



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

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, October 21, 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 Deborah Robberson
Community Development Director Chad Weaver
Planning Manager Paul Michaud
Hillside Planner II Jose Mendez
Lead Management Specialist Cherise Fullbright

2. EXECUTIVE SESSION

3. APPROVAL OR AMENDMENT OF MINUTES

A. 25-178 Approval of September 23, 2025 Planning Commission Minutes.

A motion was made by Commissioner Nassikas, seconded by Commissioner Brown, to approve the September 23, 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

6. PUBLIC HEARINGS – LEGISLATIVE ACTIONS

7. ACTION ITEMS

A. 25-232 **Discussion and Possible Action on Lot 29, Stone Canyon Amended Lot Split (LS-25-03) 5338 E San Miguel Avenue (APN: 172-47-086)**

Mr. Mendez presented the request to create two lots. He started by displaying an aerial view to show the location of the home, then shared details from the review including new plant materials, which meet landscaping requirements, and drainage which was previously discussed in September. He noted the applicant would have to provide a Safety Improvement Plan (SIP) in the future to go along with development of each individual lot. Mr. Mendez also discussed the retaining walls that were kept in place after demolishing the home, noting that the applicant was in the process of obtaining the required encroachment permit for the walls. He addressed previous questions about the history of the R-43 Hillside lot and showed the history of the Stone Canyon subdivision dating back to 1955. Mr. Mendez addressed the requirements for processing the lot split as well as topography and slope. A traffic study was not required but the project would generate 8.78 average trips per day, and some improvements would be required for the access and roadways. The utilities and required utility easement were mentioned. Mr. Mendez added that each lot would need to meet drainage requirements as part of the Hillside and building permit review processes. He added that noticing had been sent, and no comments were received. Mr. Mendez advised that staff was recommending approval, and he summarized the stipulations. Site photos were shown, and questions were welcomed.

Chair Georgelos confirmed that the plants were compliant. She questioned the shape of the lots being orthodox, the easement agreement on lot one, the approval letter from Cox, and if all requirements have been satisfied.

Mr. Mendez stated that the line splitting the two lots was straight, making the lots orthodox in shape. He added that the easement across lot one would be finalized prior to recordation, there was a stipulation for approval from Cox, and the project met all requirements. He noted that an email had been provided but the applicant was still trying to get ahold of someone to issue the letter from Cox.

Commissioner Nassikas sought clarification on the drainage easement across lot one. He wondered if there was going to be drainage under the house.

Mr. Mendez stated that the easement would not prevent the applicant from developing the lot. A photo of the easement was shown at the request of Commissioner Brown.

Drew Bausom, with Construction Zone, spoke about different options for the drainage easement. He explained that the easement was currently the existing water path, but other options were available.

Chair Georgelos and Mr. Bausom discussed water flows. She asked that he remain mindful as reconfiguration of the easement may impact neighbors, and it was noted that this would be done as part of the Safety Improvement Process. Chair Georgelos confirmed with staff that easements have been on Hillside lots before, so there was nothing preventing the Commission from acting today. She also confirmed that there would be updates to grading when plans are submitted in the future.

Discussion ensues regarding drainage.

Commissioner Covington asked to see the slide showing slopes on the lot. He asked what the

minimum slope percentage was for a house to qualify for Hillside and if both lots would qualify as Hillside after the split.

Mr. Mendez explained that per code the plan had to create lines to show how the lot sloped, and the image showed an average slope around 8%. He stated that the minimum to be designated Hillside was 10% and both lots would qualify as Hillside with the split.

Commissioner Nassikas addressed the layout of the previous home and asked if the address could be reestablished in the future.

Mr. Mendez noted it was a possibility, but the front setback would remain at 40'.

Chair Georgelos called for public comment at 6:30 PM. No comment was received, and the public comment was closed.

A motion was made by Commissioner Covington, seconded by Commissioner Rose, to approve item 25-232 subject to stipulations. The motion carried with the following vote:

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

8. STAFF REPORTS

A. 25-235 Staff Update on Scottsdale Plaza

Mr. Michaud noted that this item was scheduled by request. He detailed the Scottsdale Plaza Resort's history including the May 2023 Intermediate Special Use Permit (SUP) amendment to add 64 additional keys in various buildings, 3 new restaurants, new spa, lobby, and improvements, as well as the March 2025 Managerial Amendment for the pavilion requested by the applicant. He noted that a Managerial Amendment was considered the lowest level amendment then described the process, which does not get reviewed by the Commission. Mr. Michaud agreed to provide notice of managerial amendments in the future, so the Commission is aware of them. At this time, permits have been filed for the pavilion and porte-cochere improvements. He briefly detailed the reduction in overall square footage.

Chair Georgelos asked what the square footage of the pavilion was.

Commissioner Dickman asked about rebranding of the resort.

Commissioner Rose asked if the Commission was notified of the pavilion approval.

Mr. Michaud stated that the pavilion was 7,020 square feet in size and permits had already been submitted for new signs so they should be up by the end of the year. He explained that providing notice to the Commission was not part of the review process for a Managerial Amendment, but he agreed to provide notice of approvals to the Commission in the future.

Chair Georgelos clarified that the item did not come before the Commission because there was an overall reduction in square footage with the removal of rooms and restaurants.

Commissioner Brown questioned if the Town Manager *had* to approve the item, or if it could have been sent to the Commission.

Mr. Michaud explained the process.

Chair Georgelos asked if Mr. Michaud could explain how the item might come back to the Commission for review. It was noted that, as part of the Managerial Amendment process, Council had the option to decide if the amendment was managerial or not within 7 days, so safeguards were present, and the Commission acted as recommending body.

Mr. Michaud explained that if the pavilion was added and nothing else was removed, then it would have come back to the Commission. He briefly addressed the different amendments and safeguards.

Commissioner Nassikas asked which amendment type the Smoke Tree Resort went through and was advised it was a Minor Amendment. He spoke about the rebranding of the Scottsdale Plaza Resort.

Presentation and Discussion. No Reportable Action.

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

Mr. Michaud shared that the next meeting on November 4th would include a work session item for a Town Code amendment regarding administrative plat procedures for input to the Town Council. He then stated there would be a Zoning Code amendment to the Assisted Living Home requirements for a Citizen Review Work Session and Work Session at the November 18th meeting, then the Commission would act on that item at the December 2nd meeting.

11. ADJOURNMENT

A motion was made by Commissioner Nassikas, seconded by Commissioner Brown, to adjourn the meeting at 6:49 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