



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Planning Commission

Tuesday, March 20, 2018

6:00 PM

Council Chambers

1. CALL TO ORDER

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

STAFF MEMBERS PRESENT

Town Attorney Andrew M. Miller
Community Development Director Eva Cutro
Senior Planner Paul Michaud
Planner George Burton
Town Engineer Paul Mood

2. ROLL CALL

Present 5 - Chairperson Daran Wastchak
Commissioner James Anton
Commissioner Charles Covington
Commissioner Dolf Strom
Commissioner Jonathan Wainwright

Absent 1 - Commissioner Thomas G. Campbell

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

A. [18-119](#) Discussion of Draft Visually Significant Corridors Master Plan (VSC)

John Griffin, consultant with Environmental Planning Group (EPG), presented the changes made to the Visually Significant Corridors Master Plan in response to the Planning Commission input from the September 2017 work session and subsequent design charrette.

There was discussion on the pavement design for the Tatum Boulevard and Lincoln Drive intersection, including the design concept of lizards on Lincoln and tortoises on Tatum. Mr. Griffin explained the progression of the recommended improvements in this area. There was discussion on different material and maintenance. It was noted that this plan is a visionary document and only illustrates a concept, with the specifics to be worked out

prior to implementation via a future capital improvement project that may include an artist competition. The Planning Commission expressed the following points on the design at this intersection:

- The importance of the material choice as it relates to maintenance
- To leave a gap at the edge of the crosswalks to avoid unsafe conditions for bicyclists
- Support for the design concept

Mr. Griffin discussed the Contemplation Corner at the northwest corner of the Tatum Boulevard and Lincoln Drive intersection. He noted the new concept design includes a shade structure. There was discussion on the potential use of this improved area, the coordination with the adjoining homeowner association in using this land, and to make sure there is a reason to design the area. The consultant noted that possible reasons include photo opportunity for resort guests. Chairman Wastchak added that the inclusion of wayside signage that describes interpretive and historical information could be included. Commissioner Anton suggested adding Saguaros since many visitors like to take photos with desert cactus.

Mr. Griffin reviewed the Pillars of the Community concept at the southwest corner of the Tatum Boulevard and Lincoln Drive intersection. He noted that the funding source would be from donations. There was discussion regarding the need to provide parking and the constraints in providing parking. The discussion left with parking could be adequate based on the existing parking at the Goldwater Memorial site at the northeast corner of this intersection, as people can use the crosswalks to visit the sites at this corner. Commissioner Covington noted that bicycle parking should be provided. It was noted that there should be a future process established on how plaques honoring persons get added, to have a plan that would identify how all the monuments would look like, how many pillars will there be and which people will they represent, and to leave room for plaques on each pillar.

Mr. Griffin reviewed the four proposed gateway signs. The inclusion of the word "welcome" was discussed. It was suggested to remove that word and have an etched design element in the metal such as a flowering agave or tortoise at the gateway along Tatum Boulevard. The Planning Commission also suggested the plan include an alternative sign design that can be an add-on to an existing monument sign. Since the sign proposed is the same, it was suggested to remove the differentiation between signs for major and minor gateways. There was discussion about the gateway sign near the Ritz Carlton project and making sure the gateway signs have a consistent brand.

Mr. Griffin reviewed the Good, Better and Best Implementation. Kevin

Kugler, consultant with Michael Baker, discussed the background regarding this topic and the previous discussions. Mr. Griffin reviewed each application type and what triggers the need for a property owner to apply the good, better or best landscape and hardscape elements. It was noted to add the description of the Good, Better and Best on page 4.4 closer to the front of the plan to make it clear that the good standard is the minimum that has to be done. Regarding the trigger of \$500,000 addition for homeowners to apply the good option, it was suggested to use another trigger such as the 50 percent remodel.

There was discussion on whether the good, better, and best options would be requirements. Andrew Miller remarked that to make these standards a requirement would necessitate an amendment to the Town Code and/or Zoning Ordinance. Chairman Wastchak wants the good, better and best options described to be required and enforceable. Commissioner Wainwright has concern about making these requirements. Commissioner Strom suggested the possibility that the Town provides a cost share with the property owner along visually significant corridors. Commissioner Anton added to set the threshold of good low enough that everyone can achieve it and then use cost share with Town to get to better or best. The Planning Commissioners agreed with Commissioner Anton.

Chairman Wastchak recognized Anna Thomasson, resident, who suggested that in addition to offering free plant material as a cost share to also consider offering design services.

Mr. Griffin briefly discussed the plant palette and how the palette was determined.

Mr. Griffin summarized the last stakeholder meeting and he summarized the implementation project types.

Commissioner Anton expressed his desire to have this plan address traffic calming in the event photo radar is prohibited by legislative action. Commissioner Strom stated this is addressed on page 2.3 of the plan. There was discussion on how traffic calming is beyond the scope of what the consultant was asked to do. It was determined to have the consultant add a paragraph note that traffic calming is a concern, to clarify that an additional study would be needed for traffic calming options, and to include some examples of traffic calming options.

Mr. Griffin identified the next steps and tentative meeting dates. Ms. Cutro noted that action by Town Council will not occur prior to this summer. The next Planning Commission work session on this item was tentatively set for April 17, 2018.

No Reportable Action

5. PUBLIC HEARINGS

None

6. ACTION ITEMS

None

7. CONSENT AGENDA

A. [18-095](#) Approval of February 20, 2018 Planning Commission Minutes

A motion was made by Commissioner Covington, seconded by Commissioner Wainwright, to approve the February 20, 2018 minutes. The motion carried by the following vote:

Aye: 5 - Chairperson Wastchak, Commissioner Anton, Commissioner Covington, Commissioner Strom and Commissioner Wainwright

Absent: 1 - Commissioner Campbell

8. STAFF REPORTS

Mr. Michaud reminded the Planning Commission about the April 11, 2018 Commission and Board of Adjustment training.

9. PUBLIC BODY REPORTS

Commissioner Strom was recognized for his years of service on the Planning Commission and Board of Adjustment.

10. FUTURE AGENDA ITEMS

Mr. Michaud reviewed the future agenda items.

11. ADJOURNMENT

A motion was made by Commissioner Strom at 8:09 p.m., seconded by Commissioner Covington, to adjourn the meeting. The motion carried by the following vote:

Aye: 5 - Chairperson Wastchak, Commissioner Anton, Commissioner Covington, Commissioner Strom and Commissioner Wainwright

Absent: 1 - Commissioner Campbell

Paradise Valley Planning Commission

By: _____
Eva Cutro, Secretary