



# Town of Paradise Valley

## Minutes – Final

### Planning Commission

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Tuesday, February 16, 2016

6:00 PM

Council Chambers

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#### 1. CALL TO ORDER

The meeting of the Town of Paradise Valley Planning Commission was called to order by Chair Strom at 6:00 p.m.

#### 2. ROLL CALL

Chairman Strom called the roll, noting there was a quorum.

Present	6 - Chairperson Dolf Strom, Commissioner Thomas Campbell, Commissioner Jonathan Wainwright, Commissioner Scott Moore, Commissioner Richard Mahrle, Commissioner Jeff Wincel
Absent	1 - Commissioner Daran Wastchak

Staff Present	Andrew Miller, Town Attorney Eva Cutro, Community Development Director Paul Michaud, Senior Planner
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#### 3. EXECUTIVE SESSION

There was no executive session called.

#### 4. STUDY SESSION ITEMS

##### A. 16-041 Discussion of the Re-Plat to "The Villas at Mountain Shadows Amended" (RP-16-01) (SWC Lincoln Dr & 56th St)

Paul Michaud presented the Re-Plat in accordance with the Planning Commission packet and described changes presented.

In summation, the following changes were made to the plans:

- Modified 20 villa home lots into seven villa home lots and two tracts for 12 condominiums
- Increased the cart access path to eight feet throughout

**B. 16-043 Discussion on Re-Plat Amendment to the Villas at Mountain Shadows II - Amended, (RP-16-02). (SWC Lincoln Dr & 56th St)**

Paul Michaud presented the Re-Plat in accordance with the Planning Commission packet and described changes presented.

In summation, the following changes were made to the plans:

- Modified eight villa home lots into seven villa home lots
- Increased lots from 8,500 square feet to 9,600 square feet
- Noted there is a 40-foot setback on Lot 14

**C. 16-047 Discussion on the Mountain Shadows Resort – Condominium Hotel, Preliminary Condominium Map, (FP-16-01). (SWC Lincoln Dr & 56<sup>th</sup> St)**

Paul Michaud presented Preliminary Condominium Map in accordance with the Planning Commission packet and described the Project.

In summation, the following points were discussed:

- Noted that the property is 1.3 acres with a 42 condominiums
- Noted that there will be 59 Hotel Keys
- Noted that eight units will be two-story
- Pointed out that eight separate garage units will be constructed within the underground garage that will not count toward the Town parking requirements
- Clarified how the parking spaces will function, particularly the parking spaces in front of the garage units and the tandem spaces
- Noted that the development will exceed the minimum required parking

Regarding the parking, the applicant noted that the parking space in front of the garage unit and the garage unit will be assigned to the same unit owner. It was noted that the assignment of the parking spaces will be done by a license agreement upon the sale of the condominiums.

## **5. PUBLIC HEARINGS**

None

## 6. ACTION ITEMS

**A. 16-042 Consideration of the Re-Plat to “The Villas at Mountain Shadows Amended” (RP-16-01)  
[APPROVED, WITH STIPULATIONS]**

Chairman Strom opened the public meeting. No one from the public spoke on this item. There was no further discussion from the Planning Commission.

A motion was made by Commissioner Moore, seconded by Commissioner Wincel, to approve the Re-Plat of “The Villas at Mountain Shadows Amended” subject to the stipulations below:

1. This subdivision shall be in substantial compliance with the re-plat, “The Villas at Mountain Shadows Amended”, Sheets 1-2, prepared by Coe & Van Loo Consultants, Inc. dated February 4, 2016
2. Prior to recordation of the re-plat for said subdivision, the applicant shall provide to the Town Attorney a copy of the CC&R's or other documents for review to insure that all CC&R terms required under the SUP or other recorded agreements are part of the CC&Rs or other documents, including provision for maintenance of any drainage easements dedicated on the plat.
3. The final subdivision improvements shall be in substantial compliance with subdivision improvement plans approved by the Town Engineer and Community Development Department that address items such as sewer, water, grading, drainage, paving, landscaping, and irrigation. Prior to the 2 recordation of the re-plat, the applicant shall provide, subject to Town approval and consistent with the requirements set forth in the SUP and Development Agreement, all assurances necessary to guarantee completion of any improvements in the public right-of-way. The Town Engineer shall approve said final subdivision improvement plans prior to the issuance of any building permit for a residential unit in said subdivision.
4. Within 60 days of approval of the re-plat, the applicant shall submit to the Town Mylars of the approved plans and an electronic version of these plans in a pdf format for the Town's permanent record.

**The motion carried by the following vote:**

**Aye: 6 - Chairperson Dolf Strom, Commissioner Thomas Campbell, Commissioner Jonathan Wainwright, Commissioner Scott Moore, Commissioner Richard Mahrle, Commissioner Jeff Wincel**

**Absent: 1 - Commissioner Daran Wastchak**

**B. 16-044**

**Consideration of the Re-Plat to “The Villas at Mountain Shadows II - Amended” (RP-16-02)  
[APPROVED, WITH STIPULATIONS]**

Chairman Strom opened the public meeting. No one from the public spoke on this item. There was no further discussion from the Planning Commission.

A motion was made by Commissioner Wincel, seconded by Commissioner Moore, to approve the Re-Plat of “The Villas at Mountain Shadows II -Amended” subject to the stipulations below:

1. This subdivision shall be in substantial compliance with the re-plat, “The Villas at Mountain Shadows II - Amended”, Sheets 1-2, prepared by Coe & Van Loo Consultants, Inc. dated February 4, 2016
2. Prior to recordation of the re-plat for said subdivision, the applicant shall provide to the Town Attorney a copy of the CC&R’s or other documents for review to insure that all CC&R terms required under the SUP or other recorded agreements are part of the CC&Rs or other documents, including provision for maintenance of any drainage easements dedicated on the plat.
3. The final subdivision improvements shall be in substantial compliance with subdivision improvement plans approved by the Town Engineer and Community Development Department that address items such as sewer, water, grading, drainage, paving, landscaping, and irrigation. Prior to the 2 recordation of the re-plat, the applicant shall provide, subject to Town approval and consistent with the requirements set forth in the SUP and Development Agreement, all assurances necessary to guarantee completion of any improvements in the public right-of-way. The Town Engineer shall approve said final subdivision improvement plans prior to the issuance of any building permit for a residential unit in said subdivision.
4. Within 60 days of approval of the re-plat, the applicant shall submit to the Town Mylars of the approved plans and an electronic version of these plans in a pdf format for the Town’s permanent record.

**The motion carried by the following vote:**

**Aye: 6 - Chairperson Dolf Strom, Commissioner Thomas Campbell, Commissioner Jonathan Wainwright, Commissioner Scott Moore, Commissioner Richard Mahrle, Commissioner Jeff Wincel**

**Absent: 1 - Commissioner Daran Wastchak**

C. 16-048

**Consideration of the Mountain Shadows Resort – Condominium Hotel, Final Condominium Map, (FP-16-01). (SWC Lincoln Dr & 56<sup>th</sup> St)**

**[APPROVED, WITH STIPULATIONS]**

Chairman Strom opened the public meeting. No one from the public spoke on this item. There was no further discussion from the Planning Commission.

A motion was made by Commissioner Wincel, seconded by Commissioner Moore, to approve the Final Condominium Plat Map for the "Mountain Shadows Resort – Condominium Hotel" subject to the stipulations below:

1. Development shall be in substantial compliance with the Final Condominium Plat Map, "Mountain Shadows Resort – Condominium Hotel," Sheets 1-18, prepared by Coe & Van Loo Consultants, Inc. dated February 5, 2016.
2. Prior to recordation of the Final Plat Map, the applicant shall provide to the Town Attorney a copy of the CC&R's, declaration, bylaws, or other documents for review to insure that all terms required under the SUP or other recorded agreements are part of these documents, including provision for maintenance of any drainage easements dedicated on the map.
3. The final improvements shall be in substantial compliance with improvement plans approved by the Town Engineer and Community Development Department that address items such as sewer, water, grading, drainage, paving, landscaping, and irrigation. Prior to the recordation of the Final Plat Map, the applicant shall provide, subject to Town approval and consistent with the requirements set forth in the SUP and Development Agreement, all assurances necessary to guarantee completion of any improvements in the public right-of-way. The Town Engineer shall approve said final improvement plans prior to the issuance of the building permit for the hotel condominium structure.
4. Within 60 days of approval of the Final Plat Map, the applicant shall submit to the Town Mylars of the approved plans and an electronic version of these plans in a pdf format for the Town's permanent record.

The motion carried by the following vote:

**Aye: 6 - Chairperson Dolf Strom, Commissioner Thomas Campbell, Commissioner Jonathan Wainwright, Commissioner Scott Moore, Commissioner Richard Mahrle, Commissioner Jeff Wincel**

**Absent: 1 - Commissioner Daran Wastchak**

**7. STUDY SESSION ITEMS (CONTINUED)**

**A. 16-053 Discussion of Quality of Life Initiatives**

Eva Cutro reviewed the initiatives. Discussion of these initiatives ensued: Eight items have been assigned to the Planning Commission. Each Commissioner agreed to volunteer for at least one item.

Commissioner and staff member leads on each of the following sub-committees are as follows:

<b>Initiative</b>	<b>Staff / Commissioner</b>
<b>Bicycle and Pedestrian Master Plan</b>	Paul Michaud / Rick Mahrle
<b>Design Criteria for Visually Significant Corridors</b>	Eva Cutro / Jeff Wincel
<b>Lighting Code</b>	Eva Cutro / Dolf Strom
<b>Hillside Code</b>	George Burton / Scott Moore
<b>Noise Ordinance – Construction noise and leaf blowers</b>	Paul Michaud / Tom Campbell
<b>Wall Code</b>	George Burton / Dolf Strom
<b>Sign Code for private property</b>	George Burton / Daran Wastchak
<b>Blight</b>	Eva Cutro / Jonathan Wainwright

Chairman Strom stated that each sub-committee should provide a few bullet points to address a summary plan by April/May 2016.

Eva Cutro noted that the goal is to have all initiatives underway by end of the 2016 calendar year.

## 8. CONSENT AGENDA

### A. 16-052 Approval of January 19, 2016 Planning Commission Minutes

Eva Cutro stated that votes dropped off of pages four and five of the printed minutes; however, all votes were unanimous (5-0). A motion was made by Commissioner Campbell, seconded by Commissioner Mahrle, to approve the minutes with the above edit. The motion carried by the following vote:

**Aye: 6 - Chairperson Dolf Strom, Commissioner Thomas Campbell, Commissioner Jonathan Wainwright, Commissioner Scott Moore, Commissioner Richard Mahrle, Commissioner Jeff Wincel**  
**Absent: 1 - Commissioner Daran Wastchak**

## 9. STAFF REPORTS

Eva Cutro stated that the National Planning Conference is being held April 2, 2016 through April 5, 2016. Eva Cutro and Paul Michaud will each be conducting tours at the conference

## 10. PUBLIC BODY REPORTS

None

## 11. FUTURE AGENDA ITEMS

Paul Michaud reviewed the upcoming agenda items. Noting no action or hearing items, the Planning Commission cancelled the March 1, 2016 meeting.

## 12. ADJOURNMENT

A motion was made at 6:58 p.m. by Commissioner Wainwright, seconded by Commissioner Wincel, to adjourn the meeting. The motion carried by the following vote

**Aye: 6 - Chairperson Dolf Strom, Commissioner Thomas Campbell, Commissioner Jonathan Wainwright, Commissioner Scott Moore, Commissioner Richard Mahrle, Commissioner Jeff Wincel**  
**Absent: 1 - Commissioner Daran Wastchak**

  
Eva Cutro, Secretary