



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Planning Commission

Tuesday, June 5, 2018

6:00 PM

Council Chambers

1. CALL TO ORDER

STAFF MEMBERS PRESENT

Town Attorney Andrew M. Miller
Interim Community Development Director Paul Michaud
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

A. [18-250](#) Discussion of Draft Visually Significant Corridors Master Plan (VSC)

John Griffin, consultant with EPG, reviewed the changes made from the last meeting. Also, in attendance was Michael Park with EPG.

These changes included:

- A notation that there is no definition section.
- Further explanation on Page 2.10 related to the good, better, and best options regarding when these may apply. Commissioner Anton inquired why a new home requires the better option, while a lot split only requires the good option. Chairman Wastchak recalled that the good option provides a reasonable level of improvement without breaking the bank for a homeowner. Commissioner Campbell stated that on a lot split that most times this results in new home(s)

which would bring the suggested improvements to the better level. It was also noted that there will likely not be many new lot splits along Lincoln Drive and Tatum Boulevard. Commissioner Georgelos inquired about the cost differences between the three levels. Mr. Griffin reviewed the opinion of probable costs heat map on Page 4.7. He also explained that the differences between the levels relate to the density of plant material and landscape/hardscape options. Chairman Wastchak reminded everyone that what is in the plan are guidelines and not code. It was noted that it is important that residents understand this point. An idea was suggested to modify the homeowner good level to read "Homeowners addition or demolition of less than 50% of original square footage of main house" and the better option to read "Homeowners addition or demolition of more than 50% of original square footage of main house" instead of "Permit for new home construction."

Commissioner Campbell had a concern that this change will affect small improvements like a dog house. Commissioner Lewis noted that raised a concern that demanding property owners along Lincoln Drive and Tatum Boulevard to meet these guidelines may be an over reach since lot owners elsewhere in Town would not be asked to meet these guidelines. There was discussion regarding the purpose of the plan addressing the two-noted corridors, but an ability to encourage other lot owners to reference the plant lists and other components in the plan. Commission Covington stated that the point of the plan is to improve these two corridors. Chairman Wastchak asked the Commissioners to think on this topic for further discussion at the June 19, 2018 hearing on this item.

- The character zone borders and maps were graphically modified on Pages 2.18-2.41. These Commission was agreeable to these edits.
- The sign concept illustrations were developed for the four gateway signs as discussed at the last meeting. In addition, there was language added and the two-entry monument sign graphic was added from the Ritz Carlton Special Use Permit. Chairman Wastchak explained the Council discussed the two-entry monument sign graphic from the Ritz Carlton Special Use Permit when it discussed the Statement of Directions on the Smoke Tree Resort and Lincoln Medical Plaza. There was general agreement that two monument signs at the east end of Lincoln Drive near the Town limits is acceptable since compared to the other locations the land on the opposite side of the street is within the Town and this location has a similar density to the adjoining community. There was discussion related to maintenance of the signs.

- Added explanation of the master plant list, added maintenance description, and updated the bloom color and season as discussed previously on Pages 2.21 - 2.52. Commissioner Lewis asked how maintenance was weighted on the selected plant lists. John Griffin stated only a few plants have a high maintenance level. Mr. Park noted that maintenance is related to planting the right plant in the right place at the right time.

- There was discussion on the Tatum Boulevard-Lincoln Drive intersection design. Mr. Griffin noted that the plan now includes a better description of materials used. Commissioner Anton showed a City of Scottsdale material example that was discussed. It was noted this material was stamped concrete, which requires more maintenance than the proposed concrete and pavers. Maintenance was further discussed. The Commission expressed that the color pallet represent the tortoise and lizard theme; but Commissioner Lewis noted that the colors are bland compared to the natural colors of the entry monument signs. The consultants were directed to include language on Page 4.15, second paragraph, that the final design will consider adding additional color and enhancements, including the differences between hue and richness.

- Explanation that the chart on Page 4.7 was updated based on Commissioner Georgelos comments from the last meeting. The only suggested edit was to change the pink color on the Rural Elegance item.

- Commissioner Anton suggested changes to the illustration photo on Page 2.24. There was discussion over the number of Boojum trees used due to cost and the geometric pattern. It was noted that this character zone is where mountain views are not prevalent and the hardscape/landscape is used to bring these design features to the street level. The Commission direction was to remove the Boojum trees nearest the curb in the illustration and to add more descriptive text to the caption on all these illustrations that repeats the intent such as “where mountains are not visible.”

- Commissioner Georgelos provided several minor grammatical, edits related to spelling out acronyms, and related edits.
 - Page 2.31, Figure 2.25, # 2 and # 5 not depicted and numbering was off;
 - Page 2.33, Wall Screen #5 not in the diagram, and numbering was off;
 - Page 4.9, to correct the second paragraph with pilot project, there is an “as” instead of an “is”

- Page 4.20 to spell out “CIP”;
- Page 5.2, top of the page, and Page 5.4 to use the same title when referring to the 2012 General Plan; and
- Page 5.10, last paragraph, to spell out “ADA.”

Chairman Wastchak stated this item will be discussed and a public hearing at the next meeting of June 19, 2018.

No Reportable Action

5. PUBLIC HEARINGS

None

6. ACTION ITEMS

None

7. CONSENT AGENDA

- A. [18-252](#) Approval of May 15, 2018 Planning Commission Minutes

A motion was made by Commissioner Wainwright, seconded by Commissioner Georgelos, to approve the May 15, 2018 minutes. 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

Mr. Michaud updated the Commission on the recent plat processing code changes.

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Michaud reviewed the upcoming items. The Commission cancelled the July 3, 2018 regular meeting

11. ADJOURNMENT

A motion was made by Commissioner Campbell at 7:30 p.m., seconded by Commissioner Wainwright, 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