of design and aesthetics, while preserving the unique character of PV.	2/26/2021 6:28 PM
44	Preserving and documenting the history	2/26/2021 6:21 PM
45	Relevance of the town history when considering changes.	2/26/2021 5:26 PM
46	Make the Town of Paradise Valley better. Never except mediocrity.	2/26/2021 11:10 AM
47	(1) Acre Lots.	2/25/2021 12:17 PM
48	Natural Space - Protected Wildlife. Also stop scaring people with the Cameras. We don't have yield or hidden drive way signs, we have semi doing 40 mph on Lincoln with a Speed Trap? What a mess - very dangerous. And I say "trap" because my neighbors laugh calling in legal extortion. Business as usual for our State.	2/25/2021 12:00 PM
49	2nd amendment sanctuary	2/24/2021 7:37 PM
50	Keep out short term rentals	2/24/2021 5:32 PM
51	Maintenance of property values Safety Transparency	2/24/2021 12:18 PM
52	Expanded parks and recreation Bike paths and bike lanes	2/23/2021 10:30 PM
53	Access to outdoor recreation, e.g. hiking trails and open spaces, bike trails and lanes.	2/21/2021 2:37 PM

Town of Paradise Valley 2022 General Plan Update Community Survey

54	Safety, quality of life	2/20/2021 7:19 PM
55	Single family homes on 1 acre or more. No short-term rentals.	2/20/2021 7:08 PM
56	Allow commercial along major streets	2/20/2021 9:32 AM
57	Protect the night dessert from light pollution and preserves the Mountain View's (Camelback, Mummy, and Phx preserves.	2/19/2021 6:05 PM
58	Environmental and outdoor lifestyle preservation	2/19/2021 8:58 AM
59	Best small community with a valued quality of life.	2/18/2021 5:51 PM
60	Controlling building height, control of building pad build up, control of how many square feet can be built on one acre, control destruction of desert and require desert landscaping	2/16/2021 6:31 PM
61	environment, reducing carbon, reduce cars on the road, increase alternative modes of transpo, bikes and novel e-vehicles coming out. Slow the traffic down, make it safer more of a community feel.	2/16/2021 3:46 PM
62	Avoid socialism, fascism and authoritarian government. Uphold the Constitution and rule of law. Support the Second Amendment. Get rid of Dominion voting machines in Maricopa County and the entire state of Arizona.	2/16/2021 1:36 PM
63	Keep the 1 acre lot requirement when possible	2/16/2021 1:31 PM
64	Town values are currently well expressed	2/15/2021 3:16 PM
65	Limit commercial development.	2/15/2021 1:50 PM
66	Keeping residents safe from crime and potential demonstrations	2/14/2021 4:56 PM
67	Commitment to the original vision of one acre zoning and preservation of lifestyle in an environment free of commercial development and unnecessary infrastructure	2/14/2021 9:44 AM
68	Protection of existing view corridors.	2/13/2021 1:55 PM
69	Preserving open spaces and if possible limeting traffic; selecting a single trash hauler so there are not trash trucks running around on almost all days	2/13/2021 11:54 AM
70	Designated bicycle trails and roads whereby cyclists obey the same traffic laws as motor vehicles and these need to be enforced by the TPV PD or consider doing away with traffic laws for all.	2/13/2021 10:42 AM
71	Most people who move to Paradise Valley are drawn to it for the tranquility, natural beauty and comfortable lifestyle. Preserve that and I doubt you will receive too many complaints!	2/13/2021 9:31 AM
72	Minimal traffic. Ritz Carlton project is a disaster increased traffic all for \$\$\$ feel sorry for residents and churches in that area.	2/13/2021 9:22 AM
73	elimination of any new future resorts and eliminate the possibility of increased density of existing resorts.	2/12/2021 6:13 PM
74	Maintaining the size of lots and not subdividing, which is endemic to PV and very few other places. Maintaining an excellent and responsive police department. Maintaining a beautiful and natural environment that we may enjoy. Not allowing businesses within our town. Allowing the municipality to control STRs.	2/12/2021 4:27 PM
75	The only real danger I see is the continued intrusion of resort and multi-family developments who try to change the rules in order to build their wealth to the detriment of the town life-style. I fear the development of such monstrosities as have appeared in Scottsdale being finagled in the Town as well. I am not a fan of developers or their methods.	2/12/2021 3:27 PM
76	No density increase Eliminate or prevent short term rentals Limit future resort development as much as possible	2/12/2021 2:39 PM
77	Preservation of Character of Town (think Soleri, "old" El Chorro (miss that place!) Lon's, The Casa, Camelback Inn, etc. Must keep that "era" branded, or we will be Arcadia.	2/12/2021 1:34 PM
78	Building heights for both residential and commercial properties. Our views of all the mountains such as Mummy, Camelback, Four Peaks, and Phoenix Mountain Mtns. are invaluable assets to the residents of PV.	2/12/2021 8:02 AM

Town of Paradise Valley 2022 General Plan Update Community Survey

79	Emphasis on safety	2/11/2021 8:15 PM
80	I can't emphasize enough that there is a lack of community among the residents. Unless I am unaware of events, I have yet to be notified of a single community gathering in years.	2/11/2021 4:47 PM
81	value of maintaining the Paradise in Paradise Valley. Keep the big resorts ideas outside of PV	2/10/2021 7:17 PM
82	Continue maintaining the unique characteristics of the township. Protect larger plots of land, maintain a quiet environment, etc.	2/10/2021 3:51 PM
83	A small town park would be nice. Maybe on one of the lots on Lincoln Rd that have derelict houses now.	2/10/2021 3:49 PM
84	Open spaces	2/10/2021 3:40 PM
85	Bicycle safety with rules/regulations to hold the bicyclists responsible (particularly hillside area where roads are narrow and steep!)	2/10/2021 3:37 PM
86	Recreational facilities	2/10/2021 3:34 PM
87	Please think about and address the decisions made that led to development of Mountain Shadows and the Ritz Carlton.	2/10/2021 10:09 AM
88	We need to control short term rentals and nursing homes.	2/10/2021 8:11 AM
89	Dark Sky	2/10/2021 6:40 AM
90	.Dark Skies No public trails Protection of lot size - incentive for no lot split Does not want short term rentals Preservation of town character No sidewalks Rural feel High quality public safety services Tax if get better government services	2/9/2021 4:33 PM
91	One-acre properties and limiting businesses to resorts.	2/8/2021 9:53 AM
92	Preserve the town for the benefit of residents, and not for the benefit of tourists, day trippers, or business developers !	2/8/2021 9:07 AM
93	Keep the Town for the use of residents. We are, already, pestered with cyclists from out of town. Let us not be creating spaces which attract undesirable behavior i.e. loitering, littering, traffic, etc. With every resident enjoying a large property with, at least, an acre of space, we have no need to create indoor community gathering places or outdoor recreational spaces.	2/8/2021 8:48 AM
94	Communication! Just read in the Independent newspaper, that only 120 out of 14,300 residents have completed this survey. Until reading the newspaper with a front page headline, I was unaware of this survey. We don't need to spend money on communicating with residents. Just send an email. Absolutely no CCRC's !	2/8/2021 7:55 AM
95	Need to protect PV neighborhoods near trailheads as traffic is getting more congested.	2/6/2021 2:30 PM
96	Keep housing density low. Resist temptation of tax revenue from new business which may drive residents to N Scottsdale in order to find low density. Maintain strong PVPD presence to support and protect PV residents. Shut down short term party rental homes.	2/6/2021 2:14 PM
97	Maintaining rural qualities of our town like very limited use of curbing in streets and no lawns in front of homes but desert landscaping.	2/5/2021 11:21 PM
98	No more residential density disguised as World Class Resorts.	2/5/2021 6:40 PM
99	Commitment to single-family, owner-occupied homes.	2/5/2021 4:03 PM
100	Emphasis on quiet, family neighborhood of single family houses on minimum one acre lots	2/4/2021 7:38 PM
101	Keep the one acre minimum and keep the rural feel of some of the town's areas. Not in favor of curbs and sidewalks.	2/4/2021 4:16 PM
102	Quiet/Peaceful (which is now very fragile)	2/4/2021 2:52 PM
103	Commitment to maintaining low density single family residences, preservation of open spaces, vistas, and views of our surrounding natural landmarks, and the continued small town feel that makes PV such a great place to live.	2/4/2021 11:59 AM
104	Offering an education resource to clearly help new PV Residents understand the founding principles that has made this Town so special and unique.	2/4/2021 8:34 AM

Town of Paradise Valley 2022 General Plan Update Community Survey

105	I think continuing the vision that has been the foundation of our community is the best choice. I am in agreement with resort renovation and redevelopment and in live in Colonia Miramonte an area directly affected by same. I think renewal keeps us fresh.	2/3/2021 11:06 AM
106	Sustainability plan to reduce carbon emissions	2/3/2021 4:17 AM
107	NO MORE RESORTS!!!	2/1/2021 8:45 PM
108	Keep one acre lots stop the horrible new resorts on Lincoln Drive	2/1/2021 6:12 PM
109	Preserving the city and mountain views for all. Preventing over development.	2/1/2021 9:41 AM
110	to not become a community that is primarily resorts	1/31/2021 5:55 PM
111	Open spaces	1/31/2021 11:29 AM
112	Maintain its beauty and sense of community. I worry about the potential for over development of the town.	1/30/2021 8:35 PM
113	Protect heritage of the environment.	1/30/2021 7:35 PM
114	More limitations on vacation rentals that, without any neighborhood input, change the character of a neighborhood and our town to the negative.	1/30/2021 6:49 PM
115	Restricting short term rentals. Enforcing noise ordinances and parking regulations.	1/30/2021 6:09 PM
116	Volunteer or don't [REDACTED] (expletive)	1/30/2021 5:42 PM
117	commitment to safety. slow growth. no more resorts to increase our traffic congestion.	1/30/2021 5:24 PM
118	Eliminate mountainside construction. Issue bonds to purchase land to be preserved as open land.	1/30/2021 5:10 PM
119	Homeowners value their views of the mountains. Please preserve the views by trimming trees and limiting building heights.	1/30/2021 4:59 PM
120	Strongly urge that the primary single home be maintained and that no multi story businesses or resorts are added	1/30/2021 4:57 PM
121	Beauty of the Landscape and Mt. Views open spaces on public land Maintain Roads and Public Land to highest standard WOr;d CLass resorts	1/30/2021 4:53 PM
122	Limiting densities. Size of lots .	1/30/2021 4:49 PM
123	Freedom of expression , home design , except on the Mountain Maintain roads and Public lands, Highest standards , Beauty , Desert Landscaping	1/30/2021 4:40 PM
124	*DIGITAL: Bridging the digital divide through new and creative means in our community. * PEDESTRIAN & CYCLING SAFETY: We are encouraging healthy habits for our residents such as walking and cycling. Hedge growth obstructing good visual clearance for vehicles entering streets must be addressed for safety. RESIDENT COMMUNICATION: Mailers only generate a 1 to 2% return. We need innovate ways to augment resident participation on items such as the General Plan. We can do better. * RESIDENT PARTICIPATION: We are fortunate to have so many talented and bright women and men in our community. These asset's are highly underutilized in our community. We can do a lot better.	1/29/2021 6:31 PM
125	Neighborhoods have unique characteristics (i.e views, open spaces). Some of the new builds in existing neighborhoods are creating a chaotic (for lack of a better word) look. We moved here because we thought we could build a nice unique home. 20 years later we have a monstrosity behind us that has destroyed our views and makes the homes around it (some built in the last 5 years) look ridiculous. Codes regarding aesthetics don't seem to matter anymore. The wall at Valley is another good example	1/29/2021 4:37 PM
126	none	1/29/2021 3:00 PM
127	Do our property taxes only go to the state of AZ? We pay no taxes to Town of PV? Only resorts pay taxes to town? I think some money should go to forming a park area for people to meet in community.	1/28/2021 10:37 AM
128	PROHIBIT Air B&B's, group homes and care homes! These businesses have negatively changed our neighbors and need to be stopped.	1/28/2021 9:51 AM

Town of Paradise Valley 2022 General Plan Update Community Survey

129	Retaining minimum one acre building lots to keep low density, scenic beauty of this town in the midst of overdevelopment in neighboring communities of Phoenix and Scottsdale.	1/28/2021 7:50 AM
130	A "live and let live" community that is welcoming of all citizens, old and new, and visitors of all stripes that values variety and diversity.	1/27/2021 11:24 PM
131	Incorporate the town into a super HOA add monthly dues to the sewer fire fee and then eliminate short term rentals under an HOA structure and screw the stare law. These short term rentals deteriorate the quality of this high end community. Stay in a hotel or don't come to PV should be added to the towns foundational values. Give me a break this is so obvious. Turning private homes into businesses is a joke. The town needs to get smart and circumvent via a town HOA with specific CCRs. Get aggressive. Be the first town in America to fix this. Make national news. Under this format eliminate half way houses and rehab houses. Get real, get aggressive and take action. The HOA should just refer all homeowners to building codes to not get into house color of paint or design. Come on this is simple right before your eyes. Put it in voters hands.	1/27/2021 8:16 PM
132	Retain as much green space, plants, trees, etc. Less asphalt.	1/27/2021 5:32 PM
133	environment friendly	1/27/2021 4:56 PM
134	Keep more open spaces. We could really use another park.	1/27/2021 4:44 PM
135	As the town evolves and new homes are built, we must be sensitive to keeping view corridors. Not raising building heights and lot usage amounts.	1/27/2021 4:40 PM
136	Safe, family-friendly place to live.	1/27/2021 4:35 PM
137	Continued effort towards beautifying the roadways, which I feel exemplifies Paradise Valley	1/27/2021 2:59 PM
138	CHANGE FOR SAKE OF CHANGE IS NOT NECESSARY. IF YOU LEFT THE PLACE YOU LIVED FOR YEARS BECAUSE YOU WERE UNHAPPY PLEASE DON'T TRY AND MAKE US THAT PLACE.	1/27/2021 2:41 PM
139	Maintain status as highly desirable community to live and work	1/27/2021 2:19 PM
140	Safety is always a priority. I know it's always a challenge but continue to work on getting community involvement.	1/27/2021 2:03 PM
141	Ability to communicate by cell phone at every spot in the town.	1/27/2021 1:48 PM
142	Protecting each resident's quite enjoyment of their property	1/27/2021 1:34 PM
143	Nothing should be added.	1/27/2021 12:15 PM
144	Clarify this Question and include what old general plan has.	1/27/2021 11:06 AM
145	preserve one acre, not give way to corporate interests	1/26/2021 6:47 PM
146	na	1/26/2021 4:39 PM
147	Consider the residential properties that are surrounded by resorts to be considered for rezoning	1/26/2021 3:59 PM
148	open space preservation, safe community, architectural diversity, access to world class amenities	1/26/2021 3:07 PM
149	Elimination of short term rentals. We want neighborhoods to be free of unmanaged party hotels.	1/26/2021 1:38 PM
150	Make the Plan simple and only do what is required by the state. Want the plan to be approved on the first ballot.	1/26/2021 10:42 AM
151	Protection and preservation of mountains Protection of dark sky Avoiding business intrusions into neighborhoods such as short term rentals and home-based businesses with employees Ensuring safety of residents during and after new construction (drainage and flooding, vibrations causing issues with boulders, blocking of small roads with vehicles for construction, etc) Respecting property rights of existing residents	1/26/2021 6:39 AM
152	Families first	1/26/2021 6:25 AM
153	Small town Values.	1/25/2021 7:36 PM

Town of Paradise Valley 2022 General Plan Update Community Survey

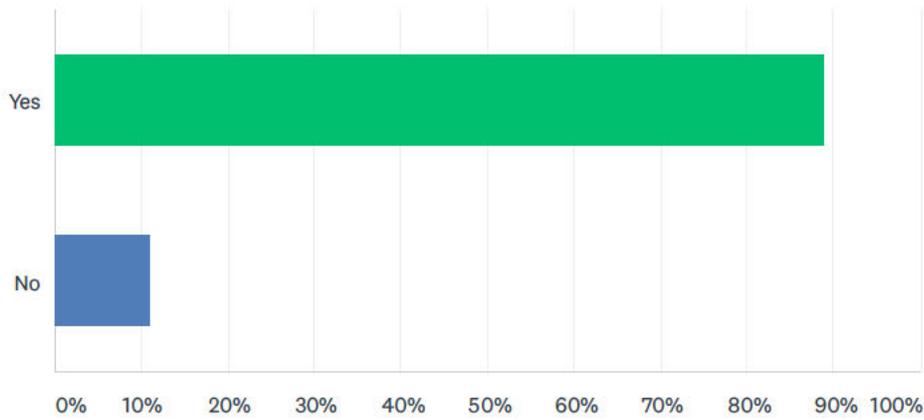
154	Preservation of quality of life	1/25/2021 6:26 PM
155	Preserve the character of PV. I've lived here 60+ years and am a little worried about growth of high-profile homes and buildings.	1/25/2021 5:01 PM
156	discrete lighting in re safety preclude dense condo dense condo development devlopments	1/25/2021 10:34 AM
157	Due to considerable re-development in older neighborhoods (primarily Flatland), a focus must be on "blending" new construction and not setting a precedent that causes disruption in an already developed community. Typically this happens when developers know they will be gone in 1 year, they have NO long term investment in the community. When a new neighbor is involved, typically there is more agreement and commitment about maintaining the integrity of the neighborhood and concern for their future neighbors. Not an adversarial situation.	1/24/2021 6:56 PM
158	Keep residential and avoid more resorts	1/24/2021 2:07 PM
159	Inclusivity, excellent management, good upkeep of resources, focus on pedestrian and bicycle safety, widening extremely narrow streets	1/23/2021 8:33 PM
160	Increase community value by adding at least one convenient playground area for young kids. But please do not add any large disruptive fields or recreational areas in addition to the wonderful trails we already have.	1/23/2021 8:22 PM
161	This is a pipe dream, but wouldn't be great if PV could afford to have Elon Musk's "The Boring Company" build a tunnel system under Tatum Blvd and Lincoln Dr beginning and ending at the Paradise Valley town limits and pay for the system by charging tolls to all non-residents passing through (under) the town of Paradise Valley?	1/23/2021 1:12 PM
162	Shared natural space.	1/22/2021 8:58 AM
163	The Town should be a "premium" place to reside and should be maintained and managed in that light.	1/21/2021 5:12 PM
164	Make the Town of Paradise Valley special. When you enter on a roadway you see the difference in the streets (more use of cobble stone at crosswalks and intersections), better designed traffic signals, superior natural landscaping.	1/21/2021 4:57 PM
165	Communicate with affected residents before undertaking major projects in their areas.	1/21/2021 3:51 PM
166	Ongoing engagement and dialogue with Scottsdale on bordering land use development. Scottsdale land use.	1/21/2021 1:17 PM
167	Preserve the sophistication of the neighborhoods Develop and enforce standards for residential neighborhoods; then, require owners of declining properties to bring them to standards. (It is sad to see unkempt properties in Paradise Valley neighborhoods. Anything falling down needs to be dealt with.)	1/20/2021 8:39 PM
168	Paradise is quiet. Paradise Valley should remain quiet. Keep speeds low, bike paths. Photo radar. Use proceeds to protect our mountains in our valley. Preserve low height restrictions. Local control for short term rentals.	1/20/2021 5:53 PM
169	Preserving the natural environment and improving access for pedestrians	1/20/2021 3:57 PM
170	No other comments.	1/20/2021 3:42 PM
171	Natural landscape - houses that don't loom	1/19/2021 6:39 PM
172	Limited government	1/19/2021 3:49 PM
173	Exclusivity (preserving what makes PV special), preservation of the no real estate policy, fiscal responsibility, no bike lanes, elimination of airbnb uses as a violation of zoning, mitigating impact of Camelback mountain traffic, parking and helicopter rescues	1/19/2021 2:51 PM
174	High traffic needs to be controlled. There need to be rules for biking.	1/19/2021 1:40 PM
175	Keep minimum 1 acre lots and do not allow raised building pads.	1/19/2021 11:15 AM
176	Am comfortable with existing values.	1/18/2021 2:49 PM
177	Creating community social activity events.	1/18/2021 1:42 PM
178	I am very concerned that even within existing regulations newer developments are eroding the	1/18/2021 10:25 AM

Town of Paradise Valley 2022 General Plan Update Community Survey

	basic character of the Town by being too dense and using up too much land.	
179	No property taxes Guaranteeing health and safety by town scrutiny and oversight of all utilities. Preservation of quality of life for permanent residents from abuses by transient occupants	1/18/2021 10:14 AM
180	Community gathering opportunities. Parks!	1/18/2021 8:12 AM
181	return to over site - permitting meetings be open to the public, i.e. in person (but not simply via computer screen) in person!	1/17/2021 9:59 AM
182	Elimination of short term rentals.	1/17/2021 9:41 AM
183	Limit increased development density Discourage increased traffic	1/17/2021 7:13 AM
184	There is no real sense of community except "upper class". The big lots and rough terrain don't facilitate a lot of neighborhood interaction. And everything that anyone wants to do are elsewhere.	1/16/2021 6:18 PM
185	None needed, we just need to keep improving what we have	1/16/2021 5:35 PM
186	Limit short term rentals. Maintain lot size. Restrict lot splitting. No lot elevation. Residential areas should maintain their appearance.	1/16/2021 5:24 PM
187	Don't approve SUP changes that result in more, multistory resorts, especially redevelopments.	1/16/2021 5:08 PM
188	Taking advantage of emerging technologies for security, communication and execution of town objectives. 5G, Police cameras, are some examples.	1/16/2021 4:33 PM
189	Limit short term rentals if possible. It has ruined Sedona.	1/16/2021 4:13 PM
190	aggressive enforcement of any violations of short term rental policy	1/16/2021 12:25 PM
191	Should preserve the views on the mains and from the mountains	1/16/2021 8:12 AM
192	More consideration of natural beauty	1/15/2021 10:46 PM
193	None	1/15/2021 4:59 PM
194	Preserve the open spaces. Limit heights of properties to avoid blocking views. Monitor and enforce basic upkeep of properties including landscaping.	1/15/2021 3:55 PM
195	Protect residential views and preserve open space so we don't lose the open sky feeling on PV	1/15/2021 3:52 PM
196	Maintaining home value. There are many older homes in PV. I wonder if the cumbersome, costly renovation approval process deters people from complying or renovating.	1/15/2021 3:39 PM
197	allow parking for trail access exclusively to PV residents	1/15/2021 3:12 PM
198	Preserve the rural residential feel of Town of Paradise Valley. Another 10 years goes by and how big will Phoenix metro be? We can never get back the feel of the community if it is densified and commercialized and strays from core value of why it town was incorporated in the first place.	1/15/2021 2:55 PM
199	Preserving the small town, open space community that is unique to Paradise Valley as other areas of the state are overrun with apartments, commercial buildings, etc.	1/15/2021 2:19 PM
200	Respect for all Town citizens; openness and transparency in deliberations; avoidance of 'politics'; fiscal discipline	1/15/2021 1:30 PM
201	Preserving iconic mountains This is different than open space theme and has different implications. Open space could deal with setbacks on building pads. That is Different than protecting and preserving iconic mountains Another then to possibly include is foster efficient and effective public safety services	1/14/2021 4:46 AM
202	Increase bike friendly trails/roads. Encourage more resident involvement in our community	1/13/2021 10:35 AM
203	Individual property rights!	1/13/2021 6:37 AM
204	Valuing tranquil residential environment	1/12/2021 10:20 PM

Q11 Would you like to answer questions about Land Use & Community Character?

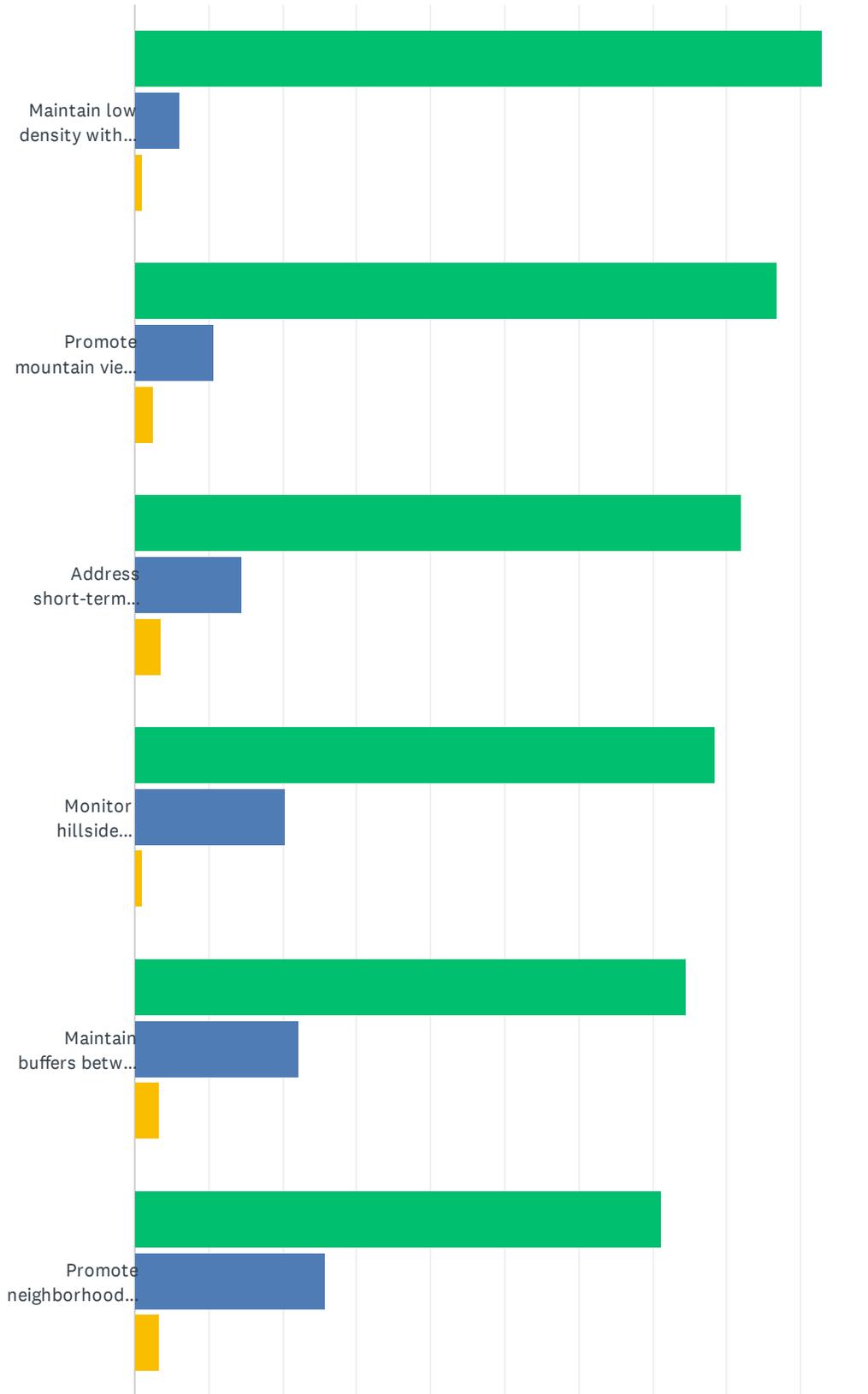
Answered: 325 Skipped: 61



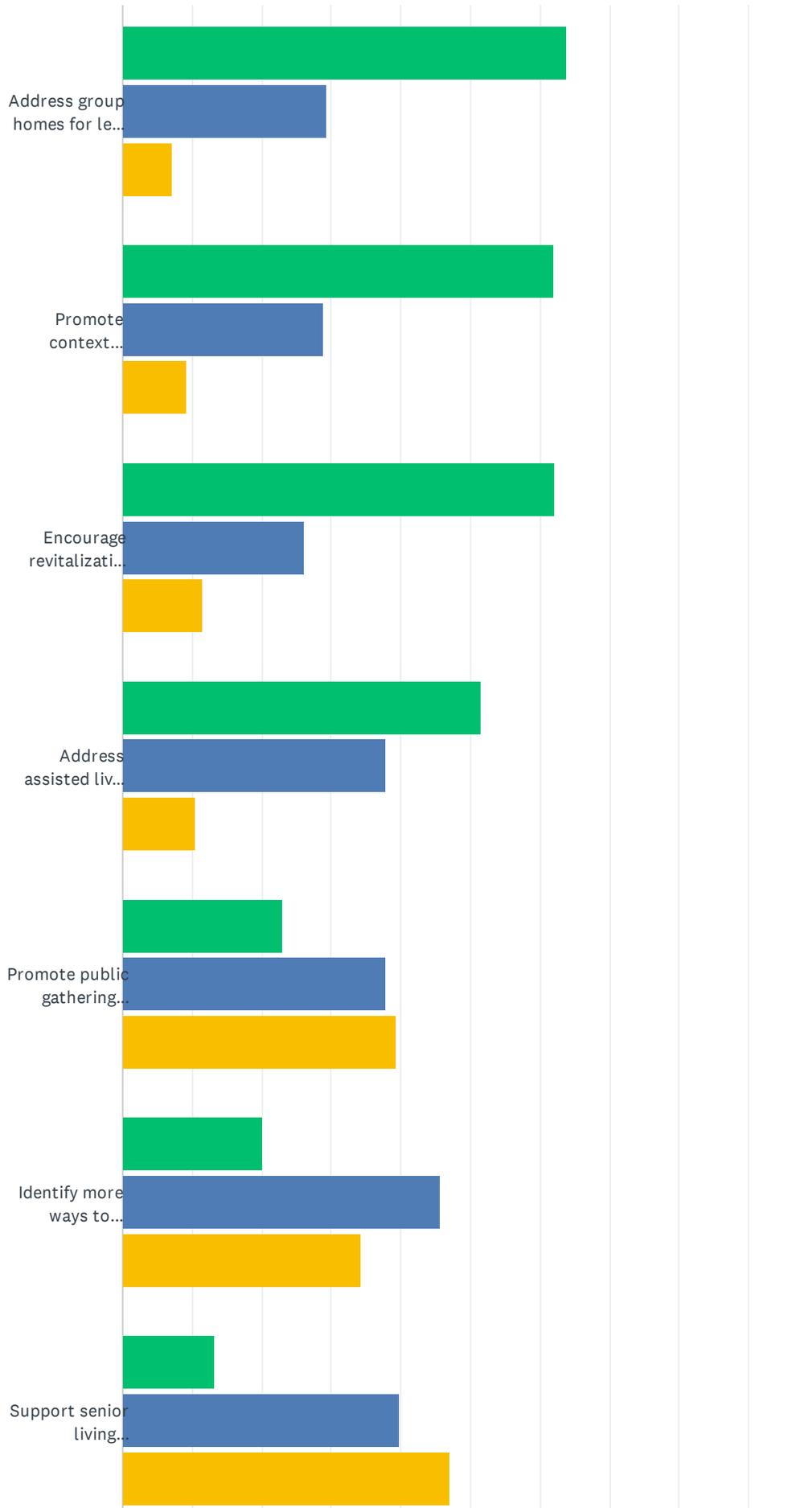
ANSWER CHOICES	RESPONSES	
Yes	88.92%	289
No	11.08%	36
TOTAL		325

Q12 How important are the following Land Use & Community Character statements to the future of Paradise Valley?

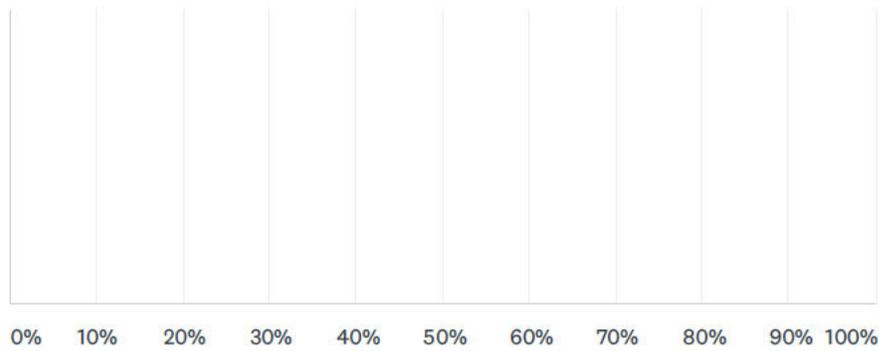
Answered: 279 Skipped: 107



Town of Paradise Valley 2022 General Plan Update Community Survey



Town of Paradise Valley 2022 General Plan Update Community Survey



■ Very Important
 ■ Somewhat Important
 ■ Not Important

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL
Maintain low density with minimum one-acre lot requirements	92.8% 258	6.1% 17	1.1% 3	278
Promote mountain views and visual openness by maintaining existing lot coverage limits	86.9% 238	10.6% 29	2.6% 7	274
Address short-term rentals	81.9% 227	14.4% 40	3.6% 10	277
Monitor hillside development/preservation	78.5% 216	20.4% 56	1.1% 3	275
Maintain buffers between incompatible land uses	74.5% 199	22.1% 59	3.4% 9	267
Promote neighborhood maintenance	71.1% 194	25.6% 70	3.3% 9	273
Address group homes for less than 10 residents	63.7% 172	29.3% 79	7.0% 19	270
Promote context sensitive design that reflects the unique setting and architectural character of the Town	61.9% 169	28.9% 79	9.2% 25	273
Encourage revitalization of Special Use Permit property (i.e. resort properties) in harmony with adjacent development.	62.2% 166	26.2% 70	11.6% 31	267
Address assisted living facilities for less than 10 residents	51.5% 137	38.0% 101	10.5% 28	266
Promote public gathering spaces	23.0% 62	37.8% 102	39.3% 106	270
Identify more ways to celebrate arts, history and culture	20.1% 54	45.5% 122	34.3% 92	268
Support senior living developments	13.2% 36	39.7% 108	47.1% 128	272

Town of Paradise Valley 2022 General Plan Update Community Survey

#	PLEASE ADD ANY STATEMENTS YOU FEEL ARE MISSING OR EXPAND ON ANY OF YOUR RESPONSES ABOVE HERE:	DATE
1	We need much more transparency for zoning cases and other things which promote developers wealth and not the local residents who actually live here.	3/2/2021 5:32 PM
2	reinforce code to all, consistency!	3/2/2021 2:30 PM
3	are you kidding? homes only please! Stop with these awful development's!	3/2/2021 2:22 PM
4	short term rentals have done enormous damage on social & community level	3/2/2021 2:09 PM
5	the town has codes for residents, they just don't enforce them	3/2/2021 12:54 PM
6	short term rentals need restrictions. AirBnB turn R-1 zoning into commercial operations like motels, party venues. They erode neighborhood sense of community and introduce transient characters into the Town	3/2/2021 11:25 AM
7	My street (North Mockingbird Lane, south of Lincoln) is not safe. There are not raised curbs to protect pedestrians. Our street is out of code with the TPV guidelines. Drivers consistently speed along my street at 40-50+ MPH and very little is done about it. We love living in Paradise Valley but we do not feel that the town has made street safety enough of a priority.	3/1/2021 5:33 PM
8	Enforcement of NO Burn Days and NO Landscaping Blower Use on High Pollution Days	3/1/2021 2:35 PM
9	I cannot stress enough that the number one priority should be to keep PV the quiet, safe, private community it is. Please do not allow the hotels and resorts to destroy this specialness!	3/1/2021 2:27 PM
10	Eliminate the practice of elevating building pads by more than 18 inches.	3/1/2021 2:10 PM
11	This is a rural town in the middle of a big city. The resorts sustain this place with bed taxes, yet the people that live here sustain it in a different way. This is a tough balance but a vital one. Less government, helpful government, less corrupt government. This is what is important! Stay the course. Do not allow the corruption! [REDACTED] cheating pad heights etc! People know	3/1/2021 1:47 PM
12	Building on flat or hillside lots, the rules should be followed. But why can someone have a huge home on the flats, and then hillside gets a different set of rules. We need to address the density on the flat land lots, too. I agree that Hillside homes should be landscaped and blend into the mountain. Residents should have the right to build on their lots, but why some people are allowed to have brightly lit up, overscaled homes with no respect for dark skies and the environment is certainly something that needs to be looked into. Many of these home already exist, but perhaps their lighting could be addressed and encouragement to landscape and soften their surroundings so that flat or hillside does not seem so detached from our desert setting. Please note if you live on a hillside you see the blaring lights below, just as if you live on a flat land lot you look up at bright lights. Everyone should follow the same rules for lighting and encouragement for the Desert Landscaping.	3/1/2021 1:32 PM
13	Thank you for the assisted living question. I've provided my thoughts on the subject in an earlier section of the survey.	3/1/2021 11:35 AM
14	It is a travesty that the Marriott Mountain Shadow Resort was allowed to have the architectural design "Rat Pack in Las Vegas." Who on earth approved that? The 50's called and they want their hotel back.	3/1/2021 10:22 AM
15	Building height vs building coverage is a big distinction. We do not want to see the town over regulate the freedom of residents to build on their lots as they would like, within reason. Keeping building heights low helps with views, but restricting coverage accomplishes little. Water drainage is more important.	3/1/2021 10:11 AM
16	Please address short term rentals	3/1/2021 9:51 AM
17	Current design and building violations of height and aesthetics has motivated me to move away from this community I once loved.	3/1/2021 9:38 AM
18	Senior living developments need to be high end....and compatible with aestheics of the Town..	3/1/2021 9:38 AM
19	Create and encourage positive redevelopments especially to old homes and dead spaces that no longer are able to maintain a residential feel due to location. Promote new ideas so these types of areas can get started and completed within a timely manor.	3/1/2021 9:38 AM

Town of Paradise Valley 2022 General Plan Update Community Survey

20	There is some older housing stock in PV that is in need of rehabilitation to be closer to the upgraded housing of the last several decades, particularly along some of the major streets. The Town should encourage that, as the houses along the major through streets are what many people see as the drive through PV and they are part of the "brand" of the Town. Keeping the speed limits low on the major through streets helps keep down noise and makes the houses on the major streets desirable. If we are not going to have commercial development along the major streets, which no one wants, we need to facilitate the lots along the major streets being desirable residential lots. The Town should take that into consideration regarding design and rebuilding plan options for those lots.	2/28/2021 10:48 AM
21	Encourage resorts to provide shuttles to and from Echo Canyon and reduce traffic backup on MacDonald. Develop a passive speed enforcement system.	2/27/2021 10:25 AM
22	Please see previous comments. This is a CRITICAL issue for us. With unprecedented influx of new residents, developers, et al, we MUST preserve the unique character of our Paradise Valley aesthetic in harmony with natural desert landscaping and native desert wildlife habitat.	2/26/2021 6:31 PM
23	Whoever manages traffic flow needs support - we risk our lives just trying to get in and out of our homes. Landscapers - Construction Crews - Road Crews - and then the Tourism.	2/25/2021 12:21 PM
24	Paradise Valley is a name that normally would Promote Itself. So if things could just be left alone and maintained - we do not need to waste money on marketing. In fact - it makes us even better not to.	2/25/2021 12:02 PM
25	Construction in the hills needs to be limited as much as possible. More wildlife is being pushed in centrally creating more issues	2/24/2021 8:45 AM
26	Promote parks and recreation outside of hiking trails.	2/23/2021 10:32 PM
27	Short-term rentals are a very serious concern. They must be stopped!	2/20/2021 7:11 PM
28	Support pedestrian and bike paths	2/18/2021 2:55 PM
29	Let locals hike on mummy mountain	2/16/2021 3:47 PM
30	Adding sidewalks would be nice at least on one side of the street. It can get a little scary trying to walk along some streets with the cars zipping by.	2/15/2021 1:52 PM
31	developers have succeeded in compromising the commitment to preservation of the desert, our one acre zoning, and restrictive commercial development. This continues to erode the quality of the town as we work to find "middle ground" with the developers, which actually is a steady erosion of the original vision.	2/14/2021 9:48 AM
32	Not to sound insensitive, but senior living developments and group homes are in effect "higher density" properties, resulting in more traffic and congestion in our town. I would like to see the town reject allowance of such properties in an effort to preserve the quiet lifestyle. I would also be so appreciative if the law enforcement officers that frequently park along Desert Fairways (close to Camelback Inn) would occasionally reposition themselves to the corner of Desert Fairways and Shadow Mountain Rd and issue citations to the myriad cyclists who break traffic laws and jeopardize lives every day there.	2/13/2021 9:38 AM
33	Never allow ugly resorts to be built just so developers can build houses on less (way less) than one acre tracts of land. The developers have gotten away with this for too long. All they care about is \$\$\$\$	2/12/2021 4:36 PM
34	STRs are a major concern -actually the #1 threat. Having resided in a complex that was inundated by Short Term Rental Investors, who never cared for the community but only for the money they could extract from it to invest elsewhere, it became a constant parade of roller boards. One never knew who their neighbours were and security was compromised. This was the main reason for leaving that community.	2/12/2021 4:36 PM
35	Has been too much resort/high density housing development (Mountain Shadows and Ritz project). Further areas where some resort style density might be permitted already, control density and architectural compatibility as much as possible (eg. Smoketree, El Chorro). Prohibit or limit short term rentals to extent possible.	2/12/2021 2:45 PM
36	Maintaining Low Density is key. Mountain Shadows and More specifically Ritz Carlton is an eyesore. A beautiful are of town now looks like an Urban wasteland.	2/12/2021 1:36 PM
37	I feel that existing community buildings such as fire stations could be used to host events that	2/11/2021 4:52 PM

Town of Paradise Valley 2022 General Plan Update Community Survey

bring residents together. I would like to attend events that host speakers/lectures, etc as well as gatherings that celebrate our unique place in America. Our children should be taught to be proud of America— our schools aren't doing it— so we must do so at the community level.

38	The Town should be differentiated not only at the Town entrances but on all perimeters with the use of non-asphalt street materials like pavers at crosswalks and other areas, and having lush desert landscaping, especially where bare land now exists.	2/10/2021 4:09 PM
39	One acre should be .5 acre.	2/10/2021 3:42 PM
40	Please address traffic. In particular what, if anything, can be done with the speeding on Lincoln and Tatum.	2/10/2021 10:27 AM
41	Keep the dark sky character of PV.	2/9/2021 4:34 PM
42	SUP question is vague- we should be limiting the residential developments in the resorts, which bring about more population density and traffic and etc.	2/8/2021 9:54 AM
43	How can you be considering senior living developments, when this was voted down, several years ago ??? This subject needs to stay off your agenda!!!	2/8/2021 9:10 AM
44	in 2013, residents spent a lot of time and effort to ensure that senior living developments do not happen in the Town of Paradise Valley. There's a plethora of these facilities in Scottsdale. There is, absolutely, no need to resurrect any of these development ideas! It's very puzzling why this subject appears on this survey!	2/8/2021 8:04 AM
45	My neighborhood is in a major turn-over. Large, imposing homes are being built next to original smaller rambler style homes. My street is a mish-mash now. I understand turnover, but the gap seems too wide. There was a lot across the street from my home that I purchased just so I can put height restrictions on the deed; otherwise my view of Camelback Mountain would be obliterated. The town height limits are too high.	2/4/2021 2:58 PM
46	Enforce reduced lighting regulations (ie home flood lights) especially on hillside properties	2/3/2021 4:20 AM
47	Many opportunities exist for senior living developments and more congested living in nearby communities. Let Paradise Valley remain an oasis where space and views and community remain a top value. The Council sets parameters for development, but developers keep stretching the rules and, often doing as they please with no repercussions. Look at the Ritz Carleton development as an example. Look at Mountain Shadows. And now someone is talking about building 2-3 story structures in the El Chorro restaurant. Having attending many council meetings, it often seems like the staff work more for the developers than our citizens. They spend much of their time with developers and, I hear, don't live here. Do they forget that they work for the citizens of Paradise Valley, not the developers. Or am I hearing the wrong information????	1/30/2021 7:01 PM
48	The architecture allowed at Mountain Shadows and the Ritz Carlton are a blight and totally out of character with the feel of PV. Developments like PVCC maintained the character.	1/30/2021 6:15 PM
49	Don't try to be all things to all people . Have the cojones to say no . Don't let California money drive the boundaries of good taste. Keep the new builds consistent with scope and scale of the neighborhoods	1/30/2021 5:47 PM
50	We oppose the development of the El Chorro property	1/30/2021 5:16 PM
51	Keep open space. Limit apartment development	1/30/2021 4:55 PM
52	Address lot pad heights and water runoff diversion.	1/29/2021 6:46 PM
53	Stay in our lane. This community is about mansions on large lots. Keep it that way. Forget the details. Stop trying to split hairs. Maintain low density. If you cannot afford to live here leave.	1/27/2021 8:19 PM
54	Do not bring more commercial businesses to the town. Limit density on these resorts!!!!!!@ They are getting ridiculous and not welcome. There should be a limit and restrictions on building pads. The increase of pad heights is getting out of control. It is destructive.	1/27/2021 7:32 PM
55	Promote visual appeal around city of Paradise Valley main campus. The utilities and courthouse should be less conspicuous from the roads, and simple tall shrubs (not the sparse landscaping currently in place) could address the issue.	1/27/2021 4:38 PM
56	The Hillside development question is tricky. OF COURSE most people would love to freeze	1/27/2021 3:06 PM

Town of Paradise Valley 2022 General Plan Update Community Survey

development. Just not at the expense of acting unfairly. Or having council act in ways that benefit their own interests due to the location of their own lots.

57	DON'T GO OVERBOARD MAKING CHANGES JUST TO MAKE CHANGES. LOOK CLOSELY AT CAUSE AND AFFECT RELATIONSHIPS. DON'T NEED TOO MANY FANCY DEFINATIONS LIKE CONTEXT SENSITIVE DESIGNS ETC., ETC. SAY WHAT YOU ARE TALKING ABOUT IN PLAIN ENGLISH PLEASE	1/27/2021 2:44 PM
58	I don't think TPV needs anymore hotel rooms. Especially in light of the poor job the town did with allowing what was built as the Montelucia and the eye sore that the new Mountain Shadows is. Mountain Shadows could have been something special. Instead it is a ultra modern, minimalist mistake of how to not build a new hotel. The old property renovated would have been more of a gem to TPV.	1/27/2021 12:21 PM
59	Closely monitor Hillside development after construction permits issued. Code violations do occur. Builders and contractors often don't understand Town's ordinance is more restrictive than other communities. Engineering department needs to be more involved in process.	1/27/2021 11:20 AM
60	Between the Shea homes, and all the various other living situations that are supposedly going up at the Ritz, the Mountain Shadows homes, and Montelucia, must we still keep visiting the idea of cramming people into the parcel of land? At some point, what the Town of PV is most known for--larger lots--is no longer that anymore. It's just the same as any other town. People on top of people. If you don't want a larger lot, go elsewhere. Sometimes people have to realize they can't have it all.	1/26/2021 1:40 PM
61	Prohibit high density housing developments like the Ritz Carlton	1/26/2021 9:36 AM
62	I am not sure what existing lot coverage means In the question above. My understanding from comments in the community is that there needs to be greater setbacks on hillside and possibly flatland to preserve open space. And that landscaping should be addressed turn There should be a buffer of single family home existing in sup zone between Any new resort redevelopment and existing single-family 1 acre homes. It is important not to create party houses or a short term rentals with density adjacent to any single-family 1 acre home in Paradise Valley. Building pad height issues needs to be addressed as it is harming the aesthetics Of a neighborhood as it does not fit into the existing neighborhood at times. We do not want to lose our town's brand. Arcadia went through a transition and lost a lot of the uniqueness to that community when they had too many mega mansions built into the area and we need to be cautious in Paradise Valley that we consider and maintain our aesthetics and uniqueness	1/26/2021 6:45 AM
63	Short term rentals are not ok. I don't want any assisted living spaces here unless the resident has hired assistance.	1/25/2021 7:40 PM
64	increase focus on suitable land scapes affording diversity, minimize noise	1/25/2021 10:41 AM
65	Monitor FLATLAND re-development, development and protection of surrounding area. Alert FLATLAND residents (by mailing and email) when construction will occur that is elevated more than the allowed 2 feet in their immediate area.	1/24/2021 7:03 PM
66	Bike trails are nearly non-existant. In keeping with the trend crossing the country, we must make PV biker friendly and safe with designated bike lanes and trails.	1/23/2021 8:25 PM
67	Character is most endangered by encroachment on acre zoning, multiuse residential use and person capacity, building heights, setbacks, footprints and the temptation for precedent setting exceptions. These are likely covered in exciting categories. Preservation and enforcement are critical.	1/21/2021 1:28 PM
68	I support maintaining the larger lot size (1 acre); however, I believe there are situations where this may not make the most sense. Obviously, this must be decided on an individual basis. Some of the rules/regulations for building seem counterproductive and in some cases onerous. It takes so long to get permits to even remodel hillside and flats that it's difficult for anyone without large capital or lots of time to attempt it--even though the result could be an amazing house. It seems there is a fine line between regulating everything and improving existing properties. I'm not sure what "exact coverage limits" means. If that means working within setbacks, that makes sense. If it means not allowing a larger house than the one currently on the lot, that does not make sense.	1/20/2021 8:56 PM
69	Improve walkability - widen the wall lane (at least the painted line), narrow car lanes. Build more sidewalks. ALSO: improve enforcement of outdoor lighting ordinances. Particularly spec	1/20/2021 4:40 PM

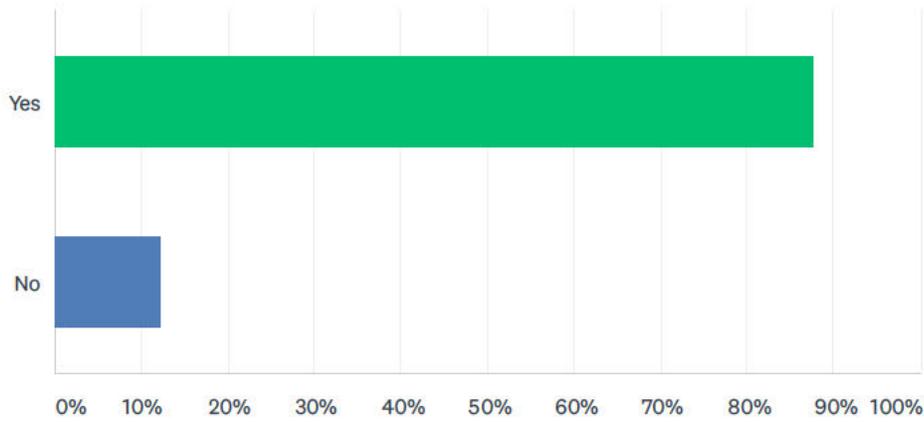
Town of Paradise Valley 2022 General Plan Update Community Survey

homes are crazy over-lit.

70	The government should be as small as possible requiring the dinner budget possible. It should spend no money or effort on the promotion of art, history and culture. That is the role of citizen-based non-governmental entities. Likewise, in a town with a surfeit of resort ballrooms and meeting spaces, churches and schools, no effort needs to be made to promote gathering spaces. I would promote traffic redesign and construction to promote bicycle lane construction and safety lanes for non-automobile traffic, as well as regular cleaning and maintenance of such. Encouraging green transportation promotes a healthier environment and eases traffic congestion and infrastructure needs. Bicycles are not permitted to ride on sidewalks. They pose a real hazard to pedestrians. The town should have a policy that supports green energy and energy conservation for residents. Currently, some zoning issues may prohibit white roofs or visible solar or other renewable energy infrastructure on private property. This needs a reconsideration in this day and age.	1/18/2021 10:33 AM
71	Discourage excess parking spaces on residential lots ... highest and best use Improve overall bike safety limit hikers on trails - reservations - improve experience	1/17/2021 10:16 AM
72	It would be helpful to have a summary of the Town's current position on each of the above. It's hard to answer without making some assumptions of my own. Needless to say, short term rentals are a disaster in PV, at least in my neighborhood ... noise, trash, traffic and an abundance of people that have no respect for the community. The other thing I would add is enforcement of town regulations. We have them but I often don't see them enforced. Garbage cans are a good example ... they are only allowed out after 5pm night prior and until 5pm day of pickup (or maybe it's sunrise/sunset vs. 5am or pm). And, cans must not be visible from the street. At least in my neighborhood, < 50% adhere to these regulations. Similar with construction hour regulations - rarely obeyed but there's no consequence. Finally, dilapidated houses that are eyesores should not be allowed to stand. I liked PV better when there was NO Commercial Business. Home based workers (an individual working from their home) is acceptable because it has no impact to the community. However, short term rentals, medical and senior living facilities have no place in PV.	1/16/2021 4:44 PM
73	Promote mountain views and visual openness by maintaining existing lot coverage and "ADD TO THAT HEIGHT RESTRICTIONS" adhered to strictly on Hillside as well as other developments.	1/16/2021 9:23 AM
74	I am happy to see "promote neighborhood maintenance." This is very hit and miss. There are some horribly bad properties that are in disrepair and don't adhere to basic sanitation and the quality and character of this community.	1/15/2021 3:58 PM
75	Concern that development is 1+ acre or CP with masses of homes. Where is the middle ground? Live in R-18 area which has smaller homes and has great rural residential feel. Another concern are developers who buy "challenged lots" and then apply for variance based on supposed hardship when it's actually just about the money to resell in a year or two.	1/15/2021 3:00 PM
76	Preserve and protect iconic mountains Ensure safety of residents when new construction occurs (ensure no drainage and flooding, ensure no Boulder failures, staging of materials and parking of construction workers and deliveries, and more)	1/14/2021 4:56 AM

Q13 Would you like to answer questions about Circulation & Open Space?

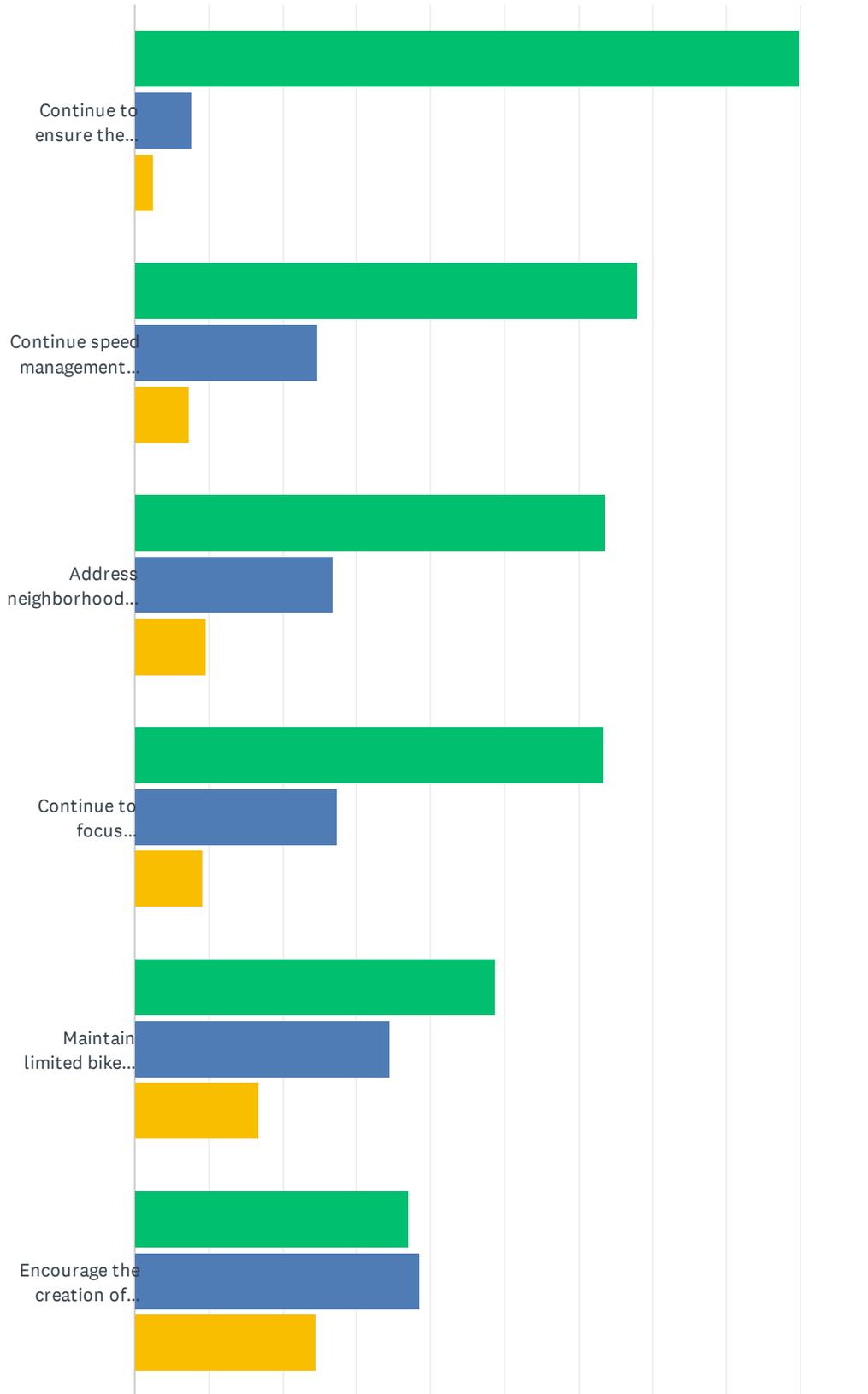
Answered: 317 Skipped: 69



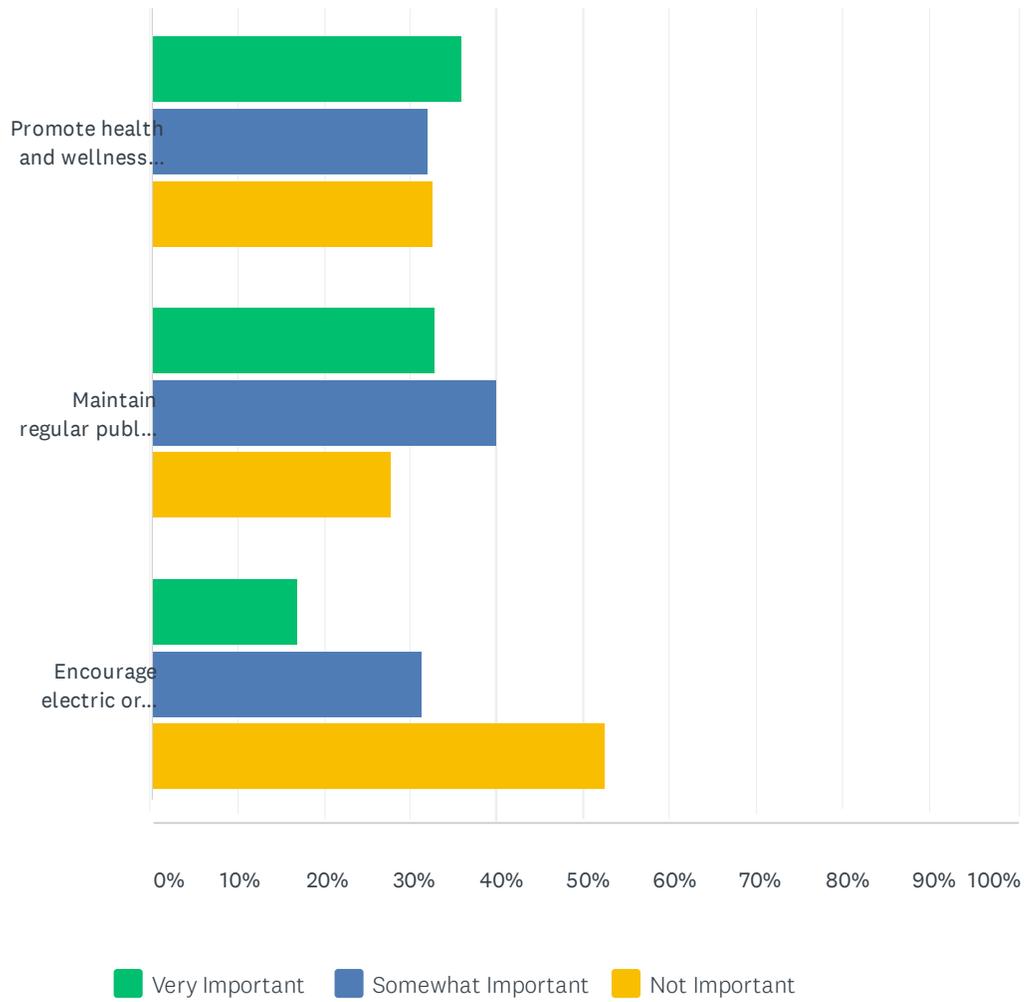
ANSWER CHOICES	RESPONSES	
Yes	87.70%	278
No	12.30%	39
TOTAL		317

Q14 How important are the following Circulation & Open Space statements to the future of Paradise Valley?

Answered: 275 Skipped: 111



Town of Paradise Valley 2022 General Plan Update Community Survey



Town of Paradise Valley 2022 General Plan Update Community Survey

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL
Continue to ensure the conservation of open space and mountain lands (i.e., Paradise Valley Mountain Preserve Trust)	89.8% 246	7.7% 21	2.6% 7	274
Continue speed management policies	68.0% 185	24.6% 67	7.4% 20	272
Address neighborhood cut-through traffic	63.6% 173	26.8% 73	9.6% 26	272
Continue to focus pedestrian facilities (e.g. recreation path, sidewalk) on non-local designated streets	63.3% 171	27.4% 74	9.3% 25	270
Maintain limited bike lanes and routes to along primary west-east and north-south non-local designated streets	48.7% 131	34.6% 93	16.7% 45	269
Encourage the creation of passive open space and recreation spots (i.e. landscape plazas, gateways and small seating areas along walking paths)	37.0% 100	38.5% 104	24.4% 66	270
Promote health and wellness (e.g. physical fitness, mental well-being, etc.)	35.8% 96	31.7% 85	32.5% 87	268
Maintain regular public transit along Tatum Boulevard	32.6% 87	39.7% 106	27.7% 74	267
Encourage electric or autonomous vehicle use	16.7% 45	31.1% 84	52.2% 141	270
Encourage the creation of passive recreation spots (i.e. landscape plazas, gateways and small seating areas along walking paths)	0.0% 0	0.0% 0	0.0% 0	0

Town of Paradise Valley 2022 General Plan Update Community Survey

#	PLEASE ADD ANY STATEMENTS YOU FEEL ARE MISSING OR EXPAND ON ANY OF YOUR RESPONSES ABOVE HERE:	DATE
1	consider improving/adding bike lanes. often the median "improvements" cause deletion of bike lanes as on McDonald between Invergordon & Tatum. It is dangerous to ride there, but no other option.	3/2/2021 2:43 PM
2	PV needs to take a full stance on eliminating the cyclists lack of regard for the laws. The police and court system need to be in sync with reinforcing the law, ticketing all violators and enforcing and prosecuting in the court, make them pay!	3/2/2021 2:33 PM
3	stop all this construction. natural beauty only. single homes.	3/2/2021 2:23 PM
4	Need town to enforce the laws they have in place for cyclists - town doesn't seem to care cyclists break laws and do whatever they want - rules don't apply to them	3/2/2021 12:56 PM
5	dark sky	3/2/2021 12:42 PM
6	protect residential privacy while creating public access pathways and bicycle paths	3/2/2021 12:22 PM
7	The traffic circles are very nice. We have great street signs - easy to read. Streetscapes that are back of house such as Camelback Inn facing Desert Fairways and the backside of PVCC golf course is a mess	3/2/2021 12:06 PM
8	I do not want money spent on more bike paths. This is a waste of money. We have bands of merry bike riders who drive, yes drive in and ride loops around this town. All this is fine, but more infrastructure is not needed for them. They are not commuting to work here. I am fine with them riding, not fine with more wasted hardscape for their riding pleasure. This is not good for the environment. Plus did not like that the town employees pushed the council to WASTE 200k on a consultant expense, so some employee could pad their resume. Luckily that was struck down. Stop the waste of money! Just because you can does not mean you should!	3/1/2021 1:55 PM
9	Sidewalks and bike lanes on streets other than major thoroughfares are unnecessary and actually detract from the somewhat rural feel of much of PV.	3/1/2021 1:00 PM
10	Lose/cancel the plan for additional bicycle routes around the Town.	3/1/2021 12:54 PM
11	I would support dedicated bicycle paths. I support reasonable speed limits but not speed traps just to raise revenue under the guise of traffic safety.	3/1/2021 11:23 AM
12	There are too many speed traps. We shouldn't waste money promoting wellness. That's not up to the government. It would be really nice to have a park. Electric vehicles are run on electricity generated by coal burning plants.	3/1/2021 10:26 AM
13	The people who are lucky enough to live in Paradise Valley have achieved this distinction because of the way they conduct their lives. Paradise Valley residents do not need a government babysitter to tell them how to live, how to exercise, what to eat or anything else. The township's energies are better spent focused on the physical aspects of enjoying Paradise Valley; traffic, roadways, limited SUPs, development, maintaining the density, safety, and some aesthetics in public areas.	3/1/2021 10:15 AM
14	McDonald as a major cycling spot is problematic. There are not adequate pull-out lanes for cyclists. Cycling on this street causes traffic to slow down and seems to be a safety issue for cyclists.	3/1/2021 10:06 AM
15	None	3/1/2021 9:52 AM
16	Preservation of lands in the Paradise Valley Mountain Preserve Trust is very important. We should not have roadway and driveway cuts and building sites higher and higher on the mountain lands. Placing the remaining high elevation lands in the Mountain Preserve Trust is a top priority. 'As I previously commented, maintaining speed control on the major streets is important for those streets to be desirable residential locations, as opposed to commercial development, which of course we do not want in PV. It also will give incentives for people who own the older homes along some of the major streets to invest in renovating their homes.	2/28/2021 10:54 AM
17	Let people relax.	2/25/2021 12:23 PM
18	I've noticed a decrease in Lawn Blowers & Construction noise - is this by design? Love it.	2/25/2021 12:04 PM
19	Nobody in Paradise Valley takes public transit (other than the nannies). Let's be real here	2/24/2021 8:11 PM

Town of Paradise Valley 2022 General Plan Update Community Survey

20	Reverse stance on bike lanes. We need to expand bike paths and lanes and limit high speed traffic along these routes.	2/23/2021 10:34 PM
21	Bike lanes are incredibly important, especially protected bike lanes. It is vital for not only recreation, but also commuting and running errands. I hope that one day all major roads in PV have protected bike lanes.	2/21/2021 2:42 PM
22	We need more sidewalks for walkers and paths for bikes. Also traffic speed through neighborhood streets should be strictly enforced.	2/19/2021 9:04 AM
23	Go bigger on bike lanes. This will be key to PV's success	2/16/2021 3:49 PM
24	Would like to see biking on smaller residential streets limited as the bikers use the hillsides to race down without much regard to the residents they fly by. Many of the bikers do not stop at comers where there are Stop signs. They act like they own the streets on weekends. I think they border on being dangerous to my husband and myself as well as other neighbors.	2/15/2021 7:05 AM
25	Promoting health and wellness is both admirable and important but not in my view a governmental function	2/13/2021 12:00 PM
26	The size of lots and the preservation of nature are the most important valuess to ensure PV sets itself apart from other communities and remains a destination neighborhood.	2/12/2021 4:40 PM
27	Cut through traffic is a prime concern. I'd like to see the town work with the City of PHX, specifically in regards to the new traffic created by Mountainside Fitness, the light at Trader Jo's and the new Emergency Center going in at 52nd street. Phoenix is proposing a left turn lane at Shea and 52nd street, while not enforcing their own "no left turn between 7 and 9" South bound on 52nd street. Who is tasked specifically with outreach to PHX Traffic Department? thank you.	2/12/2021 1:39 PM
28	If you are going to use public funds for to promote health and wellness, you should promote pride in our country through community education and events.	2/11/2021 4:55 PM
29	Put more teeth in landscaping requirements, like not having eucalyptus trees or pines that block neighbors views. Encourage more (lush) desert and low water landscape - like at El Chorro.	2/10/2021 4:12 PM
30	PV should work on communicating with Phoenix and Scottsdale so when traffic on their streets is diverted through our small neighborhood we can keep our children safe.	2/10/2021 3:44 PM
31	Over the next ten years, regardless of our current desires, the face of the TPV will change. In particular I see an overwhelming increase in traffic and congestion. The situation around the Ritz Carlton is a key example. We opened ourselves to more of the same when approving Mountain Shadows and the Ritz Carlton. Similarly the fact garage collection occurs multiple times each week is a real concern. I know the Town tried, and failed, to get the citizenry to approve consolidation but we need to try again. Lastly, in my neighborhood there are several teardowns and rebuilds. The construction crews are allowed to park their vehicles on the narrow streets and create a real nuisance and safety issue. I also understand from the builders that the TPV makes it difficult to move construction along at a faster pace. Construction often takes between 2-3 years. Is there something the Town can do to address this slow construction pace.	2/10/2021 10:36 AM
32	Please stick to the core activities of keeping the residential areas of the town safe, and well maintained. We don't need to be spending money on bike lanes, walking spaces, or seating areas.	2/8/2021 9:17 AM
33	With our land prices, the open space ideas you have are pipe dreams. What walking paths? And keep those empty busses.	2/5/2021 6:48 PM
34	Promote health and wellness: I think that is very important but this area of public policy is way outside of "limited government".	2/4/2021 3:03 PM
35	Develop sustainability policies that reduce carbon emissions	2/3/2021 4:21 AM
36	No more resort developments, please!!!	1/31/2021 6:00 PM
37	In looking at bicycle traffic, I am not in favor of improving access to the point that non-Paradise Valley riders come to our town and bicycle so fast that they are scary. They dont obey local stop signs. As a walker and careful biker, it's difficult to stay out of their way and feel safe.	1/30/2021 7:07 PM

Town of Paradise Valley 2022 General Plan Update Community Survey

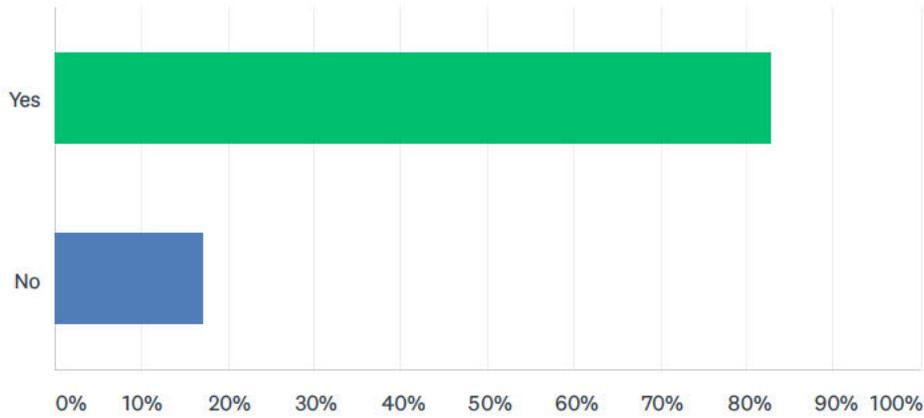
38	The last question begs why this is any of the towns business	1/30/2021 5:50 PM
39	Community recreational facilities (I.e. pickle all courts).	1/28/2021 7:54 AM
40	Get out of these personal issues. Leave people alone. Manage the quality of the town infrastructure, building regulations and safety. Don't go into people's personal lives. Your not a nanny town. Get rid of all public transportation coming into town. Let them operate I Phoenix and scottsdale. If a resident needs a worker to arrive at their home hire Uber.	1/27/2021 8:22 PM
41	WE DESPERATELY NEED BIKE PATHS & WALKING PATHS in our town. NO MORE MEDIAN REPAIRS PLEASE.	1/27/2021 4:48 PM
42	There are too few pedestrian walkways throughout Paradise Valley. While it's understandable that sidewalks are generally not present or required, too many of our citizens must walk on the streets to get exercise in our neighborhoods.	1/27/2021 4:42 PM
43	I am not a cyclist, but I'm in favor of creating/maintaining bike lanes. Just wanted to weigh in on this hot button topic. :)	1/27/2021 3:11 PM
44	THESE ALL SEEM LIKE COMMON SNESE NO BRAINERS TO ME.	1/27/2021 2:46 PM
45	Get rid of all bike lanes on Doubletree and major roadways!	1/27/2021 1:51 PM
46	Regarding Doubltree east of Invergordon. I would like the town to finish what was originally planned for this section of the road which was to mirror what was built as Doubletree west of Invergordon. I also do not want to see TPV become a bicycle training facility for the Phoenix Metro. The past proposed changes would allow for the biking pandemic to further run rampant. I do wish the TPV would restrict road biking to residents only. Why do we as residents need to fight with a recreation biker who does not live in our town but expects us to accept their poor use of our road way by blocking traffic running stop signs and road raging when a car wants to pass their gang who is taking up half of the roadway.	1/27/2021 12:27 PM
47	Litter and trash, and weeds (fire danger), are unsightly along paths and streets and right of ways.	1/27/2021 11:27 AM
48	We should not be expanding to health and wellness programs for the community or arts programs or other items that could take monies and resources away from the core functions the town performs such as public works, public safety services, etc. We are fortunate to live in a community where residents have access in the surrounding communities to health and wellness programs, arts programs and public space. We do not want to have public space and parks and plazas in Paradise Valley. It causes too many issues with security, homeless, etc.	1/26/2021 6:48 AM
49	I would move to Phoenix if I wanted these things.	1/25/2021 7:41 PM
50	minimize party noise	1/25/2021 10:45 AM
51	Bike lanes and trails increase the safety for many. Highly urge this issue to take precedence.	1/23/2021 8:27 PM
52	Reduce cut-through traffic and speeding on Doubletree through reduction of speed limit, aggressive speed enforcement, speed humps, and 15 mph traffic calming landscaped areas.	1/21/2021 5:16 PM
53	Focus on what government must do to preserve our town character and culture as first priorities without distracting additions.	1/21/2021 1:32 PM
54	Could not answer the question about pedestrian facilities as it was so poorly worded. I have no idea what non-local designated stress are. Yes, develop sidewalks and paths. Very important. I don't know why autonomous vehicles were lumped together with electric vehicles. One has nothing to do with the other. Electric vehicles are not necessarily beneficial to the environment. Many just displace the pollution from the tailpipe to the electrical generation facility. I am in favor of promoting solar collection facilities to be used in tandem with an all-electric or partially electric vehicle. I have no support for standard plugin vehicles that do not use a green energy source. I do not see how autonomous vehicles improve the quality of life or safety of the town, unless it is due to traffic safety. If so, I am in support. I am not in support of favoring individual autonomous vehicles for hire from one corporation versus another. I am strongly support of maintaining bike lanes, but I am not in support of limiting construction and maintenance only to major thoroughfares. There should be designated bike lanes on side streets. Why should bicyclists always have to contend with heavy traffic? Bicycling should be encouraged not only for recreation but as a means of transportation.	1/18/2021 10:45 AM

Town of Paradise Valley 2022 General Plan Update Community Survey

55	bike traffic is a terrific and dangerous issue since most bikers go downhill faster than the speed limit, almost never stop at signs or lights, etc.	1/16/2021 6:21 PM
56	If the latter means encouraging non-residents to come to our town to hike, play golf, etc., I think the resorts already do enough of that. We have TOO much traffic from non residents. We pay a premium to live here and it used to be a quiet, clean place to live. We're losing these aspects due to over-abundance of visitors.	1/16/2021 4:49 PM
57	We frequently walk and bike in PV and it is a significant reason why we enjoy our neighborhood. I hike Camelback Mountain at least once a week. The Mountain Preserve is our answer to NY's Central Park. It is an absolutely gem that we must protect vigorously. I would like to see Cholla Trail open back up.	1/15/2021 3:47 PM
58	Continue to promote Town of Paradise Valley for residents and not for those wishing to pass through. Example was the expensive study on bikeways and sidewalks in town. Survey seemed to focus more on outside the town bike clubs and less on the safety of residents. Still waiting for sidewalks so I can safely walk outside my immediate neighborhood. Local government needs to stay small and focused.	1/15/2021 3:03 PM
59	Work on minimizing traffic at echo canyon roundabout	1/14/2021 5:05 AM

Q15 Would you like to answer questions about Environmental & Water Resources?

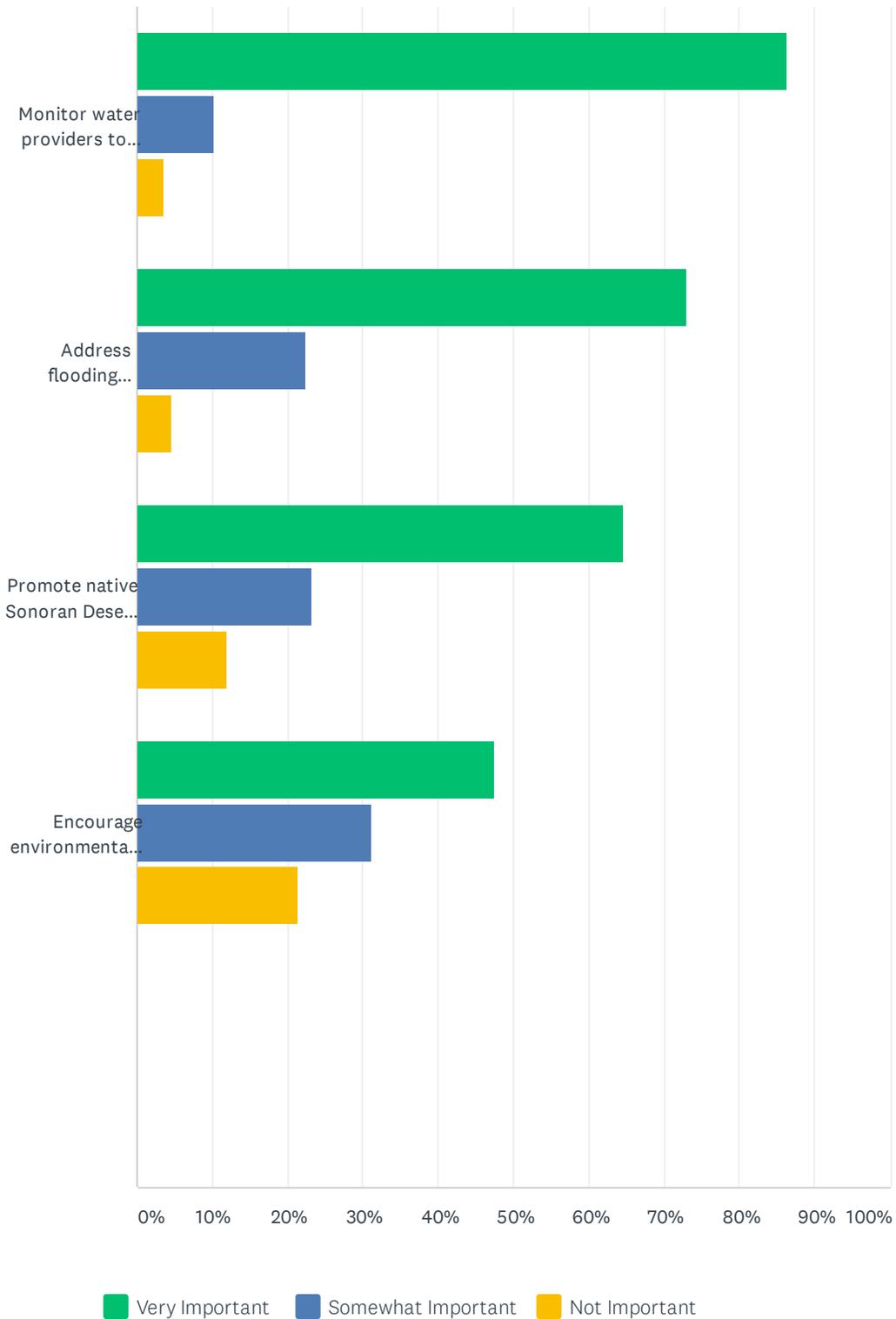
Answered: 316 Skipped: 70



ANSWER CHOICES	RESPONSES	
Yes	82.9%	262
No	17.1%	54
TOTAL		316

Q16 How important are the following Environmental & Water Resources statements to the future of Paradise Valley?

Answered: 260 Skipped: 126



Town of Paradise Valley 2022 General Plan Update Community Survey

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL
Monitor water providers to ensure the long term needs of the Town are met	86.3% 221	10.2% 26	3.5% 9	256
Address flooding concerns and stormwater management	72.9% 186	22.4% 57	4.7% 12	255
Promote native Sonoran Desert landscaping throughout the Town	64.7% 167	23.3% 60	12.0% 31	258
Encourage environmental sustainability and green energy use	47.5% 122	31.1% 80	21.4% 55	257

Town of Paradise Valley 2022 General Plan Update Community Survey

#	PLEASE ADD ANY STATEMENTS YOU FEEL ARE MISSING OR EXPAND ON ANY OF YOUR RESPONSES ABOVE HERE:	DATE
1	Again, the whole retention basin application to hillside is ridiculous and is not as effective as not allowing residents to reroute water from coming onto their property. (i.e. Hummingbird and Quartz Mountain where many residents have stacked stone to divert water from the street to naturally flow onto their property	3/2/2021 2:35 PM
2	hillside water needs to flow down - keeping on property is crazy - there are washes for water	3/2/2021 12:57 PM
3	revisit retention basin requirements for new home permits. current requirements are overstated "overkill" and not sensible	3/2/2021 12:31 PM
4	more & more large estates & resorts are moving away from desert/low water landscape vegetation - bad	3/2/2021 12:23 PM
5	where will the water supply come from with all the building mania. Watch the developers. How will we monitor water providers	3/2/2021 11:47 AM
6	Limit water use for maintenance of Lawns and golf courses	3/1/2021 2:38 PM
7	The town, over the years has been remiss in redirecting and not managing the drainage of our natural washes. The town has turned some of our streets into washes, flooding homes and not doing a good job with water/flood management. The maps used by civil engineers do not reflect what the washes currently DO! This is not good! If there is ANY MONEY SPENT it should be on the drainage issues off the mountain during our rare (but annual) water flow events. Culverts, infrastructure and possible taking the water back to the original flow patterns. Really bad management on this.	3/1/2021 2:02 PM
8	The water provider also needs to be monitored for its rates. The cost increases have been painful.	3/1/2021 1:00 PM
9	please resist the Temptations to impose a single provider waste collection scheme.	3/1/2021 11:39 AM
10	I don't understand the questions about sustainability and green energy. The federal government and the states are doing a fine job of pushing the narrative, and everything is already moving in that direction. The township does not need to use its valuable time and energies getting involved in that.	3/1/2021 10:18 AM
11	None	3/1/2021 9:52 AM
12	PROMOTE NATIVE SONORAN DESERT LANDSCAPING THROUGHOUT THE TOWN!!! HERE HERE	2/26/2021 6:33 PM
13	Some people think Sonoran Desert landscape is NO LANDSCAPER. CLEAN UP YOUR YARD!	2/26/2021 11:19 AM
14	Paradise Valley is Unique - by original design. Let it be.	2/25/2021 12:24 PM
15	We want you to stop ruining it quite frankly.	2/25/2021 12:05 PM
16	We recently applied for a building permit to replace a 2800 square-foot tennis court that had been there for more than 15 years. We are being requested to do a elevation grading that is so expensive for a Ramada that is 1600 feet. We have been at this residence for more than 12 years and there has been no flooding and then requirement to do all these basins that are extremely large is quite extraordinary and cost and in scope. Do you have a universal policy does not benefit those that are not in the risk category of flooding. Our lot is flat.	2/24/2021 8:47 AM
17	Limit use of non-native and water intensive landscaping	2/20/2021 11:46 AM
18	Town needs to be active in monitoring utilities so residents are not being punished for their zip code or size of property.	2/13/2021 2:10 PM
19	One of the things that drew us to Paradise Valley over other communities like Silverleaf is the lack of restrictions. Frankly, I don't want to be told that I have too much turf or that I need to hide a citrus tree from view. So if any of the above questions are implying that the town wants to have a say in how people landscape their yards, then I am against that. The valley already has enough affluent areas that put a citation on your door if you put your trash can out an hour early. Does my neighborhood look a little hodge podge? Yes, I suppose so - but I would rather	2/13/2021 9:48 AM

Town of Paradise Valley 2022 General Plan Update Community Survey

the town officials devote time and resources to issues like short term rentals and building pad heights than making sure everyone has the same cactus in their front yard.

20	monitor and add a water surtax to high water residential users regardless of their source of water.	2/12/2021 6:18 PM
21	Examine any green energy plans very closely to ensure they will deliver what's promised. There are many initiatives that are cloaked as green energy but are far from it.	2/12/2021 4:44 PM
22	Again, my definition of limited government is a government that stays out of peoples lives as much as possible. Encourage desert vegetation, if you wish, just don't require it. Actually, the climate and the size of the water bill will make that decision for you.	2/12/2021 3:42 PM
23	I'd like to see options to add a well to an existing residence or property if ADWR approves. As of now, City of PHX has the "right" to say no to a well, even if ADWR approves. Why is this?	2/12/2021 1:41 PM
24	Stormwater management; stormwater management; stormwater management	2/11/2021 8:19 PM
25	Let's not get too involved in "green" issues. These are state and federal issues, and in my opinion I cannot see how a local municipality can address these issues except with respect to how it spends money, e.g., purchasing "green" vehicles or building "green" Town facilities.	2/10/2021 10:38 AM
26	Seems to be too late now, but.... enforcing a natural desert landscape for all new construction would be great. Lately all the lots for new spec houses in my neighborhood have been totally scraped that had native desert before. It's so sad to see.	2/10/2021 10:29 AM
27	Maintain the Town's Landscape areas. The town spent large amounts of money on plant material and then didn't properly maintain them. Develop better policies for Public Works to maintain vegetation areas. Lincoln has a new streetscape. Have we put in better policies to encourage the growth and health of this new vegetation we purchased? Have we held classes so employees know how to maintain our landscape? Are there incentives for employees to keep the areas green and clean? I hope so.	2/10/2021 6:48 AM
28	Incentive program for users of electric leaf blowers	2/9/2021 4:36 PM
29	Promote native Sonoran Desert landscaping: YES!!! The feel of the town is changing with all of the "Mediterranean " landscaping. :-(2/4/2021 3:08 PM
30	Develop sustainability policies that reduce carbon emissions. Examples include support for EVs, eliminating the "no white roof" regulation, city use of renewable energy, supporting aesthetically satisfactory solar installations, reducing truck traffic and "pass through" traffic.	2/3/2021 4:25 AM
31	Extend storm drain to Cheney and mockingbird intersection to evacuate sever storm water down to drainage at ritz Carlton.	1/27/2021 8:24 PM
32	people should be allowed grass in their backyards for play purposes	1/27/2021 5:03 PM
33	NOT SURE HOW MONITORING WATER PROVIDERS WILL ENSURE LONG GTERM NEEDS OF THE TOWN. SEEMS LIKE MORE ACTION IS NEEDED WITH MONITORING, GROWTH, CHANGES IN LANDSCAPING TO NATIVE, CAPPING GOLF COURSES IN NUMBER, THE AMOUNT OF CHEMICAL FERTILIZERS, PESTICIDES, HERBICIDES USED ARE CRITICAL TO WATER USE AND RUNOFF CONSIDERATIONS. RECLAIMED WATER GETS LOTS OF PLAY BUT IT WASN'T RECLAIMED WHEN IT WAS REMOVED FROM THE AQUIFER. I'M AN ARIZONA NATIVE. WE DIDN'T HAVE ENOUGH WATER WHEN THERE WERE 400,000 OF US SO WE MUST GET SMARTER IN HOW WE USE WATER AND HOW WE UNFORTUNATELY WASTE WATER. I WORKED FOR AN OLD COWBOY IN COCHISE COUNTY THAT CAME THERE IN THE LATE 1800'S. HE TOLD ME MANY TIMES, "MORE PEOPLE HAVE DIED IN THIS COUNTRY OVER A DRINK OF WATER THAN ANYTHING ELSE, AND YOU HAVE NOT SEEN ANYTHING YET". WE SHOULD HAVE THAT ON THE WALL TO REMIND US EVERY DAY NOT TO WASTE THAT PRECIOUS COMMODITY. IT DOES NOT COME FROM A FAUCET!	1/27/2021 2:52 PM
34	Address water pressure issues.	1/27/2021 2:08 PM
35	None	1/27/2021 11:34 AM
36	The climate is controlled by the Sun and not Carbon Dioxide. All studies of Carbon Dioxide have failed to predict the climate but all studies of solar activity have accurately predicated the climate. DO NOT fall for the lobbyist selling their goods under the false guise that it is green energy. The only green in green energy is the money these lobbyist make. By the way - as the	1/26/2021 1:50 PM

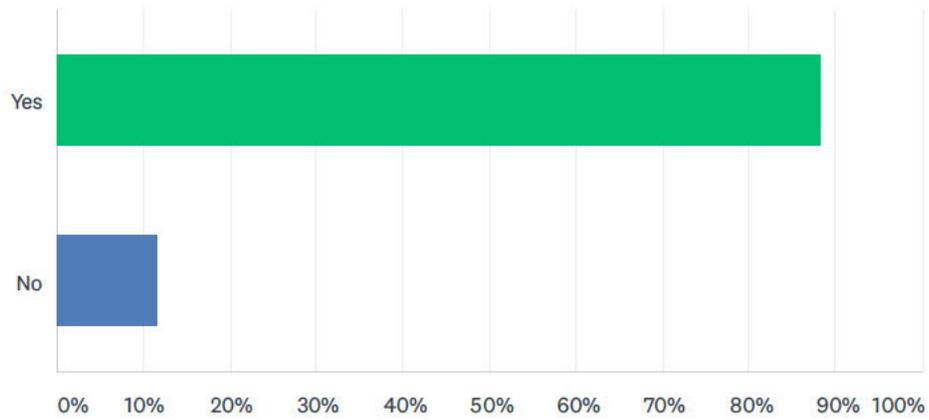
Town of Paradise Valley 2022 General Plan Update Community Survey

global population increases we will need more food to fed everyone. The 3 basic items that are needed for plants to grow are Heat, Water, and Carbon Dioxide. So the climate people that demonize climate change and carbon dioxide are actually harming the food supply for the future generations. Maybe there is a higher power that is looking out for the world and seeing what the future really needs, which is carbon dioxide to feed the plants that will feed the people. Instead of the short term special interest of peddlers of alternate energy products.

37	Sewer treatment connections to older neighborhoods, like mine on N Joshua Tree Ln - still using a septic tank in the middle of town. Seems a little outdated for PV.	1/25/2021 5:05 PM
38	Specifically when elevating pad heights which subsequently redirects the historical stormwater flow and creates a new concentrated, more volume and velocity and floods adjacent property which never expereined flooding before during greater storms. Please consider offering a variance to properties NOT in a SFHA as is offered to homes in a SFHA especially when there is no history of flooding and elevation now causes flooding to adjacent property. The effects of elevating a pad height when the property is adjacent to a wash and now compromises the overbank resulting in diverting the historical natural flow as conveyed by the former overbank area. Now putting new areas/properties at risk due to the stormwater being diverted.	1/24/2021 7:17 PM
39	Please promote native landscaping more aggressively, similar to DC Ranch. Also, more aggressively discourage eucalyptus trees, tall Mexican fan palms, and pine trees.	1/21/2021 5:19 PM
40	Assist residents with repair of damage from surface storm water runoff that run off the street & across private property.	1/21/2021 3:57 PM
41	Avoid undue regulation such as personal choice on electric cars.	1/21/2021 1:35 PM
42	Promote the user of grey water for irrigation through mandatory incentives provided by water utilities Mandate utilities provide rebates for cisterns incorporated in irrigation systems High water use facilities, such as golf courses should pay water use penalties to encourage water-wise course design and water conservation	1/18/2021 10:49 AM
43	Prohibit invasive native and non-native plants like fountain grass. One neighbor's decoration becomes the neighborhood's fire hazard. This is another instance of something government should be doing but isn't.	1/16/2021 6:22 PM
44	Has any consideration been given to training those who are maintaining the landscaping in public areas? It's frequently overgrown, dead, leaking water and the way they trim the bushes is unattractive. A more natural look would be a huge improvement.	1/16/2021 4:51 PM
45	We recently went through the Hillside review process. While it was cumbersome and expensive, I support having the process. It is very important and the Hillside Committee provides an incredibly valuable service to the community. I do think the three separate notice periods are overkill and it slows the process down. Also, when you finally get through the Hillside review, the permits should be approved quickly. The current wait times are not reasonable. The building department seems to be over-burdened as permits take much longer than other municipalities. They appear to be understaffed.	1/15/2021 3:51 PM
46	Quit mowing down the desert	1/15/2021 3:14 PM

Q17 Would you like to answer questions about Community & Public Services?

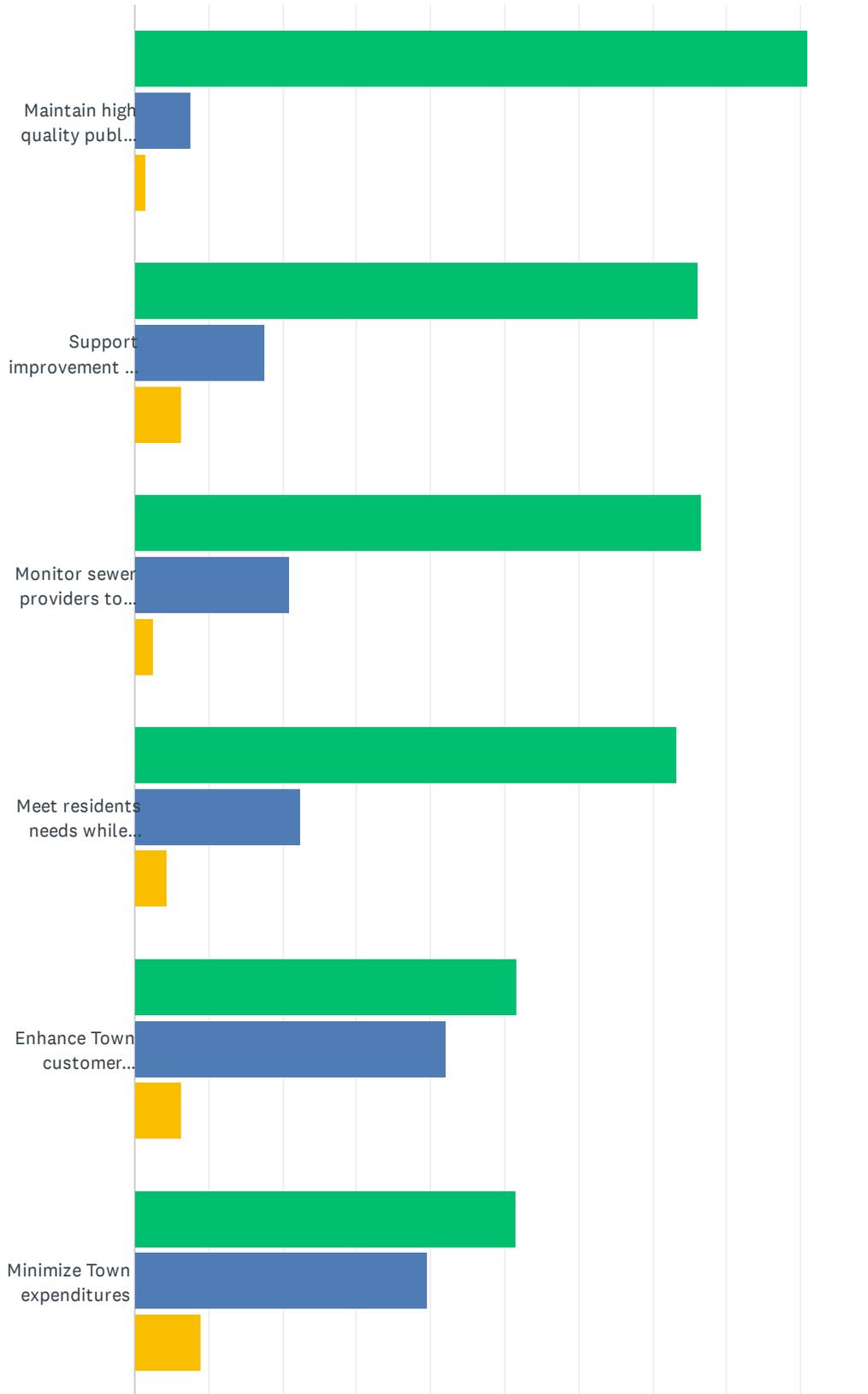
Answered: 315 Skipped: 71



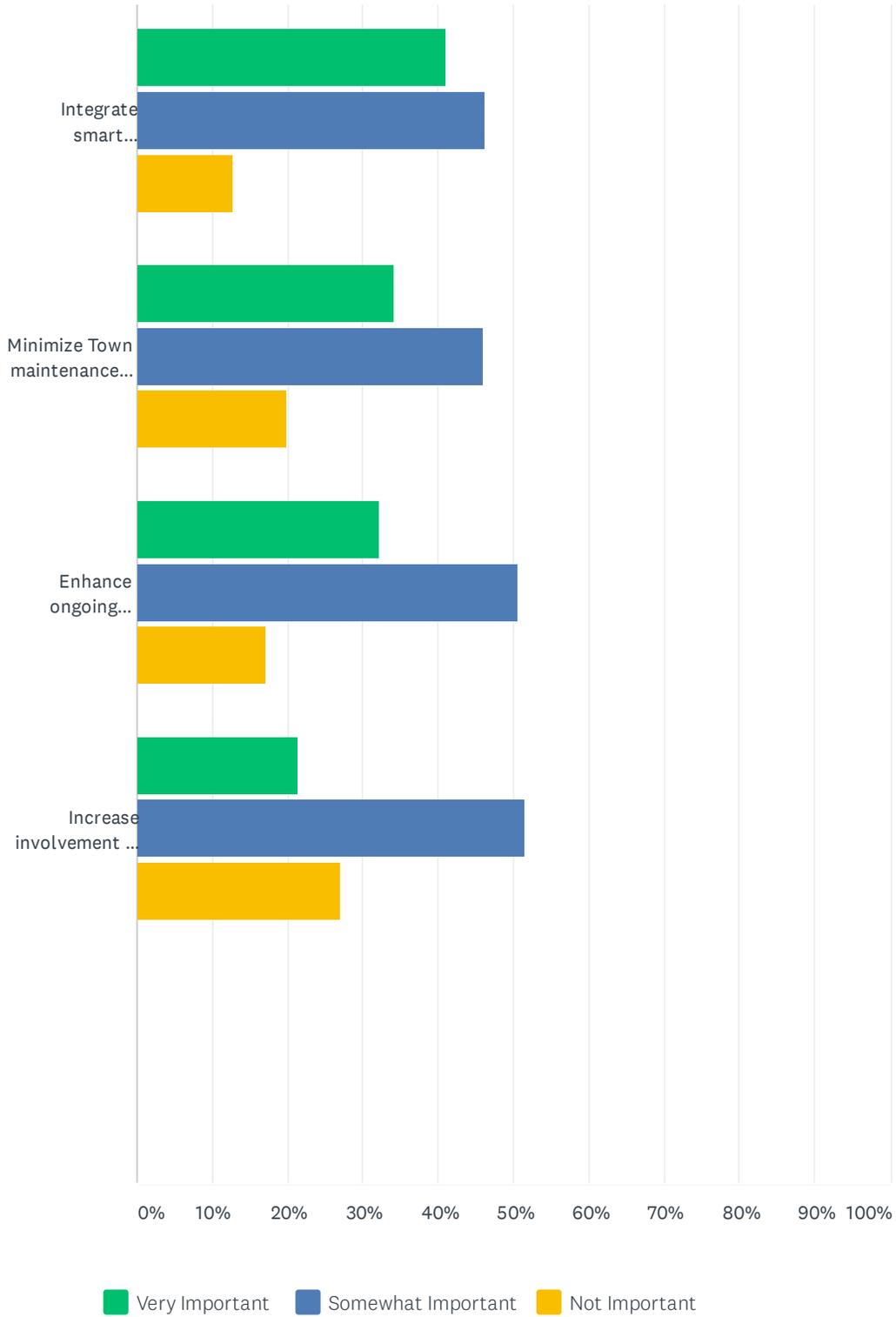
ANSWER CHOICES	RESPONSES	
Yes	88.3%	278
No	11.7%	37
TOTAL		315

Q18 How important are the following Community & Public Services statements to the future of Paradise Valley?

Answered: 274 Skipped: 112



Town of Paradise Valley 2022 General Plan Update Community Survey



Town of Paradise Valley 2022 General Plan Update Community Survey

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL
Maintain high quality public safety services	91.1% 245	7.4% 20	1.5% 4	269
Support improvement of telecommunications/mobile networks	76.1% 207	17.6% 48	6.3% 17	272
Monitor sewer providers to ensure the long term needs of the Town are met	76.5% 205	20.9% 56	2.6% 7	268
Meet residents needs while recognizing Town's legacy of limited governmental services	73.1% 196	22.4% 60	4.5% 12	268
Enhance Town customer service	51.7% 138	41.9% 112	6.4% 17	267
Minimize Town expenditures	51.5% 138	39.6% 106	9.0% 24	268
Integrate smart technology (i.e. e-governance and automation services)	41.0% 110	46.3% 124	12.7% 34	268
Minimize Town maintenance costs (i.e. roads, medians)	34.1% 91	46.1% 123	19.9% 53	267
Enhance ongoing community outreach	32.2% 86	50.6% 135	17.2% 46	267
Increase involvement of young adults in community governance	21.4% 57	51.5% 137	27.1% 72	266

Town of Paradise Valley 2022 General Plan Update Community Survey

#	PLEASE ADD ANY STATEMENTS YOU FEEL ARE MISSING OR EXPAND ON ANY OF YOUR RESPONSES ABOVE HERE:	DATE
1	The 5g towers and short signals are not affective in such hills and valleys, this is a total waste of resources. 5 g does not need to be all over the place as it is not proven safe. Do not support the wireless communication companies, support local residents by protecting the beauty of the land and the original vision for the town of Paradise Valley.	3/2/2021 5:37 PM
2	A better plan for Lincoln improvements would be great. They have ripped it up so many times.	3/2/2021 2:44 PM
3	no ore doubletree type improvements. stop cyclists from breaking the law openly every day. Ticket and collect fines. Be diligent.	3/2/2021 2:37 PM
4	Add bike paths like City of Phoenix	3/2/2021 12:31 PM
5	Internet service is not up to todays standards	3/2/2021 12:17 PM
6	we need great telecom - mobile networks are life saving	3/2/2021 12:07 PM
7	enhance customer service, listen to residents	3/2/2021 11:48 AM
8	we need better cell phone coverage	3/2/2021 11:38 AM
9	Our cell phone and internet services do not seem to be very reliable	3/1/2021 8:42 PM
10	I think the sewer is interesting. My home is rare and on the sewer. My parents and mother-in-laws are not on the sewer. The sewer is really not good for the "environment" as septic tanks leach the water and it then replenishes the ground water. All this infrastructure eliminates this process! The town should know this and not sewer up the whole town. More grey water is better for our earth and cheaper! Don't get me started on flushing human waste with our most vital resource, WATER. The height of stupidity!	3/1/2021 2:08 PM
11	The Town of PV should be on the cutting edge of technology. We should be the first ones to implement fiber optic networks for the fastest internet speeds. We don't need to promote things because then we have to spend a lot of money doing that. Limited Government is more important and letting people figure things out for themselves. There are too many speed traps.	3/1/2021 10:32 AM
12	The questions above on several points are too broad to even give a reasoned response. For instance, how does the township quantify "residents needs"? We need our house painted, does that count? And what does it mean to 'monitor' sewer providers? One of our biggest concerns about living in Paradise Valley is the 'zip code tax' we've experienced since moving here. If monitoring means keeping them from raping us because 'equitable' means we are subsidizing Phoenix than by all means do it. As for young adults in governance, NO. Young adults, on the whole, don't understand the general age demographic in PV and areas of importance to that demographic.	3/1/2021 10:30 AM
13	Better internet service choices	3/1/2021 9:53 AM
14	IMPROVE THE CELL VIABILITY. PUT SOME TOWERS UP. THEY CAN BE DESIGNED TO LOOK LIKE TREES. BETTER THAN NOTHING LIKE YOU HAVE NOW. THE FAKE CACTUS JUST ISNT ENOUGH.	3/1/2021 9:37 AM
15	Cell service or lack thereof is one of our biggest concerns that affects our daily life. Please make changes to help us work and live effectively from our homes.	2/28/2021 7:02 PM
16	The telecommunications/mobile networks are a constant problem in area 3 of the town map. Used to hear more about this subject a few years ago. I do not believe it was solved.	2/26/2021 5:31 PM
17	Paradise Valley has the worst internet and cell phone service. WE SHOULD HAVE THE BEST!	2/26/2021 11:23 AM
18	Cox Communications has plenty of support. If Paradise Valley would like to be "supportive" of their Residents, make Cox provide "faster speeds" for 100 percent of its Customers instead of the constant up selling for an inferior product. You can tell - I'm an original PV/53 Resident!!!	2/25/2021 12:33 PM
19	Once this ? whoever paid for the Ritz name is finished - please stop. Thank you.	2/25/2021 12:07 PM
20	Contract ONE trash pick-up company. Bid it every five years. There is no good reason why up to five garbage trucks can run up and down my street twice a week. If it was reduced to ONE	2/24/2021 5:26 PM

Town of Paradise Valley 2022 General Plan Update Community Survey

company it would significantly reduce traffic, noise, danger, and damage to PV's roads which would greatly positively impact the town's road maintenance budget.

21	Telecom and high speed fiber needs to be improved.	2/23/2021 10:35 PM
22	Work toward a single trash hauler for the entire town (or different sections of town) to minimize the number of garbage trucks on town streets.	2/20/2021 11:50 AM
23	Bring 5g and fiber networks to the town residents for the latest communications services with the maximum bandwidth to residents.	2/19/2021 6:10 PM
24	City sewer rather than septic system would be improvement	2/17/2021 11:06 AM
25	The Town seems very well run and responsive to residents' needs - The challenge is continuing to provide a balance of limited, but high quality government services	2/15/2021 3:26 PM
26	In the day of ever increasing use of cell phones, whatever can reasonably be done to enhance communications should be done	2/13/2021 12:04 PM
27	Improved cellphone service would be appreciated.	2/12/2021 3:45 PM
28	Telecommunications/mobile network improvement very important. Unfortunately, remains poor at our home.	2/12/2021 3:02 PM
29	I believe in limited Government. Small GOV is good Government.	2/12/2021 1:42 PM
30	My sense is the engagement between the residents and the TPV is limited to a small set of longer terms, more active and concerned, residents. If this is true, more creative efforts to engage the broader resident base makes sense.	2/10/2021 10:47 AM
31	Take care of the infrastructure assets the town has purchased, including buildings and landscape. Take a look at the landscape around the town hall and police station. Most plants have been removed and not replaced, there is trash in the common space along Lincoln, and it looks like no one is inspecting the plant material and irrigation systems that water the granite where plants were planted for a season and died. It really is an embarrassment. Of note, the homes of the council members are well maintained. Not an indictment, but curious why the people's house (mainly landscape) on Lincoln is not being cared for? It is a proven fact that proper landscape maintenance enhances value.	2/10/2021 6:56 AM
32	Mobile phone service is terrible (ATT). I've been told that PV doesn't want any cell phone towers? True? I live just a few blocks from Scottsdale Rd. with horrendous service. Need solution. Town maintenance costs should not be minimized to the detriment of the roads and medians. We do not need deferred maintenance to become a problem. I actually wish the town would take responsibility for the right-of-ways on the arterial well-traveled roads.	2/4/2021 3:14 PM
33	Develop sustainability policies that reduce carbon emissions.	2/3/2021 4:26 AM
34	Not sure what some of these questions mean ... ie, what are town service customer needs??	1/30/2021 7:10 PM
35	Find a way to hold Cox's feet to the fire to upgrade the infrastructure and delivering reliable service	1/30/2021 5:53 PM
36	Top priority is improving mobile networks! Appreciate Lincoln road improvements even though disruptive while underway.	1/30/2021 5:04 PM
37	What is budget of T of PV? How much money comes from resorts in T of PV? Could free Meals on Wheels and Dial a Ride become available in T of PV?	1/28/2021 10:52 AM
38 (expletive)	Keep city overhead under scrutiny. Spend on infrastructure. Don't waste any money cultural social █████ Stay in your lane. Don't be tempted to venture into all this cultural political stuff. You will thank me later. Stay focused our little town. Safety, infrastructure. Building codes and regulations. Form a town HOA eliminate short term rentals and rehab houses and assisted living in homes. Homes are for families. Businesses need to go to business zones. If I wanted to love next to a hotel or hospital I would not have bought the home I own. Give me a break.	1/27/2021 8:29 PM
39	Supporting our police department is extremely important!	1/27/2021 4:45 PM
40	Phone service in PV used to be atrocious but with WIFI phone capabilities on newer phones that dies not seem to be an issue any longer	1/27/2021 3:15 PM
41	THERE IS PLENTY ON THAT LIST TO KEEP LOTS OF PEOPLE BUSY.	1/27/2021 2:54 PM

Town of Paradise Valley 2022 General Plan Update Community Survey

42	Telecommunications and mobile are very important. Our cell service is really not tolerable to any extent and our cable for home internet is unreliable for higher bandwidth use. We are with Cox and use their highest bandwidth package and have spotty internet in high demand times.	1/27/2021 12:30 PM
43	The town already does a good job with working with the community so its hard to improve what it does well.	1/26/2021 1:53 PM
44	While I think it's very important to reach out to the community and stay in contact with them, I feel an excellent job is already being done. That's why I marked 'somewhat important' instead of 'very important'. I feel they can only enhance their methods if the methods to do so are enhanced, otherwise they're already doing an excellent job.	1/26/2021 1:50 PM
45	In Paradise Valley, we love the medians and work that the public works department performs. They maintain and create a beauty and uniqueness that is part of our brand and by utilizing Sonoran desert plants, Cactus, and trees. The residents really enjoy the look and feel of our brand. We would not want to minimize maintenance costs by removing our cactus and trees and plants from the medians. This is something our town values greatly And contributes to the aesthetics. Minimize Ttown maintenance cost when it comes to road and medians was a confusing question. We have course should be efficient and effective with resources, but we do not want to take out all the beauty of the plant and cactus materials in the medians As that would be cheaper but it would take away from the aesthetics of what we expect in our community. We expect more cactus and plants and trees in the median. Our public works does an amazing job to help us with our brand in Paradise Valley	1/26/2021 6:54 AM
46	All residents need access to sewer.	1/25/2021 7:43 PM
47	5G will require closer spacing of cell towers. Needs to be considered if town wants to provide that level of wireless speeds	1/25/2021 6:33 PM
48	Communicate with all residents equally even if there is a disagreement. Agree to disagree but at a minimum, listen because there could be misinformation. Always look at problems as an OPPORTUNITY to create a positive change but must first start with communication. Equal treatment to all.	1/24/2021 7:23 PM
49	Cell phone service.	1/21/2021 1:37 PM
50	Please upgrade existing telecommunications. i can barely get cell service in my house, and Internet is often spotty. In Paradise Valley, we should have the best infrastructure. How hard could this be? It affects everyone in the town, whereas many of the vision statements are solely group related.	1/20/2021 9:01 PM
51	Darn it, spend the money needed to maintain infrastructure properly! What's the point of a fancy house if your road is a mess?	1/16/2021 6:24 PM
52	Improve cell phone service.	1/16/2021 5:36 PM
53	I am not sure "minimize" is the right word to use wrt costs above. I might way "optimize spending." Minimizing costs doesn't always result in the best solutions. Maintaining fiscal responsibility is, of course, important.	1/16/2021 4:55 PM
54	Improve cell phone access and monitor best means of utilizing 5G capabilities when they are available in our area	1/16/2021 12:30 PM
55	We have septic, so I am not particularly concerned with sewer services. As remote working becomes more prevalent, mobile networks will be important. We need to maintain our roads and infrastructure. We need to care for the vegetation in medians. When you neglect those, you end up paying more in the long run. So, I support reasonable road maintenance, traffic control, etc.	1/15/2021 3:56 PM
56	I do not think TPV can minimize town expenditures while promoting upgraded services but fiscal responsibility is always important.	1/15/2021 2:23 PM
57	Cell service still very important but no real progress seems to have been made. Police are continuing to do an outstanding job and their outreach is commendable. Keep up the good work.	1/13/2021 10:42 AM

Q19 Is there anything else you would like to tell us in regards to this General Plan Update?

Answered: 109 Skipped: 277

(See Following Page)

Town of Paradise Valley 2022 General Plan Update Community Survey

#	RESPONSES	DATE
1	Great Town Council. Thank You!	3/2/2021 2:45 PM
2	protect current residents from irresponsible new construction. Dark sky	3/2/2021 12:44 PM
3	Overall PV is outstanding great job!	3/2/2021 12:32 PM
4	It would be nice if we had additional parking near trailheads	3/2/2021 12:08 PM
5	the road work on Mockingbird and Indian Bend is moving at a snails pace. If and when anyone is working, there are 5 guys watching 1 guy work. The lack of progress is a disgrace. You also need to put bike lanes back on Mockingbird. Bikers are riding up and down Mockingbird whether there are bike lanes or not. Its very dangerous.	3/2/2021 11:41 AM
6	Address short term rental problem. Limit residential nursing homes	3/2/2021 11:28 AM
7	Enforce vehicle clean emissions through Town. Enforce sewer emissions so that they are not spewing unhealthful smells. Enforce use of Landscaping tools to prevent air and noise pollution. Enforce fireplace and fire pit restrictions to not fill the air of neighborhood especially on High Pollution Days	3/1/2021 2:49 PM
8	Nop,e I think I gave you an earful [REDACTED]	3/1/2021 2:09 PM
9	NEVER let a large-scale or even medium-scale project that will be permanently in the community, such as the Ritz Project, Mountain Shadows, Montelucia, etc. be decided by a 4 to 3 Council vote. Require a unanimous or, at least a super majority for its passage. There is no going back once they get started.	3/1/2021 1:05 PM
10	Thank you for allowing this opportunity to provide input to this very important process	3/1/2021 11:43 AM
11	no	3/1/2021 11:18 AM
12	Keep Paradise Valley quaint!	3/1/2021 11:18 AM
13	When i travel west on Road Runner and make a left turn on Tatum, there is barely a space for a car in the median. We should remove the concrete in the median so that it is safer to turn left. Or, we should have a turning light there.	3/1/2021 10:35 AM
14	Focus on what matters: quality of life here and the freedom to enjoy it.	3/1/2021 10:32 AM
15	None	3/1/2021 9:54 AM
16	There have been a larger number of homes sold and or changing hands.. Again, a letter , both email or by regular mail to send out a document that lays out the expectations of the Town (keep your yard up and pick up your dog's poop to being alert with strange vehicles to encourage folks to attend Coffee with a Cop to ensure good relations are all important starts to get new residents to get with the program! Many are from out of state and used to a different standard...Thanks for doing survey!!	3/1/2021 9:45 AM
17	Work with developers to enhance underdeveloped areas especially near PV borders. Have no Medical Marijuana facilities in the city limits. Scottsdale is close enough for people who need access to them.	3/1/2021 9:43 AM
18	PV has become an ugly CA hillside community. If I wanted that, I would not have moved here.	3/1/2021 9:39 AM
19	Restrict industrial uses in residential. Restrict placement of storage containers on residential properties.	2/28/2021 5:04 PM
20	Finish construction on Ritz. Revitalize smoketree resort property	2/28/2021 5:00 PM
21	Put our Town back together please, and thank you.	2/25/2021 12:34 PM
22	In lieu of speed traps - signage and detours to heavy equipment - scary dangerous.	2/25/2021 12:09 PM
23	No	2/24/2021 5:35 PM
24	Consider reversing stance against bike paths. We need more not less.	2/23/2021 10:36 PM
25	No short term rentals	2/20/2021 7:20 PM
26	Short-term rentals need to be eliminated. Thank you for addressing this.	2/20/2021 7:14 PM

Town of Paradise Valley 2022 General Plan Update Community Survey

27	Maintaining the road infrastructure with the quietest road noise and latest passive lighting technologies will preserve the privacy and night desert landscape of PV which we love and admire living in TOPV! Please keep up the due diligence to keep our town beautiful for all residents!	2/19/2021 6:14 PM
28	Why is Maricopa County not allowing the Presidential election results after being subpoenaed to do so? Why are we not confirming that our voting is legitimate? What is Maricopa hiding and why as a state are we allowing officials to avoid the rule of law?	2/16/2021 1:47 PM
29	No	2/15/2021 1:56 PM
30	Please preserve our town - the Mayor is doing a great job! I continue to worry that incremental erosion of one acre zoning and limited government will compromise our way of life.	2/14/2021 10:46 AM
31	I know our officials care and work hard, so thank you for being willing to sacrifice your time!	2/13/2021 9:51 AM
32	No	2/13/2021 9:25 AM
33	I believe developers and builders have too much influence, and are ruining PV's basic principles of low density urban living.	2/12/2021 6:23 PM
34	Listen to ██████████ represents the people of PV.	2/12/2021 4:38 PM
35	Just don't let the residential, 1 house per acre mandate get lost in the pressures from developers and taxing issues.	2/12/2021 3:48 PM
36	Please do not feel "pressure" by developers' involvement in "town matters" under the premise of being of "value" to the Town. Thank you all for your hard work.	2/12/2021 1:44 PM
37	no	2/12/2021 1:30 PM
38	Yes, Please do not allow the El Chorro Property to let any development be higher than two stories, and protect the valued residential development of Colonia Miramonte which is immediately West of El Chorro.	2/12/2021 8:09 AM
39	Look at transportation needs of the future, not what a 30 year resident on a busy street wants.	2/11/2021 8:21 PM
40	Thank you for considering my interests and concerns.	2/11/2021 4:57 PM
41	thank you for reaching out to listen to us. Senior citizens may not say much, but they notice many levels of many things.	2/10/2021 7:24 PM
42	Town of Paradise Valley is such a special place. We have unfortunately during the last few years found more and more houses as Air BnB. People are coming and going. They come and they party. The peaceful town is becoming a party town. It has to be stopped. My friend who just sold her house told me that people come and specially want to buy these bigger houses and turn them into Air BnBs. There has to be a way to stop this happening. Otherwise we will lose what The Town of Paradise Valley is all about. Please do something!!! There are so many of them all around.	2/10/2021 5:00 PM
43	Is the TPV on track to keep enough revenue coming in to meet the needs of the TPV? I recognize this is not necessarily a topic for the General Plan, but I ask it to emphasize my concern with have we adequately plans for what our future expenses will be and our future revenues.	2/10/2021 10:51 AM
44	Thank you for allowing comments. The form and format was simple to use and I appreciate the time and attention someone spent on this.	2/10/2021 6:57 AM
45	Building & development is out of control. PV will lose its character if you don't act now! Limited government means no property taxes - we need our town to provide services and in a timely manner. Customer service is very important. Don't let this slip through the cracks and lose the town character because of this limited government type strategy, which is really nothing at all, because it doesn't mean good & effective customer service.	2/9/2021 4:40 PM
46	You need to, somehow, get the majority of residents to respond to this survey. To move forward, without a high percentage of community opinion, is not a good policy.	2/8/2021 9:21 AM
47	Need to address walking safety issue on 32nd street between e San Miguel and e Camino Sin Nombre. High speed traffic risky for walkers heading to/from canal from PV neighborhood. Sidewalks essential for public safety.	2/7/2021 11:28 AM

Town of Paradise Valley 2022 General Plan Update Community Survey

48	thank you for the opportunity for input	2/6/2021 2:35 PM
49	Keep PV a safe, low density, low traffic area. I prefer to drive 10 minutes to amenities vs bringing all the rifraf to PV.	2/6/2021 2:20 PM
50	In general town council does a great job. Working with (engineering staff) [REDACTED] this past year I found them all professionals!	2/5/2021 11:29 PM
51	We are world class inspite of the Ritz. Don't leave loopholes that the development pressure can squeeze through. I like council resistance to the Smoketree engorgement. Get control of the short term rental scourge.	2/5/2021 6:57 PM
52	1. Eliminating short term rentals by enforcing the existing PV zoning. We are residential except for the churches and resorts. 2. Reduction in the unfunded PV mandates such as street widening, fire sprinklers and storm water retention in the name of "safety".	2/4/2021 4:40 PM
53	PLEASE get the in-vogue LOUD (and often speeding) cars off our roads. It is horrible.	2/4/2021 3:16 PM
54	The General Plan revision should focus on preserving all of the characteristics that have made PV a sought after place for home buyers: at least 1 acre lots, building codes that protect the property, views, and peaceful enjoyment of existing homeowners, expectations that our town professionals, from police officers, to the Mayor, to council members, to all Town staff will be responsive, engaged, and proactive in solving disputes and enforcing Town ordinances and codes.	2/4/2021 12:11 PM
55	We support efforts that keep Paradise Valley focused on our founding core principles. Open spaces and limited Government is of high importance to our family.	2/4/2021 8:40 AM
56	No	2/3/2021 11:09 AM
57	NO MORE RESORTS! This includes no expansion of a hotel for El Charro!!!!	2/2/2021 5:51 AM
58	No more special use permits for resorts. STOP El Charro's plan for a hotel!!!	2/1/2021 8:50 PM
59	Please do NOT let Grossman come in and build a new resort at El Chorro. We already have the ugly Mountain Shadows and the Ritz Carlton-ENOUGH!!!	2/1/2021 6:17 PM
60	no	1/31/2021 6:01 PM
61	NO	1/31/2021 11:40 AM
62	No.	1/30/2021 8:39 PM
63	Please don't change the basic character of the town by expanding commercial development.	1/30/2021 6:13 PM
64	Thanks to all the citizen volunteers who help with this	1/30/2021 5:54 PM
65	No more hotels or bed and breakfast or resorts	1/30/2021 5:42 PM
66	do not allow any more major redevelopment of El Chorro property	1/30/2021 5:31 PM
67	Although Technology has changed the way Government operates, the basic Philosophy of the Town need not Change significantly. WE may do business differently, but our Goals are the same: Resident oriented, Limited in scope, focused on providing the Residents with the ideal quality of Life based of Safety and maintenance of our Desert environment. WE do this with a limited budget, no Town taxes, and limited Staff. WE run our Town dependent on many Volunteers to staff committees and the Town Council. IT has functioned well since the Town was founded!	1/30/2021 5:10 PM
68	Thank you for allowing to give input.	1/29/2021 6:52 PM
69	the traffic flow and congestion caused by the concentration of resorts needs to be addressed	1/29/2021 3:06 PM
70	A community park	1/28/2021 10:54 AM
71	we would really like to see the air b&b's eliminated asap thanks.	1/28/2021 9:57 AM
72	no	1/27/2021 9:23 PM
73	Get focused. Stay in your lane. Streamline. A government cannot solve every issue in a country. Get real.	1/27/2021 8:31 PM

Town of Paradise Valley 2022 General Plan Update Community Survey

74	<p>Don't require removal of existing trees, bush and cacti in favor of new plantings just to conform to only Sonoran desert plantings in Town plan proposal. That is wasteful and irreverent to our mature landscape. Require things to be kept neatly trimmed and healthy. Use as little asphalt and concrete as possible. That is a better reflection of the type of stewardship our landscape environment deserves. One size does not need to fit all. That's part of PV's charm—it doesn't look like a planned development community! We're unique and beautiful just as we are. Thank you!</p>	1/27/2021 5:52 PM
75	<p>I have lived in The Town of Paradise Valley for over 40 years. I have never seen so many people walking on the streets since the pandemic arrived. I live in the neighborhood directly northwest of Tatum Blvd. and Lincoln Drive. Our local neighborhood streets are relatively safe to walk without a lot of dangerous vehicular traffic. The issue arises when one wants to leave the neighborhood and enter Tatum or Lincoln. It would be nice if it was safe to walk to Echo Canyon trailhead, 32nd street Phoenix Preserve trailhead, or Barry Goldwater Memorial Park among other local destinations. If you look carefully at a map there are four possible entrance/exits to this neighborhood. 1.Tatum and Indian Bend 2.Lincoln and 48th Street 3.Lincoln and Hillside Drive 4.Lincoln and 40th Street Each of these options have their own inherent dangers. The first 3 all involve hills with curves and blind spots. Coupled with the fact that there are no sidewalks makes these options quite risky. The 4th involves a much great distance from the neighborhood , as well as the challenge walking up Highlands Dr. a very steep hill(too steep for some) and a very dangerous blind spot at the top of the hill.where E. Highlands Dr., N. Highlands Dr. and Lamar Rd. intersect. As a low cost solution I have thought of a plan that would achieve the goal of a safe pedestrian neighborhood egress. This plan involves making a walking path along 46th st connecting two dead ends with a walkway. 46th street ends travelling south just beyond Ocotillo Dr. and then starts up again heading directly to Lincoln Drive. Currently they are both dead ends about 50 feet away. I have looked at the online Maricopa County Assessor's Office Map which shows what appears to be a town right-of-way connecting the two portions of 46th Street. In years past it was possible to walk through this area but there is now such heavy vegetation that walking thru is not an option. There is precedence for this type walkway in the town. On the south side of the town, between the south dead end of 47th street there is a simple but very functional paved walkway connecting it to Marston Dr. This path is about the same length as the one needed for 40th street. Obviously standard safety requirements would be needed to be followed. But, there would be no land acquisition costs and seemingly just the cost to develop a relative short sidewalk. This plan should not adversely impact other ongoing town projects. Hopefully you can give this concept serious consideration. [REDACTED]</p>	1/27/2021 5:10 PM
76	<p>THOSE QUESTIONS/ANSWERS TELL YOU A LOT ALREADY. A LOT TO PAY ATTENTION TO FOR SURE.</p>	1/27/2021 2:56 PM
77	<p>We need CELL SERVICE! What is taking so long to get this done!????????? We need better flood control, as washes have filled up with dirt, gravel, debris over time and are way too high!</p>	1/27/2021 1:53 PM
78	<p>Yes, finish Doubletree. I know that is not what a general plan is for but I wanted to express my desire for this change.</p>	1/27/2021 12:32 PM
79	<p>Continue to reach out and report feedback from residents on progress of updates very regularly as this survey moves along. Include Independent reports with detail as well as postal mailings to residents.</p>	1/27/2021 11:45 AM
80	<p>Thank you for all your work</p>	1/26/2021 4:04 PM
81	<p>Focus on short term rentals, which are the number one item that will alter everything in the town's plans.</p>	1/26/2021 1:56 PM
82	<p>Dark sky is very important to Paradise Valley and seem to be missing from the survey. It is critical that help with the aesthetics of the community. It is important to eliminate party houses and noise From parties and music. It is imperative to help maintain our neighborhoods as neighborhoods with residences to help build a sense of community. We need to ensure safety of our existing residents Those during and after construction involving drainage, Flooding, and no boulders moving or falling We need to preserve the mountains and The town should be cautious about proposals to build high on the mountains on lots that previously were deemed unbuildable by town staff. Existing homeowners need to be protected. We need to make sure that there is a buffer between density in resort developments And single-family 1 acre homes that are outside The SUP The town should continue to work on limiting cut through traffic and reducing traffic congestion Our police team is doing an awesome job we should continue to maintain what is needed to ensure a safety and quality public safety services for our</p>	1/26/2021 7:01 AM

Town of Paradise Valley 2022 General Plan Update Community Survey

community TTown needs to do more enforcement with penalties for repeat violators of our town rules such as party houses in short term rentals, as well as handling severely those people who ignore cease-and-desist orders And keep building without proper permits or inspections. Inspections of construction should be done at a high-quality level and with strict standards. Customer service to residents should be at a very high-level.

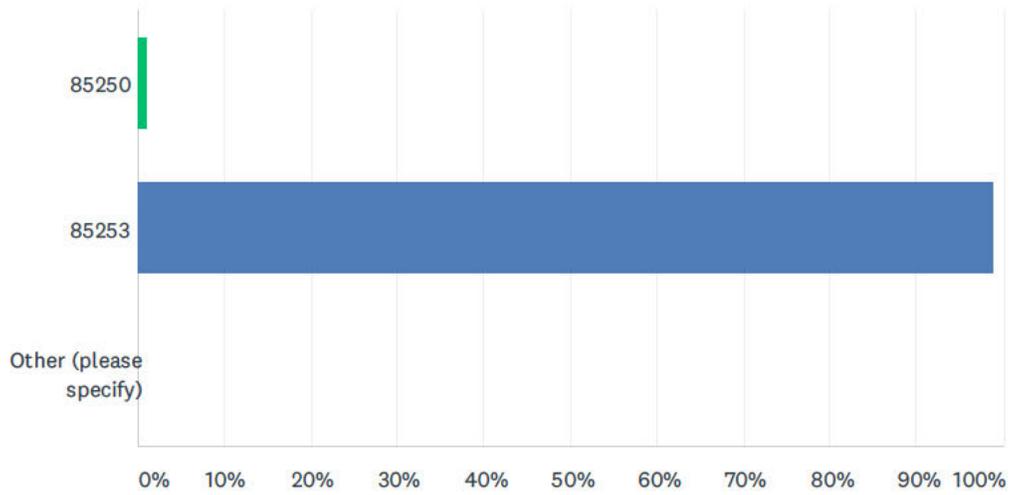
83	All residents need sewer. The Lincoln construction has been ridiculous.	1/25/2021 7:45 PM
84	maintain an open door policies respect interests of the home owners. Afford design diversity within size limits.	1/25/2021 10:52 AM
85	I cannot emphasize the importance of being proactive and not reactive in the area of CONSTRUCTION. I recognize that there is limited staff and limited hours in a day but when residents are devoting time and energy continuously to alert TPV and alerts are being dismissed it is frustrating at a minimum. My request is to create a formal policy with clear, concise, Town approved direction regarding how/who to address perceived transgression/s immediately. Thank you for this opportunity to participate in the 2022 General Plan Update.	1/24/2021 7:51 PM
86	We have more than enough resorts. Don't allow more redevelopment	1/24/2021 2:11 PM
87	Please consider adding a children's playground within PV. Currently there are no playgrounds and we must use the ones in Phoenix which are inconvenient.	1/23/2021 8:31 PM
88	no	1/23/2021 1:16 PM
89	Consider using volunteers to help & assist town agencies. For example, I was burglarized by the "rock burglar" 22 yrs ago & never heard back about recovery of stolen property despite 4 separate phone and personal visits to the police department.	1/21/2021 4:03 PM
90	Keep it simple.	1/21/2021 1:38 PM
91	I think it is vital that Paradise Valley maintains its distinction as a small, boutique, high-end community with excellent police and other safety services as well as open spaces. Basically, improve on what already exists and work to eliminate some of the declining properties in the Town. Thank you for the opportunity to complete this survey.	1/20/2021 9:10 PM
92	No	1/20/2021 3:47 PM
93	NO	1/19/2021 3:54 PM
94	no	1/19/2021 2:59 PM
95	Keep our Town feeling OPEN with desert landscaping. That is why we live here and what makes us so special.	1/19/2021 11:20 AM
96	There should be a principal that the town should have a fundamental principal of limiting population growth of population density. This is the principal behind the one acre rule and integral to the measurement of the town lifestyle.	1/18/2021 10:57 AM
97	No	1/18/2021 8:14 AM
98	Great mayor, police, employees and counsel members.	1/17/2021 9:43 AM
99	Please preserve the current character	1/17/2021 7:24 AM
100	Great place to live!	1/16/2021 7:43 PM
101	NO	1/16/2021 5:38 PM
102	not at this time.	1/16/2021 4:59 PM
103	Only a part time resident, so don't have a lot of input regarding this	1/15/2021 10:49 PM
104	No	1/15/2021 5:04 PM
105	We are new to Paradise Valley, but we plan to live in our home the rest of our lives. So, we are invested in the community and appreciate being invited to participate in this survey.	1/15/2021 3:57 PM
106	Maintain casual character, stop requiring builders to build concrete strip on side of roads, limit mansions	1/15/2021 3:24 PM
107	No	1/15/2021 2:24 PM

Town of Paradise Valley 2022 General Plan Update Community Survey

108	Need a buffer between resort properties and residential homes that are one house per acre. Please keep up aesthetics of Sonoran desert look in medians and right of ways Please aggressively limit businesses encroaching into neighborhoods Protect and preserve iconic mountains	1/14/2021 5:14 AM
109	We really need to address bike lanes or widened sidewalks for safety.	1/13/2021 10:43 AM

Q20 Please identify what Zip Code you live in?

Answered: 308 Skipped: 78

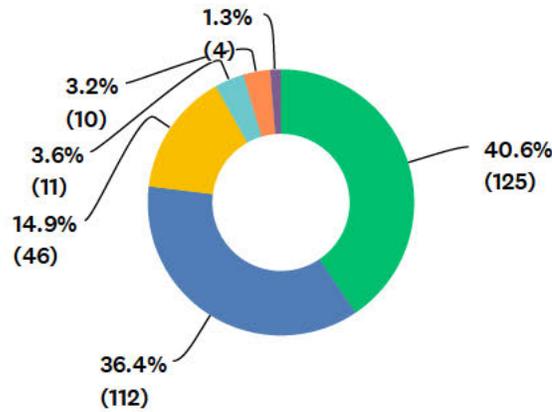


ANSWER CHOICES	RESPONSES
85250	1.0% 3
85253	99.0% 305
Other (please specify)	0.0% 0
TOTAL	308

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q21 Please identify your solid waste provider:

Answered: 308 Skipped: 78



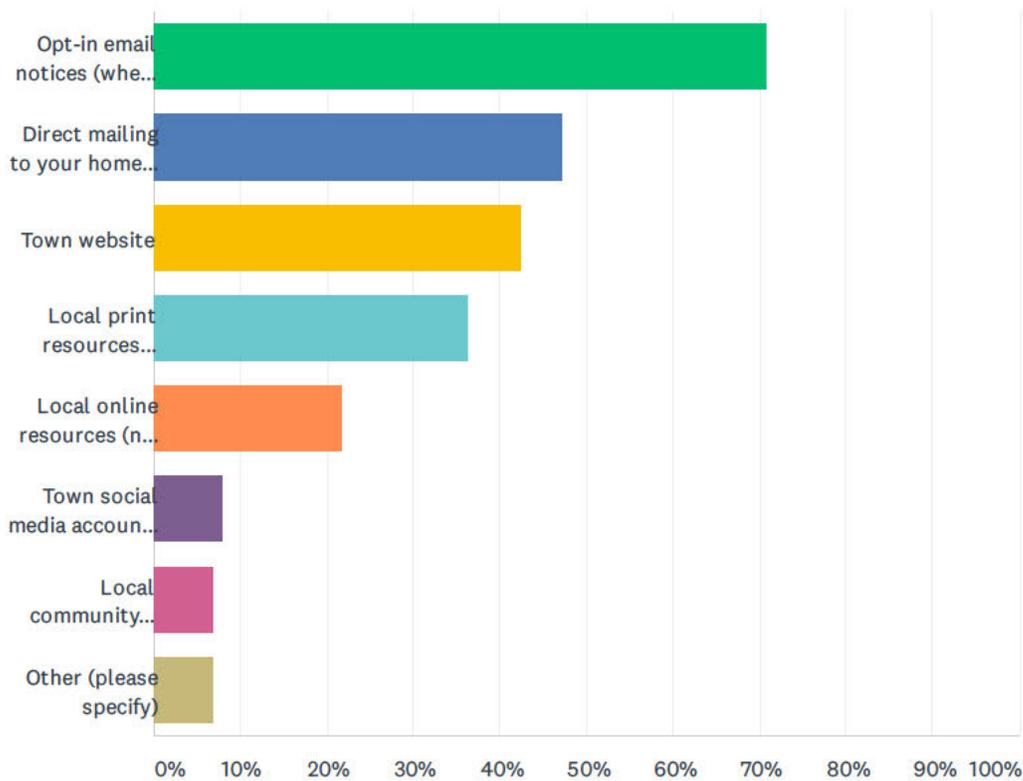
■ Republic Services
 ■ Waste Management of Arizona
 ■ Area Disposal
■ Other (please specify)
 ■ Right Away Disposal (RAD)
 ■ Scott Waste Services

ANSWER CHOICES	RESPONSES	
Republic Services	40.6%	125
Waste Management of Arizona	36.4%	112
Area Disposal	14.9%	46
Other (please specify)	3.6%	11
Right Away Disposal (RAD)	3.2%	10
Scott Waste Services	1.3%	4
TOTAL		308

#	OTHER (PLEASE SPECIFY)	DATE
1	NA	3/2/2021 12:12 PM
2	part of my HOA no I don't know	2/3/2021 5:13 PM
3	Provided by hoa	1/31/2021 9:56 AM
4	I am not sure; our HOA has the contract for the service.	1/30/2021 8:39 PM
5	Colonia Miramonte????	1/30/2021 5:42 PM
6	colonia miramonte service	1/30/2021 5:31 PM
7	Don't know	1/30/2021 5:04 PM
8	Septic tank	1/28/2021 3:08 PM
9	x	1/22/2021 11:44 AM
10	The resort we live in provide this service	1/15/2021 10:49 PM
11	Don't know - in HOA community	1/15/2021 3:15 PM

Q22 What are the best ways to keep you informed about the details of the 2022 General Plan Update process? (check the top three)

Answered: 302 Skipped: 84



ANSWER CHOICES	RESPONSES	
Opt-in email notices (where you sign up to receive emails from Town)	70.9%	214
Direct mailing to your home address	47.4%	143
Town website	42.4%	128
Local print resources (newspapers)	36.4%	110
Local online resources (news and information websites)	21.9%	66
Town social media accounts (i.e. Facebook)	7.9%	24
Local community groups (HOA, Houses of Worship)	7.0%	21
Other (please specify)	7.0%	21
Total Respondents: 302		

Town of Paradise Valley 2022 General Plan Update Community Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Your email list and the Independent are the primary ways I receive news about the Town. Also, your banner outside Town Hall about this General Plan update made me aware of it.	3/1/2021 1:00 PM
2	None	3/1/2021 9:54 AM
3	Text msg to go to web link for update info.	3/1/2021 9:36 AM
4	Nothing else, thanks	2/24/2021 8:01 PM
5	Save the postage and paper	2/24/2021 8:49 AM
6	Indépendant newspaper	2/20/2021 9:54 AM
7	Text messaging would be convenient.	2/11/2021 4:57 PM
8	How about putting some flyer at my church or the church & school ?	2/9/2021 4:40 PM
9	Please DO NOT use social media accounts !	2/8/2021 9:21 AM
10	email	2/4/2021 6:32 AM
11	Text	1/27/2021 8:31 PM
12	Text messages like we currently receive.	1/27/2021 5:52 PM
13	KEEP IT SIMPLE PLEASE. THEN PEOPLE LOOK AT IT AND PAY ATTENTION. DON'T SEND ME "FLUFF" PLEASE	1/27/2021 2:56 PM
14	Limit the use of social media due to their restrictions on free speech. We cannot openly talk about issues, because Facebook or Twitter will censor the speech.	1/26/2021 1:56 PM
15	PV Men's Breakfast where someone from the Town gives updates	1/26/2021 1:52 PM
16	landscape materials which in time will respect the adage 'less is more' in re vertical size	1/25/2021 10:52 AM
17	Could also include on the "Agenda" for the various Town meetings at the top of the page. "BillBoard" on Lincoln east of 64th St. where Coffee with a Cop is typically announced possibly at the bottom or top of billboard. I do not travel on Lincoln much anymore so not sure if it is still there!	1/24/2021 7:51 PM
18	Paradise Valley Independent Newspaper	1/19/2021 11:20 AM
19	Please, never limit the availability of information or notices to social media, as many of us do not participate in these venues due to privacy or other concerns. Please use venues that do not require registration or collection of private or personal information.	1/18/2021 10:57 AM
20	web site is OK as long as we know there is something we need to review (send a text or email to advise action is required on resident's part). Early in the survey where I mention Camelback Mountain traffic under "other," I noticed a typo. I said "The area is packed with Uber/Lift drivers waiting," but I meant to say "The AREA" vs. "The Are." thanks.	1/16/2021 4:59 PM
21	local print resources are gated, if you don't subscribe, you don't get to read the article. favor email updates.	1/15/2021 3:06 PM

Assisted Living Home Text Amendment (MI-25-03) Comments			
	<u>Date</u>	<u>Comment</u>	<u>Type</u>
1	12/16/2025	Comment that supports Assisted Living Homes at 10 residents but text states these act more like businesses	Email
2	12/2/2025	Two correspondences from Chris Pederson upset with the Planning Commission recommendation	Email
3	12/2/2025	Planning Commission Public Hearing. 13 people spoke at the hearing. Comments related to keeping the regulations the same included that an Assisted Living Home are single-family homes/not a threat to the single-family lifestyle, many Assisted Living Homes replace older/unkept properties, Assisted Living Homes provide a service to residents or family of residents that need this care close to nearby family members, concern that the occupancy change will negatively impact cost, reference to the legality of the text amendment (including the applicability of parking standards and distance requirements with occupancy 6 or less persons), include the reference on the lawful nonconforming status is the whereas or ordinance, statements that the older population within the Town creates demand, and personal accounts on positive experiences regarding property value and parking. Those supporting the text amendment referenced the business nature of an Assisted Living Home that does not align with the vision/values of the Town's General Plan (this includes site conditions like large number of trash bins, enclosure of garages), that the opening of an Assisted Living Home is not a choice for existing residents which may have impacted their decision in purchasing their property or may impact their property values and/or enjoyment of their property, that the occupancy at 6 aligns more with the Town's definition of family of 5 or more unrelated people, that requiring all parking on site is not unlike the requirement for home occupation and the large lot sizes would accommodate this parking, increased traffic more than a traditional single family home as each resident may have separate health care providers and family members that visit the property, and that the text amendment retains the ability for Assisted Living Homes (includes the nonconforming use provisions, reasonable accommodation, and ability to open a new Assisted Living Home with up to 6 residents)	Meeting
4	12/2/2025	Correspondence from Jennifer Wassermann, legal counsel for approximately half of the licensed Assisted Living Homes in Town supporting keeping the 10-bed occupancy and states the occupancy change has an unlawful discriminatory impact	Email
5	12/2/2025	Correspondence from Ida Rhea (resident) supports limit to 6 occupancy	Email
6	12/2/2025	Conversation with Scott Turner with family member in an Assisted Living Home describing the benefits, inquiring on reasons for the text change, and legality	Phone
7	12/1/2025	Correspondence from Dan Dever (resident) describing benefits of Assisted Living Homes	Email
8	12/1/2025	Correspondence from Lou Baransky (resident) supports limit to 6 occupancy	Email
9	12/1/2025	Correspondence from Michele Phillips (resident) supports limit to 6 occupancy	Email

10	11/30/2025	Correspondence from Bob and Jeanne Sterrett (residents) regarding a specific Assisted Living Home regarding specific incidents and supports limiting the occupancy	Email
11	11/28/2025	Correspondence from Kathleen Monheit (resident) supports limit to 6 occupancy	Email
12	11/28/2025	Correspondence from Bryan Brady (resident) supports limit to 6 occupancy	Email
13	11/26/2025	Correspondence from Jean Pederson supporting keeping the 10-bed occupancy with additional information	Email
14	11/26/2025	Correspondence from Marel Brady (resident) supports limit to 6 occupancy	Email
15	11/24/2025	Correspondence from Jean Pederson supporting keeping the 10-bed occupancy and information on State Statute	Email
16	11/20/2025	Correspondence from Lida Cubillas (owner of Assisted Living Homes in Town) supporting keeping the 10-bed occupancy	Email
17	11/19/2025	Independent Newspaper article forwarded to the Planning Commission on behalf of Council Member Pace	Email
18	11/18/2025	Citizen Review Work Session at Planning Commission Meeting. There were 11 people that spoke (with several others in attendance that did not speak). These people included Town residents, family members of people in these homes, owners of Town Assisted Living Homes, and other Assisted Living Home representatives. Comments brought up included wanting to understand reasons for making these amendments, stories from family members on the benefits these homes have for the family members living in these homes, statements that the percentage of older age groups in the Town creates demand for these homes, concerns that reducing the occupancy will negatively impact cost to the resident and/or the staffing and financial feasibility of these homes, clarification on the status of existing homes to operate under existing regulations, anecdotal accounts regarding that noise and parking are not impactful (particularly compared to other uses like an Airbnb, Short Term Rental or resort or construction activity), statements that smaller group homes provide various benefits compared to larger occupancy facilities (items mentioned included more tailored social activities, ease in managing safety, illness, and other factors), and concerns that the amendment will effectively cap the number of these homes. For more information refer to the minutes and/or video of the meeting (available on the Town website. The Planning Commission also asked for more information regarding parking and noise at these group homes.	Meeting
19	11/18/2025	Email from a family member (Linda Heavilin) with a current resident living in a home to support retaining the 10-resident occupancy.	Email
20	11/17/2025	Phone call from Jean Pederson who owns several Assisted Living Homes (including in Town). She had several of the same questions and comments noted.	Phone

21	11/6/2025	<p>Phone call from the owner of the home located at 4810 E Hummingbird Lane within the Town (Brett Weisel). He had questions on the upcoming meeting dates, impact to existing Assisted Living Homes if these homes can remain in operation with 10 residents (which text amendments when adopted allows for existing uses to remain and preliminary discussion by Council at their September 11th study session acknowledged an allowance for the existing operation), concern that a limit of 6 residents make operating an Assisted Living Home economically unfeasible, deadline for when the new Assisted Living Home regulations would take effect (which is 30 days after the adoption of an ordinance), and what action would be needed to secure compliance to the existing regulations before the new regulations go into effect (which would be an active business license or building permit for an Assisted Living Home).</p>	Phone
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Paul Michaud

Subject: FW: Jan 8 study session on assisted living houses

From: Jay Ross [REDACTED]
Sent: Tuesday, December 16, 2025 9:56 AM
To: Duncan Miller <dmiller@paradisevalleyaz.gov>
Subject: Jan 8 study session on assisted living houses

External email: use caution with links & attachments

Hi Duncan,

Mayor Mark said a study session will be in Jan

Can you forward these comments to the councilmembers?

I support assisted living at 10 persons per house

In regular neighborhoods is not the best location. They are businesses, not residences, and they are different from apartments, which are mainly people living there (and some maids, maintenance workers). These are businesses that have daily, regular traffic — visitors, staff, nurses, delivery trucks, ambulances (late at night), and that noise and activity harms residents who want peace and quiet. Also, tons of parking is needed for all these people who come there every day but don't live there. Our neighborhoods are already overrun by noise and traffic from 10 trash trucks every week, 6-8 hours of loud leaf blowers, and tons of pool cleaners, dry cleaners and other delivery trucks.

My idea is to re-zone some land along Lincoln, Tatum and other long streets as a "business/mixed-use/multifamily" zone, to allow businesses like assisted living to operate... instead of placing them in our neighborhood.

There is a difference between old people living at home in groups, and an assisted living business operation. If the state allows this as an alternative, plz pursue it.

Paul Michaud

Subject: FW: Additional E-mail

----- Forwarded message -----

From: Chris Pederson [REDACTED]
Date: Tue, Dec 2, 2025, 8:47 PM
Subject: Bad Choice
To: <pgeorgelos@paradisevalleyaz.gov>

Really ... your totally biased commentary was embarrassing during the city council meeting. Clearly you hate empathy for those less capable. So sad to see you take it out on the older population in your community because you think you don't want it next to.

Chris

Paul Michaud

Subject: FW: E-mails after Assisted Living Hearing

----- Forwarded message -----

From: Chris Pederson [REDACTED]
Date: Tue, Dec 2, 2025, 8:36 PM
Subject: Bias
To: <pgeorgelos@paradisevalleyaz.gov>

Wow ... I was shocked by your biased moderation of the Paradise Valley Council meeting. Your commentary and moderation of the comments were so obviously one sided toward approving the restriction on assisted living occupancy.

You and the rest of the council have no idea about the harm you are creating to your community.

Cherise Fullbright

From: Jennifer Wassermann [REDACTED]
Sent: Tuesday, December 2, 2025 5:51 PM
To: Chad Weaver; Planning Commission Chair Pamela Georgelos
Cc: Deborah Robberson; Cherise Fullbright; Danielle LaMarsh; efile dockets
Subject: Time-sensitive: Position statement against the proposed amendment to Article XVII (88260-002)
Attachments: PV Community Development Dept position statement.pdf
Importance: High

External email: use caution with links & attachments

Good evening: In light of my inability to be present at tonight's public session in person due to illness, I am submitting the attached position statement on behalf of several assisted living homes operating in Paradise Valley who have requested our firm's assistance in explaining how the proposed amendment would have a potentially unlawful discriminatory housing impact on disabled individuals.

My clients generally are not opposed to rewording the Article 1701 to require that all parking incidental to the use of the assisted living home be onsite; nor the technical change in title to Community Development Director. However, a 40% reduction in the already-limited residential assisted living bed capacity that is currently licensed in the Town, and already further limited by the 1,320' buffer zone, does have an unlawful discriminatory impact, particularly where there is no documented need for such a change, and one of the basis cited in the study meeting for the reduction pointed to a chapter of Arizona Laws applicable only to residential homes for the developmentally disabled. A.R.S. Sec. 36-582 is limited to that specific (developmental disabilities) chapter; not Title 36, Chapter 4, which applies to assisted living licensing.

I am available by phone or email if you have additional questions.

Thank you in advance for your consideration,

Jennifer Wassermann

Partner
[REDACTED]

DAVIS | MILES

ATTORNEYS AT LAW

999 E. Playa del Norte Drive
Suite 510
Tempe, AZ 85288
[REDACTED]

To make a secure online payment: [CLICK HERE](#)

NOTE: This e-mail is from a law firm, **Davis Miles, PLLC**, and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer, and do not copy or disclose it to anyone else. If you are not an existing client of **Davis Miles, PLLC**, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect, and do not disclose anything to **Davis Miles, PLLC** in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel, or retained expert of **Davis Miles, PLLC**, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

Paul Michaud

From: noreply@granicusideas.com
Sent: Tuesday, December 2, 2025 5:15 PM
To: Duncan Miller; Paul Michaud; George Burton; Cherise Fullbright
Subject: New eComment for Planning Commission on 2025-12-02 6:00 PM

External email: use caution with links & attachments

Paradise Valley, AZ

New eComment for Planning Commission on 2025-12-02 6:00 PM

Jennifer Wassermann submitted a new eComment.

Meeting: Planning Commission on 2025-12-02 6:00 PM

Item: A. 25-267 Discussion and Possible Action on Proposed amendments to Article XVII,
Assisted Living Home, of the Zoning Ordinance

eComment: Due to an acute upper respiratory infection, I am unable to attend in person this evening, and may not be able to find a stand-in on short notice, but am separately submitting a letter for inclusion with the record as legal counsel for approximately half of the licensed assisted living homes licensed within Paradise Valley to explain why Article VII should not be amended to reduce the occupancy number as proposed.

[View and Analyze eComments](#)

This email was sent from <https://paradisevalleyaz.granicusideas.com>.

[Unsubscribe](#) from future mailings

From: [Pamela Georgelos](#)
To: [Chad Weaver](#); [Paul Michaud](#); [Cherise Fullbright](#); [Planning Commission Chair Pamela Georgelos](#)
Subject: Fwd: Proposed Amendments to Article XVII - Assisted Living Homes
Date: Tuesday, December 2, 2025 3:04:31 PM

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From: **Ida Rhea** [REDACTED]
Date: Tue, Dec 2, 2025, 2:55 PM
Subject: Re: Proposed Amendments to Article XVII - Assisted Living Homes
To: ViceMayor Ellen Andeen <eandeen@paradisevalleyaz.gov>, Bob Brown <rbrown@paradisevalleyaz.gov>, Charles Covington <ccovington@paradisevalleyaz.gov>, Timothy Dickman <tdickman@paradisevalleyaz.gov>, Pamela Georgelos <pgeorgelos@paradisevalleyaz.gov>, Craig Curtis <ccurtis@paradisevalleyaz.gov>, William Nassikas <wnassikas@paradisevalleyaz.gov>, James Rose <jrose@paradisevalleyaz.gov>
Cc: Council Member Anna Thomasson <athomasson@paradisevalleyaz.gov>, Karen Liepmann <kliemann@cox.net>

Dear Members of the Paradise Valley Town Council:

It is concerning to me that in a town of 12,000 residents, many of whom are part-time, have to deal with the number of assisted living facilities and the traffic, parking, emergency responses, and property maintenance that goes along with these businesses.

My suggestion would be to consider 6 or less occupants per home so as to limit some of my earlier concerns. Are there restrictions with occupancy for safety purposes? It's important as a resident to be advised as to the application process a business would pursue, so that neighbors are aware of the changes occurring on their street.

I respectfully request that the town review the current zoning policies and their long-term impact on the surrounding community.

Regards,

Ida Rhea

From: [Dan Dever](#)
To: [Paul Michaud](#)
Subject: Dec 2nd Town Hall Hearing
Date: Monday, December 1, 2025 11:07:00 PM

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Dear Mr Michaud,

I am writing to you regarding the proposed measures aimed at limiting the number of occupants in the town's assisted-living homes.

My father William is a resident of Camelback Residential Assisted Living, an assisted living home here in Paradise Valley. It is hard to overstate the life-changing benefits that he has experienced in being able to live in an environment that more closely resembles a real home. Without question, this home has been a beacon of hope that has allowed him and his fellow residents to live out the final years of their lives with the dignity and grace that they deserve. His experience at the home, along with that of the other residents, demonstrates the vital role that these homes play in our community.

I am a Paradise Valley resident myself, and there is actually another assisted living home on my street. As such, I have witnessed first-hand what these types of home environments have meant to those elderly residents who are some of the most vulnerable in our community, as well as to their families.

It was, in fact, my knowledge of the home on our street that helped inspire our family to find a similar home nearby that could provide a level of comfort and care to my father that is often impossible to achieve in a larger institutional-type setting.

As the town council weighs its decision, please consider the powerful and meaningful impact that these homes have on the lives of the elderly members of our community who reside there, as well as the profound consequences that the proposed limitations would place on them and their families.

Most Sincerely,
Dan Dever

From: [Lou Baransky](#)
To: [REDACTED]
Cc: [Planning Commissioner Jim Rose](#); [Planning Commissioner William Nassikas](#); [Planning Commissioner Craig Curtis](#); [Planning Commission Chair Pamela Georgelos](#); [Planning Commissioner Tim Dickman](#); %20ccovington@paradisevalleyaz.gov; [Planning Commissioner Robert Brown](#); [Vice Mayor Ellen Andeen](#); [Paul Michaud](#); [Councilmember Anna Thomasson](#); [Councilmember Scott Moore](#)
Subject: Re: Adult Family Homes - Assisted Living Family Homes
Date: Monday, December 1, 2025 9:06:58 PM

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To interested parties:

Everyone I have talked to in Paradise Valley is in favor of limiting group homes to 6 occupants. I realize the more occupants in a group home the potential for the owner to generate a greater amount of profitability. The Mayor and Town Council can side with business owners or the majority of residents in our town. If there is any doubt on honoring the wishes of the majority, place this matter before residents and have them vote in it.

Let's support what is best for P.V.

Lou

Lou Baransky

(928) 518-2525
[REDACTED]

Sent from my iPhone

On Dec 1, 2025, at 8:21 PM, mphillips@mphmarketingllc.com

[REDACTED] wrote:

Dear Committee,

Thank you for the recent review and suggestion of shifting the occupancy of Adult/Assisted Living Homes from 10 to 6 occupants. As someone who believes in this format of living for elderly and those needing assistance, I have been heavily weighting the 10 vs 6 occupants idea.

It's my understanding that we have 16 homes currently (which can hold a total of 160 residents), which is quite a few for a town of roughly 12,000 residents. There are those who live by them that have concerns about the on-going traffic, parking, and activity with guests, family, and employees coming and going around

the clock. I can understand that would be of concern. I know there is a limit to the square footage of a home that can be designed for use for a business and am wondering if that applies to these homes. That seems it would limit the number of residents the footprint could accommodate.

It seems with the concerns that holding any new properties to a limit of 6 would ensure a more neighbor friendly environment for existing neighbors. I do understand that may make our town cost prohibitive, but it's not our role to make our town cost efficient for businesses. Please consider limiting the occupants from 10 to 6 for neighbor enjoyment to those who came before any future home sites.

Thank you,
Michele Phillips-Baransky

Michele Phillips
CEO/Brand Strategist
MPh Marketing



From: [REDACTED]
To: [Planning Commissioner Jim Rose](#); [Planning Commissioner William Nassikas](#); [Planning Commissioner Craig Curtis](#); [Planning Commission Chair Pamela Georgelos](#); [Planning Commissioner Tim Dickman](#); %20ccovington@paradisevalleyaz.gov; [Planning Commissioner Robert Brown](#)
Cc: [Vice Mayor Ellen Andeen](#); [Paul Michaud](#); [Councilmember Anna Thomasson](#); [Councilmember Scott Moore](#)
Subject: Adult Family Homes - Assisted Living Family Homes
Date: Monday, December 1, 2025 8:21:17 PM

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Dear Committee,

Thank you for the recent review and suggestion of shifting the occupancy of Adult/Assisted Living Homes from 10 to 6 occupants. As someone who believes in this format of living for elderly and those needing assistance, I have been heavily weighting the 10 vs 6 occupants idea.

It's my understanding that we have 16 homes currently (which can hold a total of 160 residents), which is quite a few for a town of roughly 12,000 residents. There are those who live by them that have concerns about the on-going traffic, parking, and activity with guests, family, and employees coming and going around the clock. I can understand that would be of concern. I know there is a limit to the square footage of a home that can be designed for use for a business and am wondering if that applies to these homes. That seems it would limit the number of residents the footprint could accommodate.

It seems with the concerns that holding any new properties to a limit of 6 would ensure a more neighbor friendly environment for existing neighbors. I do understand that may make our town cost prohibitive, but it's not our role to make our town cost efficient for businesses. Please consider limiting the occupants from 10 to 6 for neighbor enjoyment to those who came before any future home sites.

Thank you,
Michele Phillips-Baransky

Michele Phillips
CEO/Brand Strategist
MPh Marketing



From: [Pamela Georgelos](#)
To: [Chad Weaver](#); [Paul Michaud](#); [Cherise Fullbright](#)
Subject: Fwd: Proposed Amendments to Article XVII - Assisted Living Homes
Date: Sunday, November 30, 2025 4:17:47 PM

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Forwarding re above matter.

----- Forwarded message -----

From: **Jeanne Sterrett** <[REDACTED]>
Date: Sun, Nov 30, 2025, 3:11 PM
Subject: Proposed Amendments to Article XVII - Assisted Living Homes
To: ViceMayor Ellen Andeen <eandeen@paradisevalleyaz.gov>, Bob Brown <rbrown@paradisevalleyaz.gov>, Charles Covington <ccovington@paradisevalleyaz.gov>, Timothy Dickman <tdickman@paradisevalleyaz.gov>, Pamela Georgelos <pgeorgelos@paradisevalleyaz.gov>, Craig Curtis <ccurtis@paradisevalleyaz.gov>, William Nassikas <wnassikas@paradisevalleyaz.gov>, James Rose <jrose@paradisevalleyaz.gov>
Cc: Council Member Anna Thomasson <athomasson@paradisevalleyaz.gov>, Karen Liepmann <kliepmann@cox.net>

We would like to comment on the proposed number of residents allowed in the Paradise Valley Group Homes or Assisted Living Homes. You are considering whether the number of residents should be limited to 6 or 11. We would like to provide you with some important information regarding this decision.

We have lived in Town of PV since 1977 and have experienced MANY changes; some good; some NOT so good. Around the year of 2017 or 2018, this address 8635 N (or East) [Via La Serena, Paradise Valley, AZ 85253](#) corresponds to an assisted living care home operating under the name "Simply Together Assisted Living" or "Simply Together ALH LLC." Public listing and licensing information describe it as a small residential assisted living facility (roughly 10 beds) providing 24/7 care and licensed in Arizona as an assisted living home. The home was remodeled into a business.

What is publicly listed about this address

Multiple senior-care directories and business listings show "Simply Together Assisted Living" or "Simply Together ALH LLC" at [8635 N Via La Serena, Paradise Valley, AZ 85253](#), with state assisted-living license numbers such as AL11044H or AL11237H.

Real-estate and facility descriptions characterize the property as a 10-bed residential care/assisted living home on about an acre in Paradise Valley, marketed specifically as an assisted-living care home rather than a typical single-family residence.

What we noticed about this property

Shortly after the remodel, **a whole shipping container** appeared outside the exterior wall of this home. The **"shipping container"** is not visible from the street (Via La Serena) but is visible to our neighbors and to us from our street, Avenida Del Sol. This container must hold all supplies needed to operate the Assisted Living business as the garage and other storage areas have been expanded to facilitate residents living in this home. Eventually **an air conditioner** was placed on the shipping container which is also visible to those of us who live behind this business. We have contacted many Council Members as : Anna Thomasson, Karen Liepmann, Mary Hamay and even Jerry Bien-Willner. The conclusion is that this business does NOT break any codes of the Town, yet we as residents of the Town, are left looking at, yes, a huge shipping container that belongs in Rotterdam Harbor!

Incident at this property

In the year 2020, there was an incident at this Assisted Care Facility. Below is what was written in the Town of Paradise Valley's Independent Newspaper.

Elderly Woman Found After Wandering from Group Home

An 84-year-old woman, ****Laleah "Jo" Ebentier****, who wandered away from her group home near ****[8535 E Via La Serena](#)**** in Paradise Valley, was tragically found deceased on April 16, 2020.

Incident Details

- ****Disappearance Date:**** She was reported missing on April 8, 2020-
- ****Health Condition:**** Ebentier suffered from ****dementia**** and had ****impaired mobility****.
- ****Searching Efforts:**** Efforts included aerial searches and K-9 units, but initial searches yielded no results.
- ****Last Seen:**** She left around 10 a.m., last wearing specific clothing that included gold glasses, a green long-sleeved shirt, and dark blue Crocs.

This case highlights the importance of monitoring vulnerable individuals and ensuring their safety, especially in group home settings. If you have any specific questions about this incident or need further information, feel free to

ask!

Summary

This case is just an example of what can happen within our Town when we have Assisted Living Care Homes. The resources that are used for these businesses are extensive. The police, fire, and safety services are extremely imperative and necessary.

When these businesses are embedded within our residential neighborhoods, it increases the daily average road usage as well as changes the social nature of our neighborhoods. Instead of residential neighbors, we now have neighboring commercial businesses.

The placement of full-sized shipping containers into our neighborhoods dramatically alters our views and creates the feeling of living in a coastal shipping harbor rather than our beloved Town of Paradise Valley.

This specific incident really disrupted the serenity of our living environment for approximately 8 days. We had helicopters flying overhead; K-9 units and police searching our area; nursing attendants walking our property; people knocking on our doors to hand us brochures on this missing person and an atmosphere of panic. All of this was really necessary as someone's loved one was missing....that we understand. However, given that the number of residents in these homes is now up for discussion, the commission needs to understand the importance of this decision. The more people that are cared for in this environment of our Town, **the HIGHER the risk for tragic incidents as described in this email. Our residents expect quiet and peaceful environments which have made our town so unique, so please consider your decision and what burden you place on our community by increasing the number to 11 residents. Please.....limit the number of residents to only six!**

Thank you for volunteering your time,

Bob and Jeanne Sterrett


[Paradise Valley, AZ 85253](mailto:BobandJeanneSterrett@paradisepvaz.com)

From: [Pamela Georgelos](#)
To: [Chad Weaver](#); [Paul Michaud](#); [Cherise Fullbright](#)
Subject: Fwd: Proposed Amendments to Article XVII - Assisted Living Homes
Date: Friday, November 28, 2025 2:46:15 PM

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Additional Comments

----- Forwarded message -----

From: **Kathleen Monheit** <[REDACTED]>
Date: Fri, Nov 28, 2025, 2:17 PM
Subject: Proposed Amendments to Article XVII - Assisted Living Homes
To: ViceMayor Ellen Andeen <eandeen@paradisevalleyaz.gov>, Bob Brown <RBrown@paradisevalleyaz.gov>, Charles Covington <CCovington@paradisevalleyaz.gov>, Timothy Dickman <TDickman@paradisevalleyaz.gov>, Pamela Georgelos <PGeorgelos@paradisevalleyaz.gov>, Craig Curtis <CCurtis@paradisevalleyaz.gov>, William Nassikas <WNassikas@paradisevalleyaz.gov>, James Rose <JRose@paradisevalleyaz.gov>

It has come to my attention that the Planning Commission is reviewing the number of residents allowed in senior group housing. As I understand it, the current number of residents allowed is 10 but that it may be reduced to 6. The more residents the more traffic is incurred in the neighborhood.

This is a fairly important issue, especially for any family living in the immediate area, and more of an effort should be made to alert the Paradise Valley residents for a discussion before any ruling is passed.

Kathleen Monheit

Sent from my iPad

From: [Chad Weaver](#)
To: [Pamela Georgelos](#); [Paul Michaud](#); [Cherise Fullbright](#)
Cc: [Planning Commission Chair Pamela Georgelos](#)
Subject: Re: Assisted Living Homes
Date: Sunday, November 30, 2025 12:38:44 PM
Attachments: [1000003087-id-b2370a25-75a6-4c00-beff-2a99114efe9b.png](#)

Thank you for forwarding these comments.



Chad Weaver
Community Development Director
Town of Paradise Valley
cweaver@paradisevalleyaz.gov
480-348-3522

From: Pamela Georgelos <pgeorgelos@gmail.com>
Sent: Friday, November 28, 2025 6:04:11 PM
To: Chad Weaver <cweaver@paradisevalleyaz.gov>; Paul Michaud <pmichaud@paradisevalleyaz.gov>; Cherise Fullbright <cfullbright@paradisevalleyaz.gov>
Cc: Planning Commission Chair Pamela Georgelos <pgeorgelos@paradisevalleyaz.gov>
Subject: Fwd: Assisted Living Homes

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FYI...

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From: bryan [REDACTED]
Date: Fri, Nov 28, 2025, 5:38 PM
Subject: Assisted Living Homes
To: Vice Mayor Ellen Andeen <eandeen@paradisevalleyaz.gov>, pmichaud@paradisevalleyaz.gov <pmichaud@paradisevalleyaz.gov>, PGeorgelos@paradisevalleyaz.gov <pgeorgelos@paradisevalleyaz.gov>, TDickman@paradisevalleyaz.gov <tdickman@paradisevalleyaz.gov>, CCovington@paradisevalleyaz.gov <ccovington@paradisevalleyaz.gov>, RBrown@paradisevalleyaz.gov <rbrown@paradisevalleyaz.gov>, CCurtis@paradisevalleyaz.gov <ccurtis@paradisevalleyaz.gov>, <WNassikas@paradisevalleyaz.gov>
Cc: <JRose@paradisevalleyaz.gov>, <MStanton@paradisevalleyaz.gov>

Good evening,

At your most recent planning commission meeting, there was discussion around the number of occupants in assisted living group homes in the Town. The question seems to be whether that number should be restricted to 10 or 6 occupants. Please represent me by supporting setting the limit at 6 occupants, to minimize the disruption of all kinds, within the Town.

Respectfully yours,

Bryan Brady

From: [Jean Pederson](#)
To: [Mayor Mark Stanton](#); [Vice Mayor Ellen Andeen](#); [Councilmember Christine Labelle](#); [Councilmember Karen Liepman](#); [Councilmember Scott Moore](#); [Councilmember Julie Pace](#); [Councilmember Anna Thomasson](#); [Andrew Ching](#); [Chad Weaver](#)
Cc: [Paul Michaud](#); [Planning Commissioner Charles Covington](#); [Planning Commissioner Craig Curtis](#); [Planning Commission Chair Pamela Georgelos](#); [Planning Commissioner Robert Brown](#); [Planning Commissioner Tim Dickman](#); [Planning Commissioner William Nassikas](#)
Subject: Please Vote NO on Reducing Assisted Living Home Occupancy — Protect Paradise Valley Seniors
Date: Wednesday, November 26, 2025 11:28:26 AM
Importance: High

**External
email: use
caution
with links
&
attachments**

Dear Mayor, Vice Mayor and Council Members,

I want to begin by acknowledging each of you for your exceptional professional backgrounds and years of service to the Town of Paradise Valley. Your résumés and accomplishments reflect a deep commitment to solving complex issues, enhancing our community, and upholding the character of our Town.

However, the proposal to reduce occupancy for Assisted Living Homes (ALHs) from 10 residents to 6 directs focus in the wrong direction and places unintended harm on our most vulnerable Paradise Valley seniors.

We Are Not Group Homes — We Are Licensed Assisted Living Homes Assisted Living Homes are not governed under the Group Home statutory category.

Under A.R.S. 36-401, ALHs are a separate, licensed category with clear standards—including licensure capacity up to 10 residents.

All 17 licensed 10-resident Assisted Living Homes in Paradise Valley meet every requirement in Article XVII of the Town’s Assisted Living Home Zoning Ordinance, including spacing, operational standards, and neighborhood compatibility.

These homes have faithfully served the Paradise Valley community since 2006, providing consistent, high-quality care safely and respectfully for nearly two decades.

Who We Serve — Your Residents, Your Neighbors, Your Families Our ALHs serve:

- Seniors
- Frail adults
- Memory-care residents

These are Paradise Valley residents—the individuals who built this Town, supported its

institutions, raised families here, and contributed to generations of community identity.

These are our Town's grandmothers, grandfathers, mothers, fathers, husbands, and wives.

The Aging Population Is Growing — Substantially Population data clearly shows a rapidly increasing need for senior care:

- United States: 18% aged 65+ in 2025 → ~23% by 2050
- Arizona: ~19.3% aged 65+ now → ~25% by 2055 •
- Paradise Valley: Already approx. 23% aged 65+ → projected 32% by 2055 Paradise Valley is aging faster than both the state and national averages.

Our Existing 10-Bed ALHs Serve 170 Vulnerable Seniors The 17 licensed ALHs collectively serve 170 seniors who are no longer able to remain at home or who cannot function safely in a large facility. Reducing occupancy to 6 creates:

- A 40% loss of available senior care
- Displacement of current residents
- Higher financial burdens, since individuals needing 24/7 care cannot simply “scale up” to home care or larger communities without paying tens of thousands more annually.

There is no realistic alternative to fill this gap.

Who Will Meet These Needs If We Don't?

Your decisions today determine whether seniors in Paradise Valley can continue to live safely, affordably, and with dignity in their community.

Quality of life, safety, enrichment, and compassion for our aging residents should never be in question.

This is a responsibility our Town should be embracing, not restricting.

A Vote to Reduce ALH Occupancy Sends a Message Reducing occupancy from 10 to 6 says:

- We do not support our elderly
- We do not support affordable, safe residential options for seniors
- We are willing to limit essential care in a Town that is aging rapidly

This would be the wrong message—and the wrong decision.

Please Vote NO on Reducing Assisted Living Home Occupancy Maintaining occupancy at 10 is:

- The right decision
- The compassionate decision

- The data-supported decision
- The decision that protects Paradise Valley residents in their most vulnerable years

Your leadership and wisdom on this matter will shape the dignity and safety of hundreds of current and future Paradise Valley seniors.

Thank you for your service, your attention to these concerns, and for supporting the residents who depend on you.

Sincerely,

Jean Pederson

Serving the senior community since 2015



From: [Pamela Georgelos](#)
To: [Cherise Fullbright](#); [Paul Michaud](#); [Chad Weaver](#); [Planning Commission Chair Pamela Georgelos](#)
Subject: Fwd: Group Homes
Date: Wednesday, November 26, 2025 12:05:57 PM

External
email: use
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&
attachments

Hi,

I am forwarding the correspondence, below.

Happy Thanksgiving!

Pamela

----- Forwarded message -----

From: **marel brady** <marel_brady@yahoo.com>
Date: Wed, Nov 26, 2025 at 11:58 AM
Subject: Group Homes
To: Vice Mayor Ellen Andeen <eandeen@paradisevalleyaz.gov>, pmichaud@paradisevalleyaz.gov <pmichaud@paradisevalleyaz.gov>, PGeorgelos@paradisevalleyaz.gov <pgeorgelos@paradisevalleyaz.gov>, TDickman@paradisevalleyaz.gov <tdickman@paradisevalleyaz.gov>, CCovington@paradisevalleyaz.gov <ccovington@paradisevalleyaz.gov>, RBrown@paradisevalleyaz.gov <rbrown@paradisevalleyaz.gov>, CCurtis@paradisevalleyaz.gov <ccurtis@paradisevalleyaz.gov>, WNassikas@paradisevalleyaz.gov <wnassikas@paradisevalleyaz.gov>, JRose@paradisevalleyaz.gov <jrose@paradisevalleyaz.gov>

Attention:

Planning Commission Chair
Planning Commissioners
Planning Manager
Vice Mayor

Good morning,

Much to my surprise, when watching the video of the most recent planning commission meeting, I discovered a "citizen review" in process. Unfortunately, residents of the Town were not aware of this opportunity... so the "feedback" from the floor was, predominately, from operators in the industry... rather than residents whose aim is the best interests of our

Town.

Already, we have (probably) 16 of these establishments, in our Town... some of which are under construction.

My concerns are many, in relation to this "industry" which (incidentally) charges \$11,000 per month to 10 residents... giving the operator an income of more than \$1.3 million dollars per annum. This is big business in a small Town!

The purpose of my message is to urge you, in your dual role as planning commissioners and residents who (truly) care about our Town, to limit the number of inmates in these establishments to six clients.

As you consider my initial concerns (there are many more) I trust that future opportunities for "citizen review" can be well advertised... perhaps in the Town Manager newsletter.

Respectfully yours,

Marel Brady

From: [Pamela Georgelos](#)
To: [Paul Michaud](#); [Andrew McGuire](#)
Cc: [Planning Commission Chair Pamela Georgelos](#)
Subject: Fwd: hank You for Supporting 10-Bed Assisted Living Homes - under A.R.S. 36-401 ADHS licensing rules
Date: Monday, November 24, 2025 5:52:32 PM

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Hi Andrew and Paul,

Paul, attached is correspondence sent to the commissioner.

We are going to need some legal advice before our hearing on Dec 2nd.

Andrew, please plan to attend.

Please call me with any questions (602) 318-7927.

Thank you,

Pamela

Pamela Georgelos

----- Forwarded message -----

From: **Jean Pederson** <cjpederson4@centurylink.net>
Date: Mon, Nov 24, 2025, 9:59 AM
Subject: hank You for Supporting 10-Bed Assisted Living Homes - under A.R.S. 36-401 ADHS licensing rules
To: <rbrown@paradisevalleyaz.gov>, <ccovington@paradisevalleyaz.gov>, <tdickman@paradisevalleyaz.gov>, <ccurtis@paradisevalleyaz.gov>, <pgeorgelos@paradisevalleyaz.gov>, <wnassikas@paradisevalleyaz.gov>, <jrose@paradisevalleyaz.gov>
Cc: <[REDACTED]>

Dear Planning Commission Members,

I want to personally thank you for your thoughtful review and strong support of maintaining the 10-bed occupancy for licensed Assisted Living Homes in Paradise Valley.

Your careful consideration and commitment to the needs of disabled adults, memory-care residents, and vulnerable seniors demonstrates true leadership and advocacy for those who cannot speak for themselves.

Your recommendation to the Town Council is critical in ensuring that Paradise Valley continues to provide safe, feasible, and fair housing for our most vulnerable residents.

We are grateful for your dedication, your attention to due process, and your willingness to stand up for the residents who rely on these homes.

Your support gives families hope and stability and ensures the community remains inclusive and compassionate. Thank you again for your service and leadership.

Warm regards,

Jean Pederson



PS:

Commission Dickman we appreciate your reference to the September 11, 2025 Town Council Minutes which after the Citizens Hearing on 11/18/25 we went back to reference to figure out who our Assisted Living 10 bed homes under Article XVII has been targeted.

A few comments to point out:

1) September Minutes address "Group Homes" which are residential settings for persons with developmental disabilities or other protected classes, providing room, board and habitation services. Please reference A.R.S 36-551 & 36-582 for Statutory Reference. The occupancy is up to 6 residents (excludes staff) to persons <8 per A R S 36-582 for zoning purposes, The zoning is treated as a single family residence if <-6 residents, local zoning cannot pose stricter rules. The Licensing Authority is AZ DES/Division of Developmental Disabilities.

2) We received a mailer in our mailboxes in late October for Article XVII Assisted Living Homes occupancy consideration for a reduction from 10 to 6. Assisted Living Homes follow Statutory rule A R S 36-401. Occupancy is up to 10 residents for "home" classification: 11+ residents is an Assisted Living Center. Your Article XVII Assisted Living Home zoning ordinance for occupancy follow statutory rules. Assisted Living Homes follow Arizona Dept of Health Services. These ALH's are home like settings to serve the seniors, frail adults and memory care. residents or those needing supportive supervision. There are current restrictions as laid out in Article XVII that we follow.

3). Based on the Minutes there was a 3rd party secured by Chad Weaver. In the Minutes 25-202 pointed out potential code amendments regarding Large Vehicle Parking, "Group Homes" and Noise.

- as it was pointed out during the 11/18/25 meeting Parking and Noise are not issues with our Assisted Living Homes

- the comment by Mr Weaver on the occupancy is inaccurate. Group Homes a separate class has occupancy of 6 not Assisted Living Homes of we are 10. This information seems

1) Misleading as there is no current code nor "New" code to reduce ALH's occupancy from 10 to 6

2) Someone did not follow Due Process who likely would have caught this and would not have caused so much concern and issue that has placed us in a position to advocate for our elder vulnerable adults in Paradise Valley.

From: [Lida Cubillos](#)
To: [Mayor Mark Stanton](#); [Vice Mayor Ellen Andeen](#); CLabelle@paradisevalleyaz.gov; [Councilmember Karen Liepmann](#); [Councilmember Scott Moore](#); [Councilmember Julie Pace](#); [Councilmember Anna Thomasson](#); [Paul Michaud](#)
Subject: Opposition to Proposed Regulation Reducing Assisted Living Home Capacity
Date: Thursday, November 20, 2025 1:47:35 PM

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Dear Mayor and Council Members,

I hope this message finds you well. As a resident and an Assisted Living Home owner I am writing to respectfully express my opposition to the proposal to reduce the assisted living home (ALH) capacity threshold in Paradise Valley from 10 beds to 6 beds and under.

This change would have significant negative consequences not only for assisted living providers, but also for the residents and families who rely on these essential services. Small assisted living homes are an integral part of Arizona's senior-care system. They provide high-quality, personalized care in residential settings without creating noise, traffic, or disruption to neighborhoods.

At the recent public meeting, owners, families, and community members made it clear that these homes are beneficial to local residents and do not pose any harm to the town. Reducing the capacity threshold would limit access to care, increase costs for families, and set a precedent that could impact cities across the state.

Most importantly, assisted living homes allow seniors to age safely in community-based environments that feel like home—something large facilities often cannot offer. Restricting their capacity would only reduce options for the very people we aim to support.

I respectfully ask the Town Council to reconsider advancing this proposal and to keep the current 10-bed threshold in place. Doing so would preserve access to care, support local families, and maintain the high quality of life that Paradise Valley is known for.

Thank you for your time, consideration, and continued commitment to the well-being of our senior community.

Sincerely,

" Providing the best care to the elderly since 2000 "

<https://sunrisecarehomes.com/>

***Lida Cubillos, Founder. MBA, GB. PA
Sunrise Care Homes Inc.
Best Care Investments, LLC***



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Daily Independent Article



Cherise Fullbright

To: Paul Michaud; Cherise Fullbright

Residents rally against unregulated Paradise Valley sober-living facility - Daily Independent.pdf
2 MB

Good morning, Chair, Commissioners, and staff (Bcc),
Council Member Pace has asked that the attached article from the Daily Independent concerning living facilities be distributed to the Commission. Please let me know if you have any questions.

Thank you.



Cherise Fullbright

Lead Management Specialist

Community Development Department

6401 E. Lincoln Drive, Paradise Valley, AZ 85253

Office: 480-348-3539

cfullbright@paradisivalleyaz.gov

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Residents rally against unregulated Paradise Valley sober-living facility

Posted Wednesday, September 6, 2017 5:33 pm



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A view of the intersection of Invergordon Road and Fanfol Drive in the Town of Paradise Valley where a sober-living facility has emerged. (Independent Newsmedia/Terrance Thornton)

A collection of residents are raising concerns regarding an alleged sober-living facility operating outside of established zoning privileges at 6710 E. Fanfol Drive in the Town of Paradise Valley. "I have lived in the same house for 47 years," said Paradise Valley resident Sande Simon in a Sept. 5 phone interview. "My husband was on the town council and what has been going on he would have never allowed --- we have a sober-living house at the end of our street." A sober-living facility, or sober home, as classified by both state and federal guidelines, seeks to help drug and alcohol addicts achieve sobriety and reintegrate into society at large. The 1968 Fair Housing Act was created to eliminate discrimination, allowing housing choices for all Americans despite, among other things, race, color, religious preference or gender. The civil rights-era act established the Office of Fair Housing & Equal Opportunity at the U.S. Department of Housing and Urban Development, which funnels grant dollars for outreach efforts to cities across the nation. The law's 1988 amendments seeks to ensure all Americans, including recovering drug addicts and alcoholics, are treated fairly when seeking a place to call home. However, records show operations at 6710 E. Fanfol Drive are outside of established bounds for the home-based business, according to Paradise Valley Town Manager Kevin Burke. "There are 11 individuals in this home, with a maximum capacity of 14, and as such, my clients will be submitting a request for reasonable accommodation to request an accommodation to the requirement that five or less reside in this home," said Amie Mendoza, a Phoenix-based attorney representing Pinnacle Peak Recovery, the operator of the sober-living facility, in an Aug. 11 letter to Paradise Valley Town Clerk's Office. Ms. Mendoza's response came on the heels of a July 14 notice from the Town of Paradise Valley alerting the owner of the property -- Sanja Moser --- there appears to be code violations specific to a home-based business operating in a single-family neighborhood. Outlined in Resolution 1252, which was adopted by Paradise Valley Town Council in 2012, are provisions --- things like the proposed uses for the property, how it could impact the existing neighborhood and safety standards --- for what is understood as "reasonable accommodations" for the disabled in an assisted-living or sober-living situation. On Tuesday, Aug. 29 the Town of Paradise Valley declined the entity's request for a reasonable accommodation citing an incomplete form that was hand-delivered a day earlier. "This email is to inform you that the application for a reasonable accommodation that was hand-delivered to the Town of Paradise Valley on August 28, 2017 is incomplete and not in compliance with the requirements established by Resolution No. 2017-15," said Town Clerk Duncan Miller in an email to Pinnacle Peak Recovery officials. "The Request for Reasonable Accommodation application form you provided is out-of-date. A complete application is required before the application is deemed submitted, and any time frames for issuing a decision do not begin to run until a complete application is submitted." A call to a Pinnacle Peak Recovery representative --- Tyler Tisdale --- was not returned for comment.

At the end of this dead-end street is a sober living facility run by Pinnacle Peak Recovery to the chagrin of nearby neighbors. (Independent Newsmedia/Terrance Thornton)

A perplexing issue

Municipal leaders across Arizona say the regulation of sober-living facilities is a malaise of legality but local jurisdictions are entitled --- through both state and federal law --- to regulate the operations within a sober-living facility. Fueling regulation pursuits here in Arizona was the adoption of HB 2107, which provides legal framework to provide checks and balances to who is inside and how a sober-living facility is allowed to operate. In the Town of Paradise Valley, the reasonable accommodation process was established in 2012 to better manage and regulate local sober-living facilities following the letter of the law with stipulations including zoning rules specific to the criteria of



Julie Pace

an assisted-living facility. "There has been a recent proliferation of sober group homes in Arizona and throughout the country," said Paradise Valley Councilwoman Julie Pace in a Sept. 6 statement. "Part of the reason is the monies made available by the Affordable Care Act to support such facilities operating in residential settings. Prescott had 170 sober group homes community one year ago. During the past six months, Paradise Valley has experienced its third sober group home seeking to operate in a neighborhood." Councilwoman Pace says local zoning stipulations have built-in protections for neighborhoods when a legitimate operation emerges. "When a new business wants to operate next to a home in an established neighborhood, concerns naturally arise regarding the number of vehicles present at the site, the flow of vans, type of services being provided, hours of operation, potential zoning code compliance issues from lighting to trash to noise, transparency of the operations, security concerns, application of deed restrictions and HOA rules, background regarding owner of property and the operator of the facility, applicability of licensing and TPT and rental tax rules, and more," she said. Councilwoman Pace also points out Paradise Valley zoning only allows for five non-related people to live under one roof.

"The town zoning ordinance provides that a maximum of five unrelated persons can live in a residence," she said. "For an operator to start a sober group home, it must seek an exception from the town to the five-person rule. For example, Pinnacle Peak Recovery seeks a maximum of 14 unrelated people to live at the sober group home facility."

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MOST RECENT

Julie Pace

experienced its third sober group home seeking to operate in a neighborhood." Councilwoman Pace says local zoning stipulations have built-in protections for neighborhoods when a legitimate operation emerges. "When a new business wants to operate next to a home in an established neighborhood, concerns naturally arise regarding the number of vehicles present at the site, the flow of vans, type of services being provided, hours of operation, potential zoning code compliance issues from lighting to trash to noise, transparency of the operations, security concerns, application of deed restrictions and HOA rules, background regarding owner of property and the operator of the facility, applicability of licensing and TPT and rental tax rules, and more," she said. Councilwoman Pace also points out Paradise Valley zoning only allows for five non-related people to live under one roof.

"The town zoning ordinance provides that a maximum of five unrelated persons can live in a residence," she said. "For an operator to start a sober group home, it must seek an exception from the town to the five-person rule. For example, Pinnacle Peak Recovery seeks a maximum of 14 unrelated people to live at the sober group home facility."

Councilwoman Pace also outlines the weight neighborhood chagrin often carries. "A large part of the success or failure of whether a reasonable accommodation will be granted to allow the operation of a sober group home will depend on the neighbors, the evidence they present and their participation in the process," she said. "Neighbors --- not the town --- tend to have the most influence on whether the sober group home obtains approval to operate. Operators who are transparent and run a high quality, first-class operation have the best chance of winning over neighbors to quietly fit into a low density residential neighborhood." Councilwoman Pace contends a happy medium can be struck between sober-living facility and neighborhood. "Education about the complex context in which sober group homes operate is critical," she said. "Neighbors are surprised to learn the town cannot ban sober group homes. Neighbors who are concerned about a particular operator or location need to become actively involved and organized." Councilwoman Pace explains an Aug. 10 community meeting was held regarding the operations at 6710 E. Fanfol Drive. "After a number of communications, I requested our town manager and town attorneys to hold a community meeting with the neighbors to help explain what the town can and cannot do to assist neighbors with concerns regarding a sober group home operating in their neighborhood," she explained. "The meeting occurred on Aug. 10 and was well-attended with a good robust discussion. The town manager did a great job in facilitating this community discussion and providing information and explaining the town's role and limitations." Town leaders say no reasonable accommodation hearing has been set regarding operations at 6710 E. Fanfol Drive.

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MOST RECENT

Payne scores 14 as College defeats Hampton 63-52

Fred Payne scored a team-high 14. Kapke added 10 off the bench, and took down Hampton, 63-52 on Tu Aidan Shaw grabbed eight rebound Eagles (3-2), who ...

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Grant's double-double Rutgers beat American start 4-0 for first time 2020-21

No. 17 Michigan State

From: [Chad Weaver](#)
To: [Paul Michaud](#)
Subject: FW: PV Assisted Living 10-person Care Home Citizen Review and Public Hearing Testimony
Date: Tuesday, November 18, 2025 2:35:54 PM
Attachments: [PV Homes Testimony 1125.pages](#)
[image001.png](#)



Chad Weaver
Community Development Director
Town of Paradise Valley
cweaver@paradisevalleyaz.gov
480-348-3522

From: Gale Heavilin [REDACTED]
Sent: Tuesday, November 18, 2025 2:31 PM
To: Chad Weaver <cweaver@paradisevalleyaz.gov>
Subject: PV Assisted Living 10-person Care Home Citizen Review and Public Hearing Testimony

External email: use caution with links & attachments

Please accept this eleventh hour testimony for the upcoming Citizen Review and Public Hearing sessions, along with my apologies for its late submission. I had planned to be in attendance for tonight's 11/18/25 session but have had a last minute conflict arise. I hope that you will nonetheless be able to share my opinions with the Council members entrusted with making this important decision. Sincerely, Linda Heavilin

Thank you, Mayor, and Council Members. My name is Linda Heavilin and I am here to speak in support of your continuing to allow the licensing of 10-resident assisted living homes in Paradise Valley.

I'm sure there has already been and likely may continue to be debate over the zoning for, legality of and maybe even the wisdom of allowing these homes to continue, but as the wife of a current resident living in one of these homes I want to speak to the human impacts with a very brief description of my own family's experience. I short, our entire family, spanning three states and over 6000 miles, have been the grateful beneficiaries of the existing format. It would be devastating to see it change. Or to go away completely.

Almost 6 years ago, my now 82 year old spouse was diagnosed with a very rare form of Alzheimer's that initially only impacted his expressive and receptive speech abilities. Six years later this is one of the most widely-known varieties as it has recently and tragically been made famous by Bruce Willis and Wendy Williams. After 4 years caring for him alone by myself, my husband's disease progressed to a level beyond my ability to continue to care for him safely in our home. Our two sons and I made the difficult, actually gut-wrenching, decision to place him. He spent the following year in the memory care area of one of Scottsdale's premier 3-tiered IL, AL and MC facilities that it turned out could not meet his ever-changing needs. So three months ago, after an unexpected hospitalization requiring 24/7 1:1 follow-up care, we were faced again with seeking a new placement. We were fortunate to be able to relocate him to one of PV's wonderful, quiet but very limited-in-quantity, assisted living homes. Emphasis on 'home'. Not a business with shareholders expecting to make money from their investment like he had been in, but an actual 10-person family home with caring and compassionate, highly-trained and very skilled administrators and staffing, in excess of required staff:resident levels.

This option for his care has not only extended his life and added to its quality but it has also extended mine knowing that this lifelong US Marine Colonel who flew combat planes, administered global budgets and developed Pentagon policies and plans to keep our country safe for over 50 years is being treated with the dignity and respect he deserves despite no longer being capable of recognizing basic numbers and letters. Please do not vote to reduce or eliminate this essential service for an ever-growing population of vulnerable members of our own community who deserve the kind of protective care only these homes can provide. Thank you.

Linda Heavilin. [REDACTED]

NOTICE OF PUBLIC HEARING TOWN OF PARADISE VALLEY

Notice is hereby given that the Town of Paradise Valley Planning Commission will hold two meetings regarding proposed amendments to Article XVII, Assisted Living Home, of the Town of Paradise Valley Zoning Ordinance, related to the occupancy and parking for Assisted Living Homes to align with current State of Arizona law. The proposed modification will change the occupancy from not exceeding 10 residents (not including staff) to not exceeding 6 residents (not including staff). With operators and staff included, occupancy cannot exceed 8 persons. Parking is proposed to change from all parking by staff associated with such home shall be on site, to all parking associated with such home, staff or otherwise, shall be on site.

1. A **Citizen Review Session** at **6:00 p.m. on Tuesday, November 18, 2025**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 in accordance with Article 2-5, Section 2-5-2.G of the Town Code to gather information and provide opportunity for comment regarding the proposed amendments to Article XVII, Assisted Living Home, of the Town of Paradise Valley Zoning Ordinance.
2. A **Public Hearing** at **6:00 p.m. on Tuesday, December 2, 2025**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 in accordance with Section 2-5-2 of the Town Code and pursuant to A.R.S. § 9-462.04 to receive public comment and make a recommendation to the Town Council on the proposed amendments to Article XVII, Assisted Living Home, of the Town of Paradise Valley Zoning Ordinance.

If you have questions about this application, please contact the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 483-1811 (TDD) to request accommodation.

All agendas are subject to change. You can view the agenda, find application material, and provide your input via eComment approximately 4-6 days prior to the meeting date at <https://paradisevalleyaz.legistar.com/Calendar.aspx>. You may also contact the staff liaison, Chad Weaver, at cweaver@paradisevalleyaz.gov or at 480-348-3522 at any time before the scheduled meeting date.

AFFIDAVIT OF PUBLICATION

Megan McMahon
Duncan Miller
Town Of Paradise Valley
6401 E Lincoln DR
Paradise Valley AZ 85253-4328

STATE OF WISCONSIN, COUNTY OF BROWN

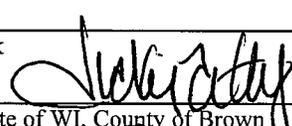
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**NOTICE OF PUBLIC HEARING
TOWN OF PARADISE VALLEY**

Notice is hereby given that the Town of Paradise Valley Planning Commission will hold two meetings regarding proposed amendments to Article XVII, Assisted Living Home, of the Town of Paradise Valley Zoning Ordinance, related to the occupancy and parking for Assisted Living Homes to align with current State of Arizona legislation. The proposed change will change the occupancy from not exceeding 10 residents (not including staff) to not exceeding 6 residents (and including operators and staff not to exceed 8 persons). Parking is proposed to change from all parking by staff associated with such home shall be on site, to all parking associated with such home shall be on site.

1. A **Citizen Review Session** at **6:00 p.m. on Tuesday, November 18, 2025**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 in accordance with Article 2-5, Section 2-5-2.G of the Town Code to gather information and provide opportunity for comment regarding the proposed amendments to Article XVII, Assisted Living Home, of the Town of Paradise Valley Zoning Ordinance.
2. A **Public Hearing** at **6:00 p.m. on Tuesday, December 2, 2025**, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 in accordance with Section 2-5-2 of the Town Code and pursuant to A.R.S. § 9-462.04 to receive public comment and make a recommendation to the Town Council on the proposed amendments to Article XVII, Assisted Living Home, of the Town of Paradise Valley Zoning Ordinance.

If you have questions about this application, please contact the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 483-1811 (TDD) to request accommodation.

All agendas are subject to change. You can view the agenda, find application material, and provide your input via eComment approximately 4-6 days prior to the meeting date at <https://paradisevalleyaz.legistar.com/Calendar.aspx>. You may also contact the staff liaison, Chad Weaver, at cweaver@paradisevalleyaz.gov or at 480-348-3522 at any time before the scheduled meeting date.

AFFIDAVIT OF MAILING NOTIFICATION

STATE OF ARIZONA)

) ss:

County of MARICOPA)

I, Cherise Fullbright, hereby certify that a Notice of Hearing regarding the proposed amendments to Article XVII, Assisted Living Home, of the Zoning Ordinance has been mailed to the 12 assisted living homes located within the Town of Paradise Valley. Such notification has been mailed on the following date: October 21, 2025.

Cherise Fullbright
Signature

The foregoing instrument was acknowledged by me this 30th day of October, 2025, by Cherise Fullbright.
Name



Kristi M Hillebert

NOTARY PUBLIC

My commission expires:

September 25, 2026



Minutes – Draft

Planning Commission

- Chair Pamela Georgelos*
- Commissioner Robert Brown*
- Commissioner Charles Covington*
- Commissioner Craig Curtis*
- Commissioner Timothy Dickman*
- Commissioner William Nassikas*
- Commissioner James Rose*

Tuesday, December 2, 2025

6:00 PM

Council Chambers

1. CALL TO ORDER / ROLL CALL

Chair Georgelos called the meeting to order at 6:01 PM.

- Present –**
- Chair Pamela Georgelos
 - Commissioner Robert Brown
 - Commissioner Charles Covington
 - Commissioner Craig Curtis
 - Commissioner Timothy Dickman
 - Commissioner William Nassikas
 - Commissioner Jim Rose

STAFF MEMBERS PRESENT

- Town Attorney Andrew McGuire
- Community Development Director Chad Weaver
- Planning Manager Paul Michaud
- Lead Management Specialist Cherise Fullbright

2. EXECUTIVE SESSION

A motion was made by Commissioner Brown, seconded by Commissioner Curtis, to enter into executive session on item 25-267 at 6:03 PM. The motion carried with the following vote:

- Aye:** Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Curtis, Commissioner Dickman, Commissioner Nassikas, Commissioner Rose

Without objection, the Commission came out of executive session at 6:43 PM.

3. APPROVAL OR AMENDMENT OF MINUTES

- A. 25-263 Approval of November 18, 2025 Planning Commission Minutes.**

A motion was made by Commissioner Brown, seconded by Commissioner Nassikas, to approve the November 18th, 2025 meeting minutes as presented. The motion carried with the following vote:

t

Aye: Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Curtis, Commissioner Dickman, Commissioner Nassikas, Commissioner Rose

4. PRESENTATIONS

5. STUDY SESSION ITEMS

6. PUBLIC HEARINGS – LEGISLATIVE ACTIONS

7. ACTION ITEMS

A. 25-267 Discussion and Possible Action on Proposed amendments to Article XVII, Assisted Living Home, of the Zoning Ordinance

Mr. Michaud presented the item to amend Article XXVII of the Town Zoning Ordinance regarding Assisted Living Homes. He started with the background, pointing out that sober living was not included, existing lawful homes would be allowed to continue with 10 residents, and the Town's General Plan focus on a low-density single-family community. He then briefly addressed the applicable statutes, text amendment process, and draft ordinance. Mr. Michaud shared a comment summary in response to the public comment received.

Chair Georgelos thought that the idea behind the amendment was to better align with the Town's General Plan.

Commissioner Dickman believed low-density could be reached in other ways. He suggested that if the true concern was density, then the topic should be addressed at another time.

Commissioner Brown wanted to clarify that if approval was recommended, the current group homes operating with 10 residents would be "grandfathered", or allowed, to maintain the 10 residents.

Mr. McGuire if the use existing legally, at the time of change, remains they would then be allowed to carry on as a legal non-conforming use, often referred to as "grandfathering". He added that maintenance is generally property based, so ownership could change but if the use remained the same, they could stay.

Commissioner Nassikas asked how many assisted living homes currently exist within Town limits.

Mr. Michaud stated there were 12 homes existing and a 13th currently under construction.

Commissioner Brown asked to see information about parking.

Commissioner Dickman asked questions about parking and how it's enforced.

Mr. McGuire reminded the Commission that discussion should be about land use.

Chair Georgelos pointed out that this would be like a Special Use Permit (SUP) property having to provide onsite parking.

Commissioner Brown mentioned the letter received asking about developmentally disabled and sought clarification.

Mr. McGuire stated that there has been some confusion regarding state statues. He affirmed that the item being discussed today was for assisted living which differed from developmentally disabled facilities. He explained that staff were in the process of adopting numerous provisions mandated by state legislation, while simultaneously completing an overall cleanup of the zoning ordinance with the help of a consultant. Mr. McGuire added that a request was received from Council to consider this item and that is how it reached the Commission today.

At the request of Chair Georgelos, Mr. Michaud talked about the requirements for people living in a dwelling and defined 'family' as set forth in the Town Zoning Ordinance.

Mr. McGuire confirmed that there would be fewer unrelated people permitted to live within a single-family home that was not an assisted living facility than a single-family home one that was not an assisted living facility.

Chair Georgelos opened the public hearing at 7:03 PM.

The following persons spoke during public comment: Scott O'Connnor, Leslie Froeb Turner, Scott Turner, Valentin Gradinariu, Julie Pace, Daran Wastchak, Donna Holbura, Chris Stocks, Marnie Meyers, Jeremy Wassermann, Michael Greenland, Laura Cohen, and Ernie Riffer.

Chair Georgelos closed the public hearing at 7:45 PM.

Commissioner Dickman addressed the public comment made by Councilor Pace and concerns about density.

Chair Georgelos welcomed additional discussion from the Commission.

A motion was made by Commission Dickman, seconded by Commissioner Curtis, to continue item 25-267 to allow alternative proposals to be explored. The motion failed with the following vote:

Aye: 3 Commissioner Curtis, Commissioner Dickman, Commissioner Nassikas,

Aye: 4 Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Rose

A motion was made by Commissioner Covington, seconded by Commissioner Brown, to forward a recommendation for approval on item 25-267 to the Town Council. The motion carried with the following vote:

Aye: 4 Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Rose

Aye: 3 Commissioner Curtis, Commissioner Dickman, Commissioner Nassikas,

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

Mr. Michaud stated that the December 16, 2025 and January 6, 2026 meetings would be cancelled. He noted some of the upcoming items.

11. ADJOURNMENT

A motion was made by Commissioner Brown, seconded by Commissioner Dickman, to adjourn the meeting at 7:56 PM. The motion carried with the following vote:

Aye: Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Curtis, Commissioner Dickman, Commissioner Nassikas, Commissioner Rose

Paradise Valley Planning Commission

By: _____
Cherise Fullbright, Secretary



Minutes – FINAL

Planning Commission

- Chair Pamela Georgelos*
- Commissioner Robert Brown*
- Commissioner Charles Covington*
- Commissioner Craig Curtis*
- Commissioner Timothy Dickman*
- Commissioner William Nassikas*
- Commissioner James Rose*

Tuesday, November 18, 2025

6:00 PM

Council Chambers

1. CALL TO ORDER / ROLL CALL

Chair Georgelos called the meeting to order at 6:00 PM.

- Present –**
- Chair Pamela Georgelos
 - Commissioner Robert Brown
 - Commissioner Charles Covington
 - Commissioner Craig Curtis
 - Commissioner Timothy Dickman
 - Commissioner William Nassikas
 - Commissioner Jim Rose

STAFF MEMBERS PRESENT

- Town Attorney Deborah Robberson
- Community Development Director Chad Weaver
- Planning Manager Paul Michaud
- Lead Management Specialist Cherise Fullbright

2. EXECUTIVE SESSION

3. APPROVAL OR AMENDMENT OF MINUTES

- A. 25-255 Approval of November 4, 2025 Planning Commission Minutes.**

A motion was made by Commissioner Brown, seconded by Commissioner Nassikas, to approve the November 4, 2025 meeting minutes as presented. The motion carried with the following vote:

- Aye:** Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Curtis, Commissioner Dickman, Commissioner Nassikas, Commissioner Rose

4. PRESENTATIONS

5. STUDY SESSION ITEMS

A. 25-246 **Citizen Review Session and Discussion on Proposed amendments to Article XVII, Assisted Living Home, of the Zoning Ordinance.**

Mr. Michaud presented the item to amend the Town Zoning Ordinance related to Assisted Living Homes, noting the specific articles impacted and the public hearing scheduled for December 2, 2025. Mr. Michaud shared background details resulting in the amendments, as well as details explaining the text amendment process. He stated that the draft ordinance had been designed to align with current state legislation and addressed the state statutes related to Articles II & XVII of the Zoning Ordinance. Mr. Michaud addressed public comment which had been received.

Chair Georgelos addressed opening the citizen review portion of the meeting first to allow public comment.

Commissioner Dickman addressed the matter being seen by the Town Council first, and requested discussion take place among the Commission before public comment. He believed the amendments had already been voted on by Town Council and wondered if there was a statement of direction.

Ms. Robberson confirmed that Town Council had initially discussed the matter with staff; however, nothing had been decided upon, there was no vote, and no changes were adopted. She added that staff had received directions from Town Council, and it was agreed to go through this process to determine if the amendments should be made or not. She explained that according to State Law and Town Code, the process included a review by the Planning Commission first to make a recommendation to Town Council for decision.

Mr. Michaud stated that text amendments typically come from Town Council direction to staff, so this item was discussed among other things and forwarded to staff to be completed.

Chair Georgelos clarified that there has been no hearing by Town Council on this matter although there has been some discussion about whether to move forward considering the amendments or not.

The following spoke in opposition to the amendments during public comment: Scott O'Connor, Becky Brimhall, Brandon Lebster, Jennifer Wasserman, Jody Reiser, William Wiles, Richard Milling, Michael Greenland, Ernie Riffer, Christine Hopper, & Amy McIlroy.

After being asked by the gallery, Commissioner Dickman questioned why the item was before the Commission. He was curious if the item was complaint driven.

Chair Georgelos asked staff to detail the effect the amendments would have on current residents.

Mr. Weaver clarified that although staff did not have insight into the desired outcome, they presented an analysis based on options from the state concerning these types of facilities, at the request of Town Council. Staff's belief was that the amendments would only impact future homes, not current ones, but the decision could go either way at the Council level.

Discussion took place among the Commission, public, and staff regarding the potential impacts on current homes, possible issues raising complaints, and unintended consequences.

Chair Georgelos directed staff to provide evidence of any assisted living home related parking, traffic, or noise complaints before the next meeting so the Commission could understand what has happened in the past.

Commissioner Covington applauded the process and thanked the public for their comments.

Chair Georgelos noted that the Commission will be making a recommendation to Town Council at the hearing on December 2nd, then Council will decide on the amendments. Public comment will be welcomed at the hearing.

Presentation and Discussion. No Reportable Action.

6. PUBLIC HEARINGS – LEGISLATIVE ACTIONS

7. ACTION ITEMS

8. STAFF REPORTS

Mr. Michaud reminded the Commission to register for the upcoming Town holiday event. He addressed a question from Commissioner Rose concerning the recent Kimpton (Scottsdale Plaza) Resort article. He believed the article terminology “residences” was an embellishment as no private residences had been approved.

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

Mr. Michaud stated that next meeting scheduled for December 2nd would include acting on the amendments of the Zoning Code discussed this evening.

11. ADJOURNMENT

A motion was made by Commissioner Dickman, seconded by Commissioner Curtis, to adjourn the meeting at 7:01 PM. The motion carried with the following vote:

Aye: Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Curtis, Commissioner Dickman, Commissioner Nassikas, Commissioner Rose

Paradise Valley Planning Commission

By: 
Cherise Fullbright, Secretary

ORDINANCE NUMBER 2025-04

AN ORDINANCE OF THE TOWN OF PARADISE VALLEY, ARIZONA, AMENDING THE ZONING ORDINANCE OF THE TOWN OF PARADISE VALLEY, ARTICLE XVII, ASSISTED LIVING HOME, RELATING TO THE OCCUPANCY FOR ASSISTED LIVING HOMES; AND PROVIDING FOR SEVERABILITY.

WHEREAS, Article XVII of the Town of Paradise Valley Zoning Ordinance (the “Zoning Ordinance”) provides for regulation of “Assisted Living Homes” within the corporate limits of the Town of Paradise Valley (the “Town”); and

WHEREAS, A.R.S. § 36-401(A)(10) defines an “assisted living home” as an “assisted living facility” that provides resident rooms to 10 or fewer residents; A.R.S. § 36-401(A)(9) defines “assisted living facility” to include, among other things, a “residential care institution”; A.R.S. § 36-401(A)(45) defines a “residential care institution” to include, among other things, a “health care institution”; and A.R.S. § 36-403 authorizes municipalities to adopt building and zoning regulations for “health care institutions” that are equal to or more restrictive than regulations of the department; and

WHEREAS, the Mayor and Town Council of the Town (the “Town Council”) has determined that it is in the best interests of the Town to amend the Zoning Ordinance to reduce the number of residents in Assisted Living Homes to more closely align with both State of Arizona provisions and the Town General Plan’s focus on single family uses; and

WHEREAS, on November 18, 2025, the Town of Paradise Valley Planning Commission (the “Planning Commission”) held the Citizen Review Session as required by Section 2-5-2(G) of the Town Code; and

WHEREAS, on December 2, 2025, the Planning Commission held a public hearing, as prescribed by law, to consider Ordinance Number 2025-04, and recommended approval; and

WHEREAS, on January 22, 2026, the Town Council held a public hearing to hear and take action on Ordinance Number 2025-04, as recommended by the Planning Commission; and

WHEREAS, the Town Council has determined that the Citizen Review Meeting held by the Planning Commission on November 18, 2025, was in accordance with Section 2-5-2(G) of the Paradise Valley Town Code; and

WHEREAS, in accordance with Article II, Sections 1 and 2 of the Constitution of Arizona, the Town Council has considered the individual property rights and personal liberties of the residents of the Town before adopting this ordinance; and

WHEREAS, the Town Council has determined that this ordinance is not a “zoning ordinance text amendment of general applicability,” as described in A.R.S. § 9-462.01(J), and therefore the Town Council is not required to prepare or consider a housing impact statement regarding the impact of the zoning ordinance text amendment that includes the information

required by A.R.S. § 9-462.01(J)(1) – (3).

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA, AS FOLLOWS:

Section 1. The recitals above are incorporated as if fully set forth herein.

Section 2. The Zoning Ordinance, Article XVII (Assisted Living Home), Section 1701 (Assisted Living Home, subject to the following provisions:), is hereby amended as follows (new text is shown in bold double underline and deletions are shown in ~~strikeout~~):

Article XVII. ASSISTED LIVING HOME

Section 1701. Assisted Living Homes. Where permitted in residential zones, Assisted Living Homes are subject to the following provisions:

- A. Distribution of Uses. No assisted living home shall be located on a lot within one thousand three hundred and twenty (1,320) feet, measured by a straight line in any direction, from the lot line of another assisted living home located within the Town of Paradise Valley or any other adjacent jurisdiction.
- B. Occupancy. The number of residents at such home shall be limited by applicable state laws, including any minimum square footage requirement per person, but in no event shall the number of ~~residents~~ persons exceed six (6) ~~ten (10)~~, not including staff the operator of a residential facility, members of the operator's family or persons employed as staff, except that the total number of all persons living at the residential facility shall not exceed eight (8) persons.
- C. Licensure. Such home shall be licensed or certified by the State of Arizona, and satisfactory evidence thereof shall be on file with the Town. In the event that the State of Arizona revokes or terminates the license or certification to operate such a home, the person operating the home shall immediately cease operations and inform the Town of such revocation or termination.
- D. Administrative Review. Such home shall be reviewed and approved by the ~~Planning Department~~ Community Development Director, or designee, for building code and land use compliance prior to the use commencing.
- E. Code compliance. Such home shall comply with all applicable Town codes, including building codes, fire safety regulations, zoning and subdivision codes.
- F. Compatibility. Such home and its premises shall be maintained in a clean, well-kept condition that is consistent in materials and design style with homes in the surrounding or adjacent neighborhood.
- G. Threat to Community. Such home shall not house any person whose tenancy would constitute a direct threat to the health or safety of other individuals or would result in

substantial physical damage to the property of others.

H. **Parking.** All parking ~~by staff~~ associated with such home **Assisted Living Homes** shall be on site.

Section 3. If any provision of this ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct, and independent of all other provisions, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 4. The Mayor, the Town Manager, the Town Clerk, and the Town Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this ordinance.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Paradise Valley, Arizona, this _____ day of _____, 2026.

Mark Stanton, Mayor

ATTEST:

Duncan Miller, Town Clerk

APPROVED AS TO FORM:

Andrew McGuire, Town Attorney

TOWN OF PARADISE VALLEY

Assisted Living Home Text Amendment Study Session

Town Council
January 8, 2026



TODAY'S GOAL & AGENDA

- **Discussion on Article XVII, Assisted Living Home, of the Town of Paradise Valley Zoning Ordinance, related to the occupancy and parking for Assisted Living Homes to align with the General Plan**



BACKGROUND

- Council directed moving forward with the amendment process on Assisted Living Homes which is part of a broader code update effort
- Assisted Living Homes do not include sober living or other similar facilities that would fall under the Town's reasonable accommodation process (which is not changing)
- Existing lawful Assisted Living Homes will be allowed to continue with up to 10 residents (subject to non-conforming use provisions) should the text amendment be adopted



BACKGROUND

- The Town’s General Plan focuses on the low-density single-family character and limited commercial development (focused on resorts, places of worship, schools, medical plazas, and government use)

Land Use



■ Single Family (75%) ■ Open Space (10%)
■ Special Use Permit (6%) ■ Other (e.g., streets) (9%)

2022 General Plan ratified by 81% of resident voters

2021 General Plan Survey listed most important land use/character was maintaining low density

VISION STATEMENT

The Town of Paradise Valley is a premier, low density, residential community in Arizona with a national identity reflecting excellence in development and design and protection of the natural Sonoran Desert environment.

Centrally located, this desert oasis, containing mountains, cacti and wildlife in the midst of the fifth largest city in the country, offers convenient access to local and regional amenities while preserving a sense of privacy, quiet, dark/night skies and public safety that represents an unparalleled quality of life.

The incorporation of the Town in 1961 was hard fought, and came about with a conscious decision to preserve the natural desert and provide a semi-rural, residential community with limited commercial development and limited government.

As we look to the future, we build upon our past by capturing the independent spirit that founded this community while taking prudent, reasonable and responsible actions to improve the quality of life for Town residents.

Recognizing a proper balance between the powers of local government and individual property rights, our future will be defined by the continuation of our characteristic low-density, residential housing while understanding and appreciating the role of local government in providing quality public safety and other limited services, preserving natural open space and mountain views and ensuring neighborhood-compatible land use decisions throughout the Town.

The aesthetic beauty of our community open spaces, coupled with the natural beauty of the desert, welcomes residents, their guests and resort visitors alike, letting everyone know they are in a special place.

Our world-class resorts, places of worship, schools and other limited non-residential community-oriented development will continue to evolve and change with the times, but will always respect the quality of life of Town residents.



BACKGROUND

- Municipalities are often required to allow for various uses and accommodations by federal and/or state legislation, and how these apply or will fit within their own unique character while still meeting the legislation
- Varying types of living options for people requiring assistance exist (most do not apply based on the Town's limited zoning district types)
- The 6-person occupancy aligns closer to the Town's definition of "family" that includes a group of not more than 5 people
- When modifications may be warranted, the requestor may use the Town's reasonable accommodation process



41-1491. Definitions

In this article, unless the context otherwise requires:

1. "Aggrieved person" includes any person who either:
 - (a) Claims to have been injured by a discriminatory housing practice.
 - (b) Believes that the person will be injured by a discriminatory housing practice that is about to occur.
2. "Assistance animal" means a trained or untrained animal that works, provides assistance, performs tasks or provides therapeutic or emotional support for the benefit of a person with a disability.
3. "Complainant" means a person, including the attorney general, who files a complaint under section 41-1491.22.
4. "Conciliation" means the attempted resolution of issues raised by a complaint or by the investigation of the complaint through informal negotiations involving the aggrieved person, the respondent and the attorney general.
5. "Conciliation agreement" means a written agreement setting forth the resolution of the issues in conciliation.
6. "Disability" means a mental or physical impairment that substantially limits at least one major life activity, a record of such an impairment or being regarded as having such an impairment. Disability does not include current illegal use of or addiction to any drug or illegal or federally controlled substance. Disability shall be defined and construed as the term is defined and construed by the Americans with disabilities act of 1990 (P.L. 101-336) and the ADA amendments act of 2008 (P.L. 110-325; 122 Stat. 3553).
7. "Discriminatory housing practice" means an act prohibited by sections 41-1491.14 through 41-1491.21.
8. "Dwelling" means either:
 - (a) Any building, structure or part of a building or structure that is occupied as, or designed or intended for occupancy as, a residence by one or more families.
 - (b) Any vacant land that is offered for sale or lease for the construction or location of a building, structure or part of a building or structure described by subdivision (a) of this paragraph.
9. "Family" includes a single individual.
10. "Person" means one or more individuals, corporations, partnerships, associations, labor organizations, legal representatives, mutual companies, joint stock companies, trusts, unincorporated organizations, trustees, receivers, fiduciaries, banks, credit unions and financial institutions.
11. "Respondent" means either:
 - (a) The person accused of a violation of this article in a complaint of a discriminatory housing practice.
 - (b) Any person identified as an additional or substitute respondent under section 41-1491.25 or an agent of an additional or substitute respondent.
12. "Service animal":
 - (a) Means any dog or miniature horse that is individually trained or in training to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability.
 - (b) Does not include other species of animals, whether wild or domestic, trained or untrained.
13. "To rent" includes to lease, to sublease, to let or to otherwise grant for a consideration the right to occupy premises not owned by the occupant.

A.R.S. §41-1491 6

- Disability limits one major life activity
- Disability excludes drug use

Article II. **DEFINITIONS** 84 112 164 170 179 196 200 207 376 432 477 534 548 564 566 567 617 633 2016-13 2021-01

Section 201.

For the purpose of this Ordinance, certain terms and words are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural, the singular; the word "building" shall include the word "structure;" the word "lot" shall include the word "plot;" and the word "shall" is mandatory.

Accessory Building / Structure⁵⁶⁴: A subordinate building, the use of which is incidental to that of the dominant use of the main building, or premises, including residential staff quarters; provided, however, that neither a building nor an enclosure for horses is an accessory building.

Alley: A public thoroughfare which affords only a secondary means of access to abutting property.

Anomaly:⁵⁴⁸ A natural occurring, localized surface deviation from the natural land contour. Anomalies may include outcroppings, ridges, craters, or washes. When an anomaly affects the Open Space Criteria measurement for a building or structure, the Town Manager or designee shall eliminate the anomaly from the calculation and interpolate a simulated natural grade between the contour on each side of the anomaly for use when measuring the height of the building or structure.

Apartment House: See "Dwelling, Multiple."

Area of Jurisdiction:²⁰⁷ The boundaries of Paradise Valley.

Assisted Living Home:⁵⁶⁷ A dwelling shared as a primary residence by persons who are disabled, as defined in Arizona Revised Statutes §41-1491, who do not meet the definition of "family" as set forth in this section, who live together as a single housekeeping unit in an environment in which staff persons provide supervisory care, personal care and/or custodial care for the residents. This definition shall not apply to a home for the developmentally disabled as regulated by Arizona Revised Statutes §36-582.

Basement:¹⁶⁴ A story having more than one-half (1/2) its height below natural grade.

Building: Any structure for the shelter, support or enclosure of persons, animals, or property; and when separated by dividing walls without openings, each portion of such building, so separated, shall be deemed a separate building.

Camper:⁵⁶⁴ A camper is a unit designed for travel, recreational, and vacation uses, which may be placed upon or attached to a vehicle.

Cluster Plan (CP) District:^{564 2016-13} A development approach that may be used in the R-43 or R-35 Cluster Plan zoning district that retains the same house per acre ratio as the R-43 or R-35,

- Town Zoning Ordinance, Definitions
- Requires home to be for disabled

Article XVII. ASSISTED LIVING HOME ^{564 567}

Section 1701. Assisted Living Home, subject to the following provisions:

- A. Distribution of Uses. No assisted living home shall be located on a lot within one thousand three hundred and twenty (1,320) feet, measured by a straight line in any direction, from the lot line of another assisted living home located within the Town of Paradise Valley or any other adjacent jurisdiction.
- B. Occupancy. The number of residents at such home shall be limited by applicable state laws, including any minimum square footage requirement per person, but in no event shall the number of residents exceed ten (10), not including staff.
- C. Licensure. Such home shall be licensed or certified by the State of Arizona, and satisfactory evidence thereof shall be on file with the Town. In the event that the State of Arizona revokes or terminates the license or certification to operate such a home, the person operating the home shall immediately cease operations and inform the Town of such revocation or termination.
- D. Administrative Review. Such home shall be reviewed and approved by the Planning Department Director, or designee, for building code and land use compliance prior to the use commencing.
- E. Code compliance. Such home shall comply with all applicable Town codes, including building codes, fire safety regulations, zoning and subdivision codes.
- F. Compatibility. Such home and its premises shall be maintained in a clean, well-kept condition that is consistent in materials and design style with homes in the surrounding or adjacent neighborhood.
- G. Threat to Community. Such home shall not house any person whose tenancy would constitute a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others.
- H. All parking by staff associated with such home shall be on site.

FOOTNOTE:

564 Ordinance #564 – 11/03/2005(Interpretation, Purpose and Conflict, was repealed by Ordinance Number 564, and moved to Article I, Section 103)

567 Ordinance #567 – 11/17/2005

- Town Zoning Ordinance, Assisted Living Home
- (A) Separation requirement
- (B) Occupancy limits
- (C) Licenses required
- (D) Town review process
- (E) Applicable codes
- (F) Compatibility with surrounding area
- (G) Community Threat
- (H) Parking

TEXT AMENDMENT PROCESS

- Resident input opportunity via Citizen Review Session (Nov 18th)
- Commission recommendation to the Council at a public hearing (Dec 2nd)
- Council review and action at a public hearing (Jan 22nd)
- No specific deadline for the Town to make amendments



DRAFT ORDINANCE 2025-04

- Summary of changes
 - Reduce occupancy from 10 residents (not including staff) to 6 residents and including operators and staff to not exceed 8 people
 - Modify the parking associated with the home to be all on-site (not only the staff)
 - Correct the title of Planning Department Director to Community Development Director

Article XVII. ASSISTED LIVING HOME

Section 1701. Assisted Living Homes. Where permitted in residential zones. Assisted Living Homes are subject to the following provisions:

- A. Distribution of Uses. No assisted living home shall be located on a lot within one thousand three hundred and twenty (1,320) feet, measured by a straight line in any direction, from the lot line of another assisted living home located within the Town of Paradise Valley or any other adjacent jurisdiction.
- B. Occupancy. The number of residents at such home shall be limited by applicable state laws, including any minimum square footage requirement per person, but in no event shall the number of ~~residents~~ persons exceed six (6) ~~ten (10)~~, not including ~~staff~~ the operator of a residential facility, members of the operator's family or persons employed as staff, except that the total number of all persons living at the residential facility shall not exceed eight (8) persons.
- C. Licensure. Such home shall be licensed or certified by the State of Arizona, and satisfactory evidence thereof shall be on file with the Town. In the event that the State of Arizona revokes or terminates the license or certification to operate such a home, the person operating the home shall immediately cease operations and inform the Town of such revocation or termination.
- D. Administrative Review. Such home shall be reviewed and approved by the ~~Planning Department~~ Community Development Director, or designee, for building code and land use compliance prior to the use commencing.
- E. Code compliance. Such home shall comply with all applicable Town codes, including building codes, fire safety regulations, zoning and subdivision codes.
- F. Compatibility. Such home and its premises shall be maintained in a clean, well-kept condition that is consistent in materials and design style with homes in the surrounding or adjacent neighborhood.
- G. Threat to Community. Such home shall not house any person whose tenancy would constitute a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others.
- H. Parking. All parking ~~by staff~~ associated with ~~such home~~ Assisted Living Homes shall be on site.



PLANNING COMMISSION

11

- Planning Commission recommended approval (4 to 3) at December 2nd hearing
- Held required Citizen review Session on November 18th



01/08/2026

COMMENT SUMMARY

- Several persons providing comments for and against the amendment
- Refer to Noticing – Comments Attachment for more information

Support Amendment	Not Support Amendment
<ul style="list-style-type: none"> ▪ Business nature that does not align with the vision/values of the Town's General Plan ▪ Impact and lack of choice for existing residents when Assisted Living Home opens in a neighborhood ▪ 6 resident occupancy aligns with the Town's definition of family of 5 or fewer unrelated people ▪ Increased traffic due to visitors/health care providers ▪ Amendment retains the ability for Assisted Living Homes (via nonconforming use provisions, reasonable accommodation, and up to 6 residents) 	<ul style="list-style-type: none"> ▪ Not a threat to single-family lifestyle ▪ Replace older/unkept properties ▪ Benefits on proximity to nearby family members/older population creates demand ▪ Smaller 10-person provides benefits to resident related to activities and other factors ▪ Cost concerns ▪ Amendment could effectively cap the number

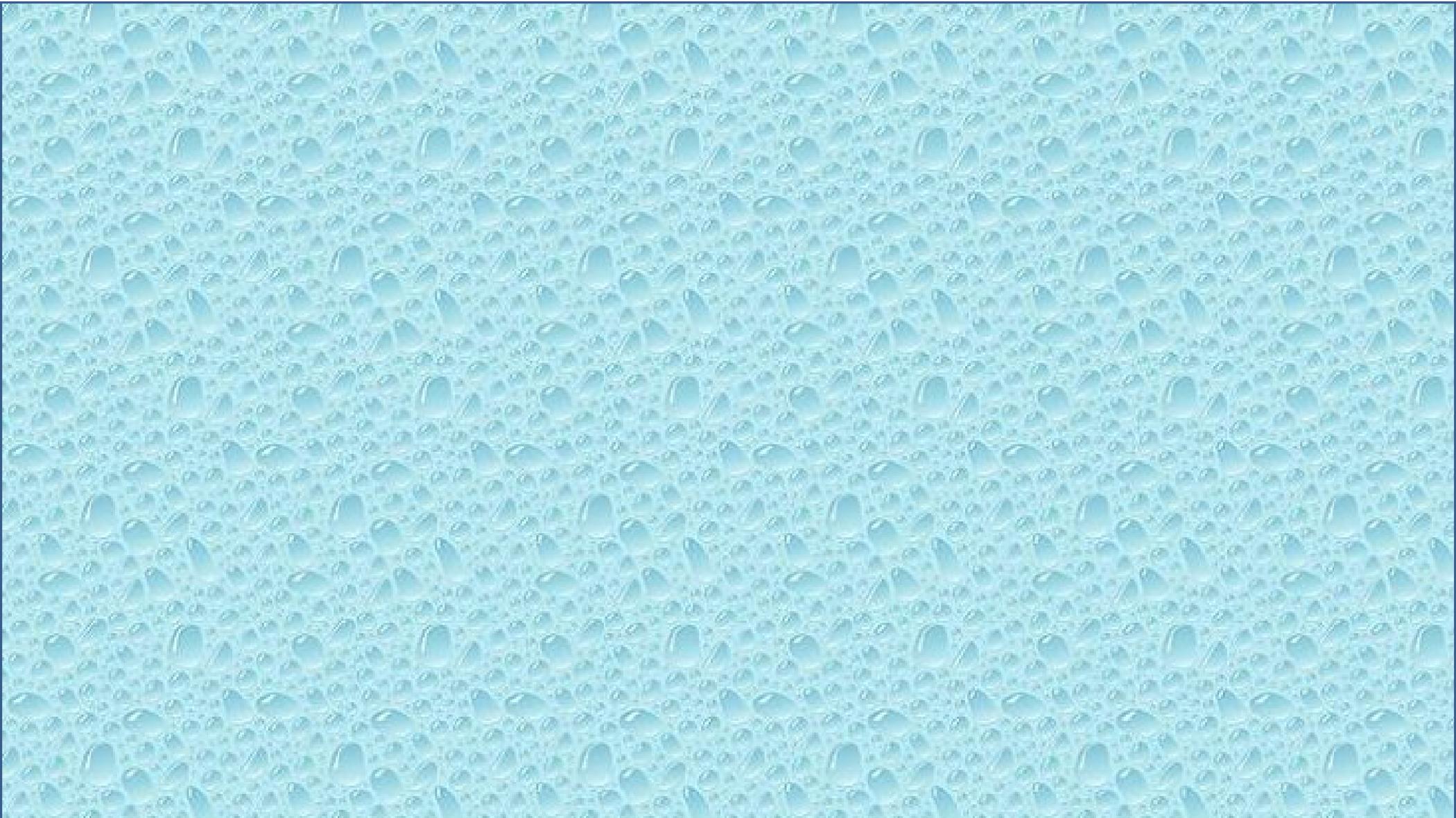
01/08/2026



NEXT STEPS/QUESTIONS

- **January 22nd** Council Public Hearing (tentative)







Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 26-006

AGENDA TITLE:
Administer Oath of Office to the Vice Mayor

STAFF CONTACT:

TOWN
Of
PARADISE VALLEY



STAFF REPORT

TO: Mayor Stanton and Town Council Members

FROM: Andrew B. Ching, Town Manager
Duncan Miller, Town Clerk

DATE: January 8, 2026

DEPARTMENT: Town Manager
Duncan Miller, 480-348-3610

AGENDA TITLE:
Swearing in of the Vice Mayor

RECOMMENDATION:
Swear in the Vice Mayor.

SUMMARY STATEMENT:

In accordance with Ordinance Number 2025-03 adopted on September 25, 2025 amending Town Code Section 2-2-2, a new vice mayor shall be sworn in at the first regular meeting in January of each year.

Designation of the vice mayor is determined by Section 2-2-2(A). It provides that the longest serving council member who has not previously served as the vice mayor, has served at least one year as an elected council member, and agrees to serve is eligible to be vice mayor. In calendar year 2026, Council Member Christine Labelle is next in the rotation to serve as vice mayor.

The vice mayor performs the duties of mayor in the absence or disability of the mayor, serves as the Council's liaison to the Planning Commission, and is responsible for coordinating the annual performance reviews for the Town Manager and Town Attorney.

Council Member Labelle will be sworn in as vice mayor during the business meeting.

ATTACHMENT(S):



Action Report

File #: 26-004

AGENDA TITLE:

Discussion and Possible Action to Recognize 5404 E Palo Verde Drive as a Historic Property in the Town of Paradise Valley

RECOMMENDATION:

Approve the Historical Advisory Committee's recommendation to recognize 5404 E Palo Verde Drive as an official historic property in the Town of Paradise Valley

STAFF CONTACT:

TOWN *Of* PARADISE VALLEY



STAFF REPORT

TO: Mayor Stanton and Town Council Members

FROM: Andrew B. Ching, Town Manager
Duncan Miller, Town Clerk

DATE: January 8, 2026

DEPARTMENT: Town Manager
Duncan Miller, 480-348-3610

AGENDA TITLE:

Discussion and Possible Action to Recognize 5404 East Palo Verde Drive as a Historic Property in the Town of Paradise Valley

RECOMMENDATION:

Approve the Historical Advisory Committee's recommendation to recognize 5404 East Palo Verde Drive as an historic property in the Town of Paradise Valley.

SUMMARY STATEMENT:

In 2018, the Town Council created the Historic Property Recognition Program (Program) to allow property owners to voluntarily apply to the Historical Advisory Committee to recognize buildings, structures, objects and designed landscape features within the Town of Paradise Valley that are:

- 1) At least 50 years old; OR
- 2) Represents an important part of the history or architecture of the Town under one of the following areas:
 - a) **Events/Trends.** The property must be associated with an event or pattern of events that made a significant contribution to the history of the nation, the state or the Town.
 - b) **Persons.** The property must be associated with the life of a person who was significant in the history of the nation, the state, or the Town.
 - c) **Architecture.** The property must embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master (architect, designer, engineer, or builder); possess high artistic values; or be a source of civic pride or identity for the Town.

This is a voluntary program and does not impose any new regulations or future development restrictions on the recognized properties.

Residents Marlene and Harry Sleighel submitted his home located 5404 East Palo Verde Drive for consideration. The home was designed by Alice Marshall. It was completed in 1959 and became the fifth home built in Stone Canyon. The Historical

Advisory Committee's full review of the property and its recommendation to receive the Program designation is attached as Exhibit B.

Following the Town Council's approval to add 5404 Ease Palo Verde Drive to the list of historic properties in Town, the owners will receive an official proclamation and a bronze plaque to mount on the property. In addition, a picture along with a historical summary of the property will appear on the Historical Advisory Committee's recognition program webpage.

ATTACHMENT(S):

- A. Staff Report
- B. Historical Advisory Committee Recommendation
- C. Proclamation
- D. Plaque
- E. Historic Property Recognition Program Guidelines

MARLENE AND HARRY SLEIGHEL RESIDENCE
5404 EAST PALO VERDE DRIVE
PARADISE VALLEY, AZ 95253
RECOMMENDATION TO TOWN COUNCIL
JANUARY 8, 2026

On September 17, 2025, Marlene and Harry Sleighel presented their home located at 5404 East Palo Verde Drive to our Committee for consideration to the Historical Property Recognition Program.

In the mid 1950s, this property was owned by Colonel Harry C. Wilder, the grandfather of Harry Sleighel. Colonel Wilder is recognized as one of the thirty-one original financial contributors to the incorporation of the Town and was a founding member of the Paradise Valley Country Club.

In 1958, Colonel Wilder sold the property to his niece and nephew, Alice and Bin Marshall. That same year, the Marshall's broke ground and completed their home in 1959. This home was designed by Alice Marshall and her daughter with an unknown builder. The home was the fifth home built in Stone Canyon.

The home was constructed using pumice block and features a brick and wood façade. The exterior walls were done with a "weeping mortar" technique characterized by thick mortar application that produces a distinctive oozing effect. Many of the original interior features remain intact, including planters dividing the living and dining rooms, a built-in bar in the dining room, and bookshelves in the family room. The kitchen retains its original cabinets, many with scalloped wood valances, and countertops. The Eisenhower Yellow Westinghouse oven, still functional, remains mounted on the kitchen's far wall, a placement chosen due to Aunt Alice's concerns about heat.

In 2007, Harry and Marlene Sleighel purchased the home from Harry's Aunt Alice. They added about 1,000 square feet and did some interior remodeling including raising the ceilings in the hallway and living room all while keeping the architectural integrity of the home. The master bedroom was enlarged to include a new closet, bathroom, and laundry room, which was previously located in the kitchen. When the ceilings were raised, additional stones were needed for the extend fireplace. Harry recalled that his Aunt Alice said the original fireplace stones were dumped in the front yard. Rather than purchasing new stone, the masons found enough stones in the front yard to complete the fireplace extension. This home has remained in the family for 68 years.

As Chair of the Town's Historical Advisory Committee, I recommend that the Sleighel residence at 5404 East Palo Verde Road be recognized by the Town Council as part of our Historic Property Program.

**MARLENE AND HARRY SLEIGHEL RESIDENCE
5404 EAST PALO VERDE DRIVE
PARADISE VALLEY, AZ 95253
RECOMMENDATION TO TOWN COUNCIL
JANUARY 8, 2026**



Proclamation

WHEREAS, by the issuance of this proclamation the Town of Paradise Valley hereby recognizes the Sleighel home at 5404 East Palo Verde Drive as an official historic property; and

WHEREAS, on November 1st, 2018, the Town of Paradise Valley and the Historical Advisory Committee established the Historic Property Recognition Program that allows property owners to voluntarily submit their property for consideration if it meets the requirements of the program; and

WHEREAS, the property at 5404 East Palo Verde Drive, owned by Marlene and Harry Sleighel, was built in 1959 in the Stone Canyon neighborhood using pumice block with a brick and wood façade, and features the original built in bar, bookshelves, wood cabinets with scalloped valances, kitchen countertops, and a classic Westinghouse oven; and

WHEREAS, this property exemplifies the beauty of the Town and maintains the values that the Town has exemplified since its founding in 1961;

NOW, THEREFORE, I, Mark Stanton, Mayor of the Town of Paradise Valley, do hereby proclaim the property located 5404 East Palo Verde Drive as part of the

"HISTORIC PROPERTY RECOGNITION PROGRAM"

IN WITNESS WHEREOF, I have set my hand and caused to be affixed the seal of the Town of Paradise Valley this 8th day of January, 2026.





Mark Stanton, Mayor

Attest:



Duncan Miller, Town Clerk

TOWN OF PARADISE VALLEY
INCORPORATED MAY 1961



5404

East Palo Verde
Drive



Built in 1959

TOWN OF PARADISE VALLEY

HISTORIC PROPERTY RECOGNITION PROGRAM



The Hermosa Inn circa 1941

OVERVIEW AND APPLICATION

Originally approved by Town Council – Nov 2018
Updated by Town Council – Mar 2021
Updated by HAC – Jan 2023; Jan 2024; Feb 2024; May 2025

TOWN OF PARADISE VALLEY HISTORIC PROPERTY RECOGNITION PROGRAM OVERVIEW

The purpose of the Town’s Historic Property Recognition Program is to recognize buildings, structures, objects and designed landscape features within the Town of Paradise Valley that are:

- At least 50 years old; OR
- Represents an important part of the history or architecture of the Town under one of the following areas:
 - a. **Events/Trends.** The property must be associated with an event or pattern of events that made a significant contribution to the history of the nation, the state or the Town.
 - b. **Persons.** The property must be associated with the life of a person who was significant in the history of the nation, the state, or the Town.
 - c. **Architecture.** The property must embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master (architect, designer, engineer, or builder); possess high artistic values; or be a source of civic pride or identity for the Town.

The benefit of the Historic Property Recognition Program is that the Town of Paradise Valley will formally recognize the property owner’s effort to preserve the property and its historical significance with a Town proclamation and a plaque. The property will be included in a list of recognized historic properties published on the Town’s website. **The Program is voluntary and does not impose new regulations nor any restrictions on future remodels or demolitions. The recognition does not become a permanent record of the property.**

To apply for the Historic Property Recognition Program, please complete the application below. The Historical Advisory Committee will review each application and may ask that you present your application to the Committee. Once the Committee has determined that the property meets one of the four criteria, the Committee will make a recommendation to the Town Council to add the property to the Program. The Town Council will make a final decision.

An owner may remove its property from the Program at any time by submitting a written request to the Committee, which shall remove the property and report such removal to the Town Council. If the Committee finds that the property no longer meets the criteria for the Program, then the Committee will make a recommendation to the Town Council to remove the property from the Program. A property will be automatically removed from the Program if its historic buildings, structures, objects, and/or designed landscape feature are demolished. The Town will keep a list of the properties that have been removed from the Program.

**TOWN OF PARADISE VALLEY
HISTORIC PROPERTY RECOGNITION PROGRAM
APPLICATION**

Property Identification:

_____, Paradise Valley, AZ 85253

Date property built: _____

Architect or Builder: _____

Date property purchased: _____

Does the property represent an important part of the history or architecture of the Town under one of the following areas? Yes or No

Events or Trends: Is the property associated with an event or pattern of events that made a significant contribution to the history of the nation, the state or the Town? Yes or No

Describe: _____

Persons: Is the property associated with the life of a person who was significant in the history of the nation, the state, or the Town? Yes or No

Describe: _____

Architecture: Does the property embody the distinctive characteristics of a type, period, or method of construction such as floor plan, lot siting, entry sequence, roof surface and form, gables, porch posts, window and door openings? Yes or No

Describe: _____

Attach Photographs of the property and any significant aspects of the property.

Describe any recognition given to the property.

Does this property have any active code violations? Yes or No

Signature: _____ Date: _____

Printed Name: _____

Email: _____ Phone: _____

You may either send the completed application to the Executive Assistant to Town Manager, 6401 East Lincoln Drive, Paradise Valley, AZ 85253- 4399 or email the completed application to the Executive Assistant to Town Manager (see Town website for email address) with a subject line: TPV-Historic Property Recognition Program.

By signing and submitting this application, you are agreeing to have any pictures of your property and its location on the Town's website once the Town Council has approved your application.

Historic Preservation is not an infringement on private property rights or values. Recognition does not restrict property rights and does not give any government authority over private property.



Action Report

File #: 26-008

AGENDA TITLE:

Discussion and Possible Action to Recognize 6107 N Invergordon Road as a Historic Property in the Town of Paradise Valley

RECOMMENDATION:

Approve the Historical Advisory Committee's recommendation to recognize 6107 N Invergordon Road as an official historic property in the Town of Paradise Valley

STAFF CONTACT:

TOWN *Of* PARADISE VALLEY



STAFF REPORT

TO: Mayor Stanton and Town Council Members

FROM: Andrew B. Ching, Town Manager
Duncan Miller, Town Clerk

DATE: January 8, 2026

DEPARTMENT: Town Manager
Duncan Miller, 480-348-3610

AGENDA TITLE:

Discussion and Possible Action to Recognize 6107 N Invergordon Road as a Historic Property in the Town of Paradise Valley

RECOMMENDATION:

Approve the Historical Advisory Committee's recommendation to recognize 6107 N Invergordon Road as an historic property in the Town of Paradise Valley.

SUMMARY STATEMENT:

In 2018, the Town Council created the Historic Property Recognition Program (Program) to allow property owners to voluntarily apply to the Historical Advisory Committee to recognize buildings, structures, objects and designed landscape features within the Town of Paradise Valley that are:

- 1) At least 50 years old; OR
- 2) Represents an important part of the history or architecture of the Town under one of the following areas:
 - a) **Events/Trends.** The property must be associated with an event or pattern of events that made a significant contribution to the history of the nation, the state or the Town.
 - b) **Persons.** The property must be associated with the life of a person who was significant in the history of the nation, the state, or the Town.
 - c) **Architecture.** The property must embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master (architect, designer, engineer, or builder); possess high artistic values; or be a source of civic pride or identity for the Town.

This is a voluntary program and does not impose any new regulations or future development restrictions on the recognized properties.

Mark Schneider and Pastor Keith DeLaet submitted Calvary Church of the Valley located 6107 N Invergordon Road for consideration. The original structures on the property were built in the mid-1930s and became home to the Desert Lodge. In 1969 it

was purchased by Calvary Church of the Valley. The Historical Advisory Committee's full review of the property and its recommendation to receive the Program designation is attached as Exhibit B.

Following the Town Council's approval to add 6107 N Invergordon Road to the list of historic properties in Town, the owners will receive an official proclamation and a bronze plaque to mount on the property. In addition, a picture along with a historical summary of the property will appear on the Historical Advisory Committee's recognition program webpage.

ATTACHMENT(S):

- A. Staff Report
- B. Historical Advisory Committee Recommendation
- C. Proclamation
- D. Plaque
- E. Historic Property Recognition Program Guidelines

**CALVARY CHURCH OF THE VALLEY
6107 NORTH INVERGORDON ROAD
PARADISE VALLEY, AZ 85253
RECOMMENDATION TO TOWN COUNCIL
January 8, 2026**

On September 17, 2025, Mark Schneider and Pastor Keith DeLaet presented Calvary Church of the Valley located at 6107 North Invergordon Road to the Historical Advisory Committee for consideration to the Historical Property Recognition Program.

Calvary Church of the Valley was founded as an independent, non-denominational Christian church after approximately seventy parishioners—including Jack Stewart of the Camelback Inn—separated from St. Barnabas Church on Mockingbird Lane. The group initially met in a banquet room at the Camelback Inn under the leadership of Pastor Richard Zollner. In 1969, the congregation purchased the property located at 6107 North Invergordon Road from Mary Belle Schildman shortly after the passing of her husband, James A. Schildman. Between 1973 and 1989, the Church bought additional property giving them a total of 13 acres.

The original structures on the property are believed to date to the early to mid-1930s and built by the Schildmans using adobe bricks, hand honed beams, and included several handmade doors. In the early 1940s, the Schildmans established the property as the Desert Lodge.

For the next twenty years, the Desert Lodge operated both as a guest lodge and as a riding and boarding stable. The main house—originally the Schildman family residence—was expanded to include a dining room, a lounge with a bar, and two owner apartments. They also added a second kitchen, one of which served as a Kosher kitchen. At a time when some area inns and resorts did not accept Jewish guests, the Desert Lodge welcomed them. Other buildings on the property included casitas for guests, a garden house, barn facilities and a tack room. The Lodge also offered the guests an outdoor barbecue area, a swimming pool, and a shuffleboard court for recreation.

In the 1980s, the Church converted the main building into its Fellowship Hall and constructed a new sanctuary. All of the original buildings are still standing with the exception of an old storage structure which was falling apart. Various rooms and buildings are being used as classrooms and other purposes. The garden house provides housing for the facilities manager, and the parsonage is adjacent to the church.

In addition to regular worship services, the Church hosts a homeschooling group, a weekly Bible study group and various nonprofit and community organizations. With its historical significance, Calvary Church wants to be known as a jewel in the desert serving the community.

As Chair of the Town's Historical Advisory Committee, I would like to recommend Calvary Church of the Valley, located at 6107 North Invergordon Road, to the Town Council for recognition within the Historic Property Program.

**CALVARY CHURCH OF THE VALLEY
6107 NORTH INVERGORDON ROAD
PARADISE VALLEY, AZ 85253
RECOMMENDATION TO TOWN COUNCIL
January 8, 2026**



**CALVARY CHURCH OF THE VALLEY
 6107 NORTH INVERGORDON ROAD
 PARADISE VALLEY, AZ 85253
 RECOMMENDATION TO TOWN COUNCIL
 January 8, 2026**



**CALVARY CHURCH OF THE VALLEY
6107 NORTH INVERGORDON ROAD
PARADISE VALLEY, AZ 85253
RECOMMENDATION TO TOWN COUNCIL
January 8, 2026**



**CALVARY CHURCH OF THE VALLEY
6107 NORTH INVERGORDON ROAD
PARADISE VALLEY, AZ 85253
RECOMMENDATION TO TOWN COUNCIL
January 8, 2026**



Proclamation

WHEREAS, by the issuance of this proclamation the Town of Paradise Valley hereby recognizes the Calvary Church of the Valley at 6107 N Invergordon Road as an official historic property; and

WHEREAS, on November 1st, 2018, the Town of Paradise Valley and the Historical Advisory Committee established the Historic Property Recognition Program that allows property owners to voluntarily submit their property for consideration if it meets the requirements of the program; and

WHEREAS, this property at 6107 N Invergordon Road, owned by the Calvary Church of the Valley, includes historic structures built in the 1930s with adobe, honed beams, and handmade doors; and

WHEREAS, this property once operated as the Desert Lodge; and

WHEREAS, the Calvary Church of the Valley actively builds community by welcoming homeschooling groups and other non-profit and community organizations to use its facilities; and

WHEREAS, this property exemplifies the beauty of the Town and maintains the values that the Town has exemplified since its founding in 1961;

NOW, THEREFORE, I, Mark Stanton, Mayor of the Town of Paradise Valley, do hereby proclaim the property located at 6107 N Invergordon Road as part of the

"HISTORIC PROPERTY RECOGNITION PROGRAM"

IN WITNESS WHEREOF, I have set my hand and caused to be affixed the seal of the Town of Paradise Valley this 8th day of January, 2026.





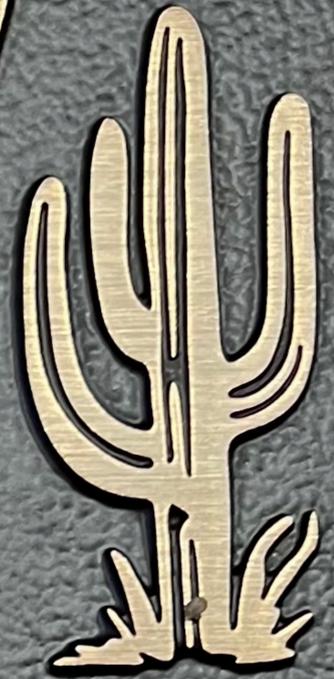
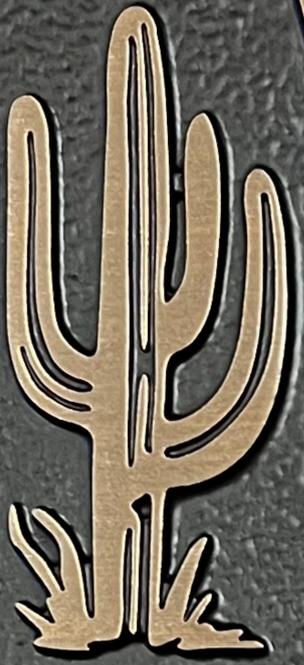
Mark Stanton, Mayor

Attest:



Duncan Miller, Town Clerk

TOWN OF PARADISE VALLEY
INCORPORATED MAY 1961



6107

North Invergordon
Road



Built in 1935

TOWN OF PARADISE VALLEY

HISTORIC PROPERTY RECOGNITION PROGRAM



The Hermosa Inn circa 1941

OVERVIEW AND APPLICATION

Originally approved by Town Council – Nov 2018
Updated by Town Council – Mar 2021
Updated by HAC – Jan 2023; Jan 2024; Feb 2024; May 2025

TOWN OF PARADISE VALLEY HISTORIC PROPERTY RECOGNITION PROGRAM OVERVIEW

The purpose of the Town’s Historic Property Recognition Program is to recognize buildings, structures, objects and designed landscape features within the Town of Paradise Valley that are:

- At least 50 years old; OR
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 - b. **Persons.** The property must be associated with the life of a person who was significant in the history of the nation, the state, or the Town.
 - c. **Architecture.** The property must embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master (architect, designer, engineer, or builder); possess high artistic values; or be a source of civic pride or identity for the Town.

The benefit of the Historic Property Recognition Program is that the Town of Paradise Valley will formally recognize the property owner’s effort to preserve the property and its historical significance with a Town proclamation and a plaque. The property will be included in a list of recognized historic properties published on the Town’s website. **The Program is voluntary and does not impose new regulations nor any restrictions on future remodels or demolitions. The recognition does not become a permanent record of the property.**

To apply for the Historic Property Recognition Program, please complete the application below. The Historical Advisory Committee will review each application and may ask that you present your application to the Committee. Once the Committee has determined that the property meets one of the four criteria, the Committee will make a recommendation to the Town Council to add the property to the Program. The Town Council will make a final decision.

An owner may remove its property from the Program at any time by submitting a written request to the Committee, which shall remove the property and report such removal to the Town Council. If the Committee finds that the property no longer meets the criteria for the Program, then the Committee will make a recommendation to the Town Council to remove the property from the Program. A property will be automatically removed from the Program if its historic buildings, structures, objects, and/or designed landscape feature are demolished. The Town will keep a list of the properties that have been removed from the Program.

**TOWN OF PARADISE VALLEY
HISTORIC PROPERTY RECOGNITION PROGRAM
APPLICATION**

Property Identification:

_____, Paradise Valley, AZ 85253

Date property built: _____

Architect or Builder: _____

Date property purchased: _____

Does the property represent an important part of the history or architecture of the Town under one of the following areas? Yes or No

Events or Trends: Is the property associated with an event or pattern of events that made a significant contribution to the history of the nation, the state or the Town? Yes or No

Describe: _____

Persons: Is the property associated with the life of a person who was significant in the history of the nation, the state, or the Town? Yes or No

Describe: _____

Architecture: Does the property embody the distinctive characteristics of a type, period, or method of construction such as floor plan, lot siting, entry sequence, roof surface and form, gables, porch posts, window and door openings? Yes or No

Describe: _____

Attach Photographs of the property and any significant aspects of the property.

Describe any recognition given to the property.

Does this property have any active code violations? Yes or No

Signature: _____ Date: _____

Printed Name: _____

Email: _____ Phone: _____

You may either send the completed application to the Executive Assistant to Town Manager, 6401 East Lincoln Drive, Paradise Valley, AZ 85253- 4399 or email the completed application to the Executive Assistant to Town Manager (see Town website for email address) with a subject line: TPV-Historic Property Recognition Program.

By signing and submitting this application, you are agreeing to have any pictures of your property and its location on the Town's website once the Town Council has approved your application.

Historic Preservation is not an infringement on private property rights or values. Recognition does not restrict property rights and does not give any government authority over private property.



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 26-002

TOWN
of
PARADISE VALLEY



TOWN COUNCIL MEETING
6401 E. LINCOLN DRIVE
PARADISE VALLEY, ARIZONA 85253
MINUTES
THURSDAY, DECEMBER 11, 2025

1. CALL TO ORDER / ROLL CALL

Mayor Stanton called to order the Town Council Meeting for Thursday, December 11, 2025 at 3:00 PM in the Town Hall Boardroom, 6401 E. Lincoln Drive, Paradise Valley, AZ 85253.

COUNCIL MEMBERS PRESENT

Mayor Mark Stanton
Vice Mayor Ellen Andeen-Keller
Council Member Christine Labelle
Council Member Karen Liepmann
Council Member Scott Moore attended by video conference
Council Member Julie Pace arrived at 3:05 PM
Council Member Anna Thomasson

STAFF MEMBERS PRESENT

Town Manager Andrew B. Ching
Town Attorney Andrew J. McGuire
Police Chief Freeman Carney
Town Clerk Duncan Miller
Community Development Director Chad Weaver
Public Works Director Isaac Chavira
ASU Marvin Andrews Fellow Erin Sweeney
Human Resources Director Gina Monger

2. STUDY SESSION ITEMS

25-291 Zoning Code Update Check In

Community Development Director Chad Weaver stated that the Town awarded a contract to Michael Baker International in June 2025 to assist with the update and reorganization of the Zoning Ordinance. He said the focus of the project was to make it easier for developers, the public, and staff to navigate and understand the Code, not make text changes.

He introduced Matthew Klyszeiko and Robbie Aaron with Michael Baker International. Mr. Aaron stated

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 (www.paradisevalleyaz.gov) 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).

the goals of the project were to:

1. Identify existing inconsistencies, conflicts and duplications and clean them up.
2. Address potential development trends that will impact the town.
3. Make code more user friendly.
4. Ensure compliance with Arizona Revised Statutes and Federal law.

He discussed the proposed format and reorganization of the Code from 25 articles to nine, incorporation of recently adopted state law regulating municipalities, and minor refinements and clarifications of current text.

The Council discussed the public outreach strategy. There was consensus for the consultant to present a draft of the reorganized Code to the Council prior to holding public outreach. Public engagement should include specific examples of real-life impacts of the changes on properties. Council requested the following at the next update:

1. More clarity on the reorganized and renamed Articles
2. A detailed timeline for public outreach and public hearings
3. Identification of conflicts or inconsistencies in the current code and proposed text clarifications

25-290 Update on Short Term Rental Ordinance

Mr. Weaver provided background on the Town's efforts to regulate Short Term Rental (STR) properties and the adoption of an STR ordinance and amendments in 2022.

He summarized the STR regulations ranging from licensing, background checks, violations, and penalties. and compliance in the years since adoption. He stated that the number of licensed properties is down from approximately 146 to 99. He reported that complaints filed against STR properties have decreased and those that are filed are addressed immediately by the Community Development or Police Department. There is ongoing contact with the owners and managers in hopes of avoiding a need for Code Enforcement intervention.

Code Enforcement Officer Kristi Hillibert updated the Council on trends in STR enforcement and responded to questions. The Council asked staff to gather metrics on unlicensed properties, complaints, calls for service, and enforcement.

25-287 Discussion of Community Services Funding Process

Town Manager Andrew Ching introduced Erin Sweeny, ASU Marvin Andrews Fellow, who is interning with the Town for the next year.

Ms. Sweeny presented the history and background of the Community Services Funding Program and a recommendation to invite applications / request for proposals in Fiscal Year 2026.

The Council discussed the funding process options which included:

- 1) Do not expend the budgeted funds
- 2) Invite applications/RFP
- 3) Conduct needs assessment
- 4) Council identified program/project

There was Council consensus to proceed with a hybrid process. Staff was directed to develop a narrow scope of work for needed services and invite applications for funding that would serve those needs. The Council stressed that the proposals should include the metrics used to measure program success.

A motion was made at 4:59 PM by Vice Mayor Andeen-Keller, seconded by Council Member Pace, to go into executive session to discuss item 25-279. The motion carried by the following vote:

Aye: 7 - Mayor Stanton
Vice Mayor Andeen-Keller
Council Member Labelle
Council Member Liepmann
Council Member Moore
Council Member Pace
Council Member Thomasson

3. EXECUTIVE SESSION

25-279 Discussion and consultation with Town Attorney to consider the Town Council's position and instruct the attorney regarding the City of Phoenix v. Town of Paradise Valley, SDB Contracting Services, SDB Inc. et al. matter as authorized by A.R.S. §38-431.A.4.

25-270 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).

4. BREAK

5. RECONVENE FOR REGULAR MEETING

Mayor Stanton reconvened the meeting at 6:00 PM in the Town Hall Council Chambers.

6. ROLL CALL

COUNCIL MEMBERS PRESENT

Mayor Mark Stanton
Vice Mayor Ellen Andeen-Keller
Council Member Christine Labelle
Council Member Karen Liepmann
Council Member Scott Moore attended by video conference
Council Member Julie Pace
Council Member Anna Thomasson

STAFF MEMBERS PRESENT

Town Manager Andrew B. Ching
Town Attorney Andrew J. McGuire
Police Chief Freeman Carney
Town Clerk Duncan Miller
Community Development Director Chad Weaver
Public Works Director Isaac Chavira
CFO Leslie DeReche

7. PLEDGE OF ALLEGIANCE

PV Youth Group members Umeed Singh, Oliver Wurth, Claire Young, Saniya Dwivedi, Mustafa Agha led the Pledge of Allegiance.

8. PRESENTATIONS

25-281 Presentation of Paradise Valley Vintage Car Show Proceeds to the Sentinels of Freedom and the Military Assistance Mission

Mayor Stanton stated that the Annual Paradise Valley Veterans Appreciation Vintage Car Show is a great community event where residents can share their love of cars, socialize with neighbors, and honor our nation’s veterans. This year the event raised \$17,547.85.

Mayor Stanton was joined by former Mayor and PV Car Show Chair Ed Winkler and other members of the committee to present checks to Wynn Tyner representing Sentinels of Freedom and Mary Bons-Marshall, representing the Military Assistance Mission.

25-273 Discussion and Possible Action to Recognize 6122 East Quartz Mountain Road as a Historic Property in the Town of Paradise Valley

Historical Advisory Committee Chair Catherine Kauffman presented the Committee’s recommendation to recognize the Jordan home located at 6122 E Quartz Mountain Road as an official historic property in the Town of Paradise Valley.

The Town Council approved the Historical Advisory Committee's recommendation by unanimous consent.

Mayor Stanton read a proclamation recognizing the addition of the home to the Historic Property Program and presented owners with a bronze plaque to mount on the property.

25-274 Discussion and Possible Action to Recognize 5312 East Royal Palm Road as a Historic Property in the Town of Paradise Valley

Historical Advisory Committee Chair Catherine Kauffman presented the Committee's recommendation to recognize the Gates home located at 5312 E Royal Palm Road as an official historic property in the Town of Paradise Valley.

The Town Council approved the Historical Advisory Committee's recommendation by unanimous consent.

Mayor Stanton read a proclamation recognizing the addition of the home to the Historic Property Program and presented owners with a bronze plaque to mount on the property.

25-288 Results of Paradise Valley Street Sweeper Naming Contest

Mayor Stanton announced that the Town of Paradise Valley held a naming contest for the Town's two new streetsweepers.

Town Manager Ching stated that over the last two fiscal years the Town acquired two street sweepers primarily using congestion mitigation grant funding. Fifth grade students from the Town's public and private schools were invited to suggest names for the new sweepers and an online public vote was held.

The suggested names were:

- Sarah
- Jeremy
- The Dust Eater 3000
- Cupcake
- Sweepy, Sweep A-Lot
- Emitt
- Meow
- Dustbucket
- The Sweepanator
- Sweet Striper
- Marjorie (Marge)
- Dust Devil
- Cookie Monster
- The Monster Cleaner
- Road Runner

Duo Names

- Romeo and Juliet
- PB and J
- Cherokee and Encore
- Beep Beep and Vroom Vroom

Vroom and Vroom
Lemon and Lime
Mario and Luigi

Mayor Stanton announced the winners:

1. Dustbucket submitted by Landon Tulk, PCDS
2. The Sweepinator submitted by Nora Holt, PCDS

9. CALL TO THE PUBLIC

There were no public comments.

10. CONSENT AGENDA

Mr. Ching summarized the items on the items on the consent agenda. Mr. Ching withdrew item 25-289 from the agenda and will be rescheduled for action at a future meeting.

25-272 Minutes of Town Council Meeting November 13, 2025

25-276 Discussion and Possible Action to Approve Amendments to the Town of Paradise Valley Employee Handbook

Recommendation: Approve amendments to the Town of Paradise Valley Employee

Handbook in Section 202: Smokefree Workplace and Section 1402: Appeals effective December 21, 2025

25-277 Discussion and Possible Action to Approve an Agreement with the Arizona Department of Administration for Law Enforcement Records Management System Funding

Recommendation: Approve the agreement between the Town of Paradise Valley, through the

Paradise Valley Police Department, and the Arizona Department of Administration for the purpose of receiving funds allocated to support the statewide Law Enforcement Records Management System initiative.

25-289 Discussion and Possible Action to Approve an Agreement with the Arizona Department of Public Safety and Authorize Acceptance of Grant Funds for Anti-Human Trafficking

Recommendation: Authorize the acceptance of grant funds from the Arizona Department of

Public Safety in the amount of \$34,450 for Anti-Human Trafficking efforts and authorize the Police Chief to execute the funding agreement.

25-278 Discussion and Possible Action to Approve a Linking Agreement for Cooperative Purchase between the Town of Paradise Valley and B2B Direct Sales, Inc dba the HVAC Company for Replacement of HVAC Systems/Components within Town Facilities

Recommendation: Approve the linking agreement (CON-25-035-PBW-A1) with B2B Direct Sales Inc, dba The HVAC Company for replacement of HVAC System Components in the amount of \$101,224.95; and authorize the Town Manager to execute the agreement.

25-280 Discussion and Possible Action to Approve a Linking Agreement for Cooperative Purchase of an Articulating Telescopic Aerial Device (Bucket Lift Truck)

Recommendation: Approve a contract with ALTEC Industries, Inc (CON-26-031-PW) for the purchase of an Articulating Telescopic Aerial Device in the amount of \$204,287.00 and authorize the Town Manager to execute the agreement.

25-282 Discussion and Possible Action to Approve Settlement Agreements in the City of Phoenix v. Town of Paradise Valley et al. Matter Relating to Settling the Matter and Attorney’s Fees

Recommendation: Approve the Settlement Agreements in the matter of *City of Phoenix v. Town of Paradise Valley et al.* resolving the underlying lawsuit and attorney’s fees claims and authorize the Town Manager to execute the agreements.

25-284 Discussion and Possible Action to Approve Amendment No. 3 to the Professional Service Agreement with Gust Rosenfeld P.L.C. for Town Attorney Services

Recommendation: Authorize the Town Manager to execute amendment No. 3 (CON-21-162-ATY-A3) to the Professional Service Agreement with Gust Rosenfeld P.L.C. for Town Attorney Services

A motion was made by Council Member Pace, seconded by Council Member Liepmann, to approve the Consent Agenda with the exception of item 25-289 that was withdrawn. The motion carried by the following vote:

- Aye:** 7 - Mayor Stanton
- Vice Mayor Andeen-Keller
- Council Member Labelle
- Council Member Liepmann
- Council Member Moore
- Council Member Pace
- Council Member Thomasson

11. PUBLIC HEARING

There were no public hearings.

12. ACTION ITEMS**25-293 Discussion and Possible Action to Adopt Resolution 2025-13
Accepting the FY2024-25 Annual Comprehensive Financial Report,
Annual Expenditure Limitation Report and other Associated
Reports, and Results of the Annual Audit**

CFO Leslie DeRech reported that the certified public accounting firm of Baker Tilly US, LLP conducted the annual financial statement audit and examination of the annual expenditure limitation report for the fiscal year ended June 30, 2025 (FY2024/25). The firm concluded the Town's financial statements present fairly, in all material respects. They reviewed the financial position of the governmental activities, business-type activities, each major fund, the aggregate remaining fund information, and notes to the financial statements for the Town of Paradise Valley.

She stated that FY 25 total expenditure was \$3.7 million below the Arizona Expenditure Limitation. The General Fund tax revenue was \$35.1 million, and the fund balance increased to \$137.8 million. She noted that the Fire Service Enterprise Fund is operating at a deficit and being subsidized by the General Fund.

Brian Hemmerle, Partner at Baker Tilly, presented the auditor's report to Council. He stated that the firm issued an unqualified opinion, there were no instances of noncompliance or other matters, no difficulties were encountered, no disagreements with management, and no misstatements were identified. There was one internal control matter identified related to donated capital contributions. It was recommended that capital assets should be reviewed and approved by someone other than the preparer to ensure completeness of records.

He presented financial highlights and noted that the Town has 1,839 days of cash on hand which is well above the average for municipalities.

There were no public comments.

A motion was made by Council Member Thomasson, seconded by Council Member Pace, to adopt Resolution Number 2025-13. The motion carried by the following vote:

Aye: 7 - Mayor Stanton
Vice Mayor Andeen-Keller
Council Member Labelle
Council Member Liepmann
Council Member Moore
Council Member Pace
Council Member Thomasson

**25-268 Discussion and Possible Action to Adopt Ordinance 2025-05
Amendments to Administrative Review of Certain Plat Applications**

Community Development Director Chad Weaver stated that in 2025, the state legislature passed legislation that required municipalities to authorize administrative personnel to review and approve site plans, development plans, land divisions, lot line adjustments, and plat amendments, and to review and approve design review plans based on objective standards, without a public hearing. Municipalities were given until December 31, 2025 to bring local codes into compliance with the state law.

He said the Council reviewed the draft ordinance on November 13, 2025 and provided direction to staff not to change the 90-degree standard for side lot lines and not to change the automatic referral to the Council of lots splits denied by the Planning Commission.

Mr. Weaver summarized the ordinance and explained that met the requirements of the state statute.

There were public comments.

A motion was made by Council Member Pace, seconded by Council Member Thomasson, to adopt Ordinance 2025-05 The motion carried by the following vote:

Aye: 7 - Mayor Stanton
Vice Mayor Andeen-Keller
Council Member Labelle
Council Member Liepmann
Council Member Moore
Council Member Pace
Council Member Thomasson

**25-292 Discussion and Possible Action to Approve the Third Amendment
to the Linking Agreement with Axon Enterprises, Inc for the
Purchase of Axon AI Products**

Police Chief Freeman Carney presented a contract amendment to add the following technologies to the Police Department's contract with AXON:

- AXON AI Era Plan - advanced AI tools such as automatic audio/video transcription, AI-assisted report drafting, and enhanced evidence management.
- AXON Fusus - real-time crime center (RTCC) used by agencies across the country. Fusus consolidates live camera feeds, license plate readers, drone video, officer locations, and other platforms into one secure, map-based interface.
- AXON Prepared 911 - AI-enabled system that enhances 911 call handling through real-time transcription, translation, caller video sharing, and structured call summaries. Prepared 911 reduces dispatchers' cognitive load and improves call accuracy, especially during high-stress or

noisy situations. It also helps address call-taking challenges such as language barriers, incomplete information, and simultaneous multi-caller events.

He stated that the contract amendment will cost an additional \$3,745 in FY26. The remaining fiscal years of the contract will cost an additional \$118,706.44 per year through June 30, 2033. If approved, the Town would increase AXON's total compensation by \$953,398, resulting in an increase of the combined not-to-exceed compensation from \$1,838,759.04 to \$2,792,156.28.

Adam Smith and Jake Borro with AXON responded to questions from the Council regarding the technology, cloud storage, and data privacy.

There were no public comments.

A motion was made by Council Member Labelle, seconded by Council Member Moore, to approve the Third Amendment to the Linking Agreement (CON-24-016-POL-A3) with Axon Enterprises, Inc to increase the scope of work to include Axon AI products in an amount not to exceed \$953,398 spread out over the contact term ending June 30, 2033. The motion carried by the following vote:

Aye: 7 - Mayor Stanton
Vice Mayor Andeen-Keller
Council Member Labelle
Council Member Liepmann
Council Member Moore
Council Member Pace
Council Member Thomasson

13. FUTURE AGENDA ITEMS

25-275 Consideration of Requests for Future Agenda Items

Town Manager Ching summarized the future agenda schedule.

14. MAYOR / COUNCIL / MANAGER COMMENTS

Council Members provided comments and updates on current events.



Action Report

File #: 26-014

AGENDA TITLE:

Discussion and Possible Action to Approve the Second Amendment to the Linking Agreement with Flock Group Inc

RECOMMENDATION:

Approve the Second Amendment to the Linking Agreement with Flock Group for Implementation of Phase 2, which includes 12 Advanced License Plate Readers and authorize the Town Manager to execute the agreement.

STAFF CONTACT:

TOWN
Of
PARADISE VALLEY



STAFF REPORT

TO: Mayor Stanton and Town Council Members

FROM: Andrew Ching, Town Manager
Freeman Carney, Chief of Police

DATE: January 8, 2026

DEPARTMENT: Police Department
Freeman Carney, 480 948-7410

AGENDA TITLE:

Discussion and Possible Action to Approve the Second Amendment to the Linking Agreement with Flock Group Inc

RECOMMENDATION:

Approve the Second Amendment to the Linking Agreement with Flock Group Inc for implementation of Phase 2, which includes 12 Advanced License Plate Readers and authorize the Town Manager to execute the agreement.

SUMMARY STATEMENT:

Advanced License Plate Readers (ALPR) have been pivotal in disrupting organized burglaries by South American Theft Groups, providing real-time alerts that allowed officers to identify suspect vehicles and prevent further crimes. It was also critical in a recent kidnapping case, where license plate reader data gave officers probable cause to arrest two suspects and safely recover the victim—evidence that secured a successful prosecution.

Detectives have also relied on ALPR to solve armed robberies, vehicle burglaries, residential burglaries, and package thefts. These results highlight the system's unmatched value as both an investigative tool and a crime deterrent.

The Flock ALPR project consists of two phases. Phase 1 consisted of 11 Flock cameras, and phase 2 has 12 cameras.

Last year, PVPD implemented Year 1 of Phase 1. Year 2 of Phase 1 is included in the existing contract. This amendment adds Year 1 of Phase 2 for \$44,400.

TOWN
Of
PARADISE VALLEY



STAFF REPORT

BUDGETARY IMPACT:

Phase 2 of this project was anticipated, and funds were allocated for it and approved in the Police Department's FY26 budget. This amendment increases the total not-to-exceed contract amount to \$134,744.40, reflecting committed costs for Fiscal Years 2025 (\$47,754) and 2026 (\$86,990.40). While the agreement includes a renewal option for Fiscal Year 2027, the Police Department is not committing to that year at this time.

ATTACHMENT(S):

- A. Staff Report
- B. Agreement



**SECOND AMENDMENT
TO
LINKING AGREEMENT
BETWEEN
THE TOWN OF PARADISE VALLEY
AND
FLOCK GROUP INC.**

THIS SECOND AMENDMENT TO THE LINKING AGREEMENT (this “Second Amendment”) is entered into as of _____ 2026, between the Town of Paradise Valley, an Arizona municipal corporation (the “Town”), and Flock Group Inc., a Delaware corporation (the “Contractor”).

RECITALS

A. The Town and the Contractor entered into Linking Agreement No. CON-24-045-POL, effective July 1, 2024, for the Contractor to provide Automated License Plate Reader services (the “Original Agreement”), and executed the First Amendment to the Original Agreement on June 14, 2024 (together, the Original Agreement and the First Amendment are the “Agreement”).

B. The services provided under the Original Agreement are referred to in this Second Amendment as “Phase I” and, as amended by the First Amendment, as “Amended Phase I.”

C. The Town has determined that additional services by the Contractor are necessary (“Phase II”).

D. The Town and the Contractor desire to enter into this Second Amendment to (i) extend the term of the Agreement, (ii) modify the scope of work to include Phase II, and (iii) provide for the increase in compensation to the Contractor for Phase II.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing introduction and recitals, which are incorporated herein by reference, the following mutual covenants and conditions, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town and the Contractor hereby agree as follows:

1. Incorporation of Defined Terms. All capitalized terms not otherwise defined in this Second Amendment have the same meanings as contained in the Agreement.

2. Term of Agreement. The term of the Agreement is hereby extended and shall remain in full force and effect until September 30, 2027, unless terminated as otherwise provided pursuant to the terms and conditions of the Agreement.

3. Scope of Work. The Contractor shall provide the Phase II services as set forth in the Phase II Scope of Work, attached hereto as Exhibit 1 and incorporated herein by reference.

4. Compensation. The Town shall increase the compensation to the Contractor for the Phase II services at the rates set forth in the Fee Proposal attached hereto as a part of Exhibit 1, resulting in the following changes to the Agreement’s total combined not-to-exceed compensation over the term of the Agreement (~~old~~; **new**; unchanged):

	2025	2026	2027	Combined Not-to-Exceed
Amended Phase I	\$47,754	\$42,590.40	\$42,590.40	\$130,934.80
<u>Amended Phase I + Phase II</u>	\$47,754	<u>\$86,990.40</u>	<u>\$80,390.40</u>	<u>\$215,134.80</u>

5. Effect of Amendment. The Agreement is affirmed and ratified and, except as expressly modified herein, all terms and conditions of the Agreement shall remain in full force and effect.

6. Non-Default. By executing this Second Amendment, the Contractor affirmatively asserts that (i) the Town is not currently in default, nor has been in default at any time prior to this Second Amendment, under any of the terms or conditions of the Agreement, and (ii) any and all claims, known and unknown, relating to the Agreement and existing on or before the date of this Second Amendment are forever waived.

7. Conflict of Interest. This Second Amendment and the Agreement may be canceled by the Town pursuant to ARIZ. REV. STAT. § 38-511.

8. Forced Labor of Ethnic Uyghurs. To the extent applicable under ARIZ. REV. STAT. § 35-394, the Contractor warrants and certifies that it does not currently, and agrees that it will not, for the duration of the Agreement, as amended, use the forced labor, any goods or services produced by the forced labor, or any contractors, subcontractors, or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People’s Republic of China. If the Contractor becomes aware that it is not in compliance with this paragraph, the Contractor shall notify the Town of the noncompliance within five business days of becoming aware of it. If the Contractor fails to provide a written certification that the Contractor has remedied the noncompliance within 180 days after that, the Agreement shall terminate unless the termination date of the Agreement occurs before the end of the remedy, in which case the Agreement terminates on its termination date.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date and year first set forth above.

“Town”

TOWN OF PARADISE VALLEY,
an Arizona municipal corporation

Andrew Ching, Town Manager

ATTEST:

Duncan Miller, Town Clerk

APPROVED AS TO FORM:

Andrew J. McGuire, Town Attorney
Gust Rosenfeld P.L.C.

“Contractor”

FLOCK GROUP INC.
a Delaware corporation

Signature

Name

Title

EXHIBIT 1
TO
SECOND AMENDMENT
TO
LINKING AGREEMENT
BETWEEN
THE TOWN OF PARADISE VALLEY
AND
FLOCK GROUP INC.

[Phase II Scope of Work and Fee Proposal]

See the following pages.

Flock Safety + AZ - Paradise Valley PD

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Dania Kneib
dania.kneib@flocksafety.com
+17349051084

Quote Number: Q-170128
Expiration Date: 11/23/2025



ORDER FORM

This order form (“**Order Form**”) hereby incorporates and includes the terms of the previously executed agreement (the “**Terms**”) which describe and set forth the general legal terms governing the relationship (collectively, the "**Agreement**"). The Terms contain, among other things, warranty disclaimers, liability limitations and use limitations.

This additional services Agreement will be effective when this Order Form is executed by both Parties (the “**Effective Date**”)

Customer:	AZ - Paradise Valley PD	Initial Term:	12 Months
Legal Entity Name:	AZ - Paradise Valley PD	Renewal Term:	12 Months
Accounts Payable Email:	aford@paradisevalleyaz.gov	Payment Terms:	Net 30
Address:	6433 E Lincoln Dr Paradise Valley, Arizona 85253	Billing Frequency:	Annual Plan - Invoiced at First Camera Validation.
		Retention Period:	365 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$37,800.00
Flock Safety LPR Products			
Flock Safety LPR, fka Falcon	Included	9	Included
Flock Safety Video Products			
Flock Safety Video Camera PTZ w/ LTE Service, fka Condor	Included	3	Included
Flock Safety Platform Add Ons			
Extended data retention (Up to 1 Year)	Included	12	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Standard Implementation Fee	\$650.00	3	\$1,950.00
Professional Services - Existing Infrastructure Implementation Fee	\$150.00	6	\$900.00
Professional Services - Electrical Implementation Fee	\$1,250.00	3	\$3,750.00
		Subtotal Year 1:	\$44,400.00
		Annual Recurring Subtotal:	\$37,800.00
		Discounts:	\$1,800.00
		Estimated Tax:	\$3,326.40

Contract Total: \$44,400.00

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a “**Renewal Term**”) unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At First Camera Validation	\$44,400.00
Annual Recurring after Year 1	\$37,800.00
Contract Total	\$44,400.00

*Tax not included

Discounts

Discounts Applied	Amount (USD)
Flock Safety Platform	\$0.00
Flock Safety Add-ons	\$1,800.00
Flock Safety Professional Services	\$0.00

Product and Services Description

Flock Safety Platform Items	Product Description
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Professional Services - Existing Infrastructure Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment of existing vertical infrastructure location, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Flock Safety Video Camera PTZ w/ LTE Service, fka Condor	Law enforcement grade live streamed PTZ camera with 30 days of edge storage. VMS included and server free. Installed and maintained by Flock Safety, turn key-no additional software or integrations required.
Professional Services - Electrical Implementation Fee	Electrical connection and maintenance services for AC powered devices by Flock qualified electrical workers.
Extended data retention (Up to 1 Year)	Extended data retention for up to 1 year for 1 Law Enforcement grade LPR camera.

FlockOS Features & Description

FlockOS Features	Description
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By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the previously executed agreement. .

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.

Customer: AZ - Paradise Valley PD

By: _____

By: _____

Name: Dan Haley

Name: Freeman Carney

Title: _____

Title: _____

Date: _____

Date: _____

PO Number: _____



Action Report

File #: 26-003

AGENDA TITLE:
Consideration of Requests for Future Agenda Items

RECOMMENDATION:
Review the current list of pending agenda topics.



FUTURE AGENDA SCHEDULE

MEETING DATE	1/22	2/12	2/26	3/12	3/26
Executive Session					
Study Session	Investment Update	Pavement Preservation Update	Committee Applicant Interviews	Budget - User Fees and Capital Projects	Budget - Departmental Presentation
	Budget Process, CIP Planning and Forecasting, Bonding, Expenditure Limit Election	Healthcare RFP	Update Mockingbird Ln 56th St to Invergordon		
		Personnel Appeals Board Rules of Procedure Update			
		Statement of Direction for PCDS			
Presentations	McCormick-Stillman Railroad Park Presentation				
Consent Agenda					
Public Hearings	Zoning Code Text Amendment - Assisted Living Homes				
	Liquor License - Miralina Scottsdale Resort Market				
Action Items		Construction Contract Doubletree Ranch Rd Entrvway			Construction Contract Mockingbird Ln 56th st to Invergordon
				Committee Appointments & Reappointments	Construction Contract - Las Brisas & Cheney Intersection
				Construction Contract SRP Underground Conversion - Rose Lane	
				Construction Contract - McDonald Drive Curb Replacement: 40th St to 44th St, and 45th St, McDonald to Valley Vista Ln.	



FUTURE AGENDA SCHEDULE 2026

MEETING DATE	4/9	4/23	5/14	5/28	6/11
Executive Session					
Study Session	Budget - Revenue Forecast and Follow Up Items				
Presentations					
Consent Agenda					
Public Hearings					
Action Items	Contract - Sewer System and Manhole Repair	Tentative Budget Adoption	Special Meeting - Adopt Final Budget		



FUTURE AGENDA SCHEDULE 2026

MEETING DATE	6/25	9/10	9/24
EXECUTIVE SESSION			
Study Session			
Presentations			
Consent Agenda			
Public Hearings			
Action Items			



FUTURE AGENDA SCHEDULE

MEETING DATE	10/8	10/22	11/12	12/10
Executive Session				
Study Session				
Presentations				
Consent Agenda				
Public Hearings				
Action Items				

This is a tentative calendar and subject to change

Items to be scheduled - Numbering does not reflect priority or order in which items will be scheduled

1 Legislative Update

2

3

4

5

6

7