



# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Minutes - Final

### Planning Commission

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Tuesday, June 19, 2018

6:00 PM

Council Chambers

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#### 1. CALL TO ORDER

##### **STAFF MEMBERS PRESENT**

Town Attorney Andrew M. Miller  
Special Projects Coordinator Eva Cutro  
Planner George Burton

#### 2. ROLL CALL

**Present** 7 - Commissioner Daran Wastchak  
Commissioner James Anton  
Commissioner Thomas G. Campbell  
Commissioner Charles Covington  
Commissioner Pamela Georgelos  
Commissioner Orme Lewis  
Commissioner Jonathan Wainwright

#### 3. EXECUTIVE SESSION

None

#### 4. STUDY SESSION ITEMS

None

#### 5. PUBLIC HEARINGS

##### **A. [18-273](#)**

Consideration of Resolution 2018-20  
Acceptance of the Visually Significant Corridors Plan

Eva Cutro, Special Projects Coordinator, gave a brief overview of the history on the the Visually Significant Corridors Master Plan (VSC) and thanked everyone involved.

John Griffin, EPG consultant, presented in accordance with the packet. John described the different character zones and provided detail on each zone.

John discussed and described the good, better, and best standards and presented examples.

John gave a brief overview of the Patterns of Nature, Resort Living, and Rural Elegance Character Zones.

John discussed the recommended plant list, which includes maintenance requirements, low water usage and a palette that will provide year round color. It also includes a reference to the corresponding Character Zones.

John also discussed how the VSC addresses and applies to existing cross sections/streets.

John then discussed the last section - Implementation. This applies to Town projects, utilities and SUP projects.

The document also gives an estimated cost on half street improvements to accommodate the good, better and best options.

There was discussion on the Gateway implementation and the goals these gateways are trying to achieve.

John presented the background regarding the Tortoises on Tatum and Lizards on Lincoln concepts. Language was added to identify that the incorporation of more color may be considered for the Lincoln Tatum intersection/area.

The plan also provides guidelines for utilities on screening utility cabinets, etc., recommends a public awareness campaign, and references the Town's Storm Drainage Design Manual. The last part of the document consists of the appendix.

Commission Input:

Commissioner Lewis - Has a concern is safety. Wants more contrasting colors on page 4.15 for safety. Not happy with the color motif at Tatum and Lincoln.

Chairman Wastchak noted that we still have a ways to go regarding the colors at the Tatum Lincoln intersection and this will further be vetted by Council.

Commissioner Lewis noted that additional signage to discourage bikes on Lincoln and Tatum may be worthwhile.

It was noted that bicycle signage is being addressed in the Walk and Bike Study.

Commissioner Wainwright believes the Plan is well done and very mindful of limited government while furthering the Town brand.

Chairman Wastchak wanted to know if the Town will work with the City of Phoenix along Tatum at the north end.

Andrew Miller responded that the Town must have a dialog with Phoenix regarding this and that an IGA would be necessary.

Chairman Wastchak asked about the plan for making this book available to the public.

Ms. Cutro noted we can add a note to the resident guide that references the Town website, send a pamphlet regarding the Plan to residents on Lincoln/Tatum, and mail a link to the Plan on the website to Homeowners Associations.

Chairman Wastchak requested that the online version should be similar to a magazine instead of a PDF.

Chairman Wastchak inquired as to how much of the VSC have been incorporated in the Lincoln Dr Town project.

Ms. Cutro stated that some of this has been incorporated, but she would have to confer with the Town Engineer.

Chairman Wastchak - Table 4.1. Need to finalize the home owner's good box. Talked about adjusting the threshold of 50% to 25%. he asked the Commissioners if their preference is to keep it as written or make a modification?

Commissioners Campbell, Covington, Georgelos, and Anton suggested a change to 25%.

Commissioner Lewis preferred keeping it at 50%.

6:53 pm. Open to public. No public comment.

There was further discussion of the Lincoln/Tatum intersection design. Ms. Cutro stated that the Plan design is just a concept. The Town can use this concept or look to the community to come up with a different design. We could look to our local artists or hold a contest of sorts. The intent of the Plan is to accept the concept, not finalize the design.

Chairman Wastchak - prefers staff bring this up to Council in the staff report

and staff recommendation regarding Lincoln Tatum and color palette.

Commissioner Anton requests that this plan to go to all HOAs, not just Lincoln and Tatum HOAs.

Eva agreed.

Commissioner Campbell made a motion to forward this Plan to Town Council with a recommendation of approval with modification to Table 4.1 to modify good requirement from 50% to 25% and add language that the designs shown on the plan are conceptual

Commissioner Covington seconded.

Approved. 7 to 0.

Minutes.

Motion for approval by Commissioner Lewis.

Seconded by Commissioner Georgelos, with revisions to bullets 3 and 9.

Commissioner Campbell also had a minor edit on page 3.

Chairman Wastchak recommended that staff use numbers instead of bullets in the minutes.

Approved as amended by a vote of 7 to 0.

Staff reports. Andrew Miller noted that changes to home occupation ordinance and codify pre-app to hillside code will be discussed this summer.

Chairman Wastchak mentioned the 1 year look backs on the Hillside Ordinance and Hillside Safety Code.

Lincoln Plaza - Chairman Wastchak wants a check box to compare SOD with what PC has covered. Also, remind PC when they have to make their recommendation.

Adjourn at 6:15 by Commissioner Lewis, Seconded by Commissioner Georgelos and approved 7 to 0.

**A motion was made by Commissioner Campbell, seconded by Commissioner Covington, to recommend that the Town Council approve the Visually Significant Corridors Master Plan with modification to Table 4.1 to modify the good**

requirement from 50% to 25% and to add language that the designs shown on the plan are conceptual. The motion carried by the following vote:

**Aye:** 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

**6. ACTION ITEMS**

None

**7. CONSENT AGENDA**

**A.**     [18-261](#)     Approval of June 5, 2018 Planning Commission Minutes

**A motion was made by Commissioner Lewis, seconded by Commissioner Georgelos, to approve the June 5, 2018 Minutes with edits. The motion carried by the following vote:**

**Aye:** 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

**8. STAFF REPORTS**

**9. PUBLIC BODY REPORTS**

**10. FUTURE AGENDA ITEMS**

**11. ADJOURNMENT**

**A motion was made by Commissioner Lewis at 6:15 p.m., seconded by Commissioner Georgelos, to adjourn the meeting. The motion carried by the following vote:**

**Aye:** 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

**Paradise Valley Planning Commission**

By: \_\_\_\_\_  
Paul Michaud, Secretary