



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Planning Commission

Tuesday, April 18, 2017

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

2. ROLL CALL

Present 5 - Chairperson Daran Wastchak
Commissioner Thomas G. Campbell
Commissioner Richard K. Mahrle
Commissioner Dolf Strom
Commissioner Jonathan Wainwright

Absent 2 - Commissioner James Anton
Commissioner Charles Covington

3. EXECUTIVE SESSION

4. STUDY SESSION ITEMS

- A. [17-136](#) Discussion of Intermediate Special Use Permit Amendment
Sanctuary Resort (SUP 16-08). 5700 E. McDonald Drive.

Mr. Burton reviewed the application request. This included discussion of aspects of the application the Planning Commission requested additional clarification at the prior work session.

There was discussion regarding the storm water runoff the applicant must retain on the site. It was noted that the runoff to be retained is only the additional runoff from the new impervious surfaces, not the entire site.

Mr. Burton reviewed the ballroom colors and lighting, noting these are in compliance with Hillside regulations and Special Use Permit guidelines.

Mr. Burton noted that this application is set for Planning Commission action on May 2, 2017.

There was discussion on the storage containers located at the northwest corner of the site off McDonald Drive located behind the oleanders. Mr. Burton stated these containers were not previously approved. The applicant will be requesting approval of these as part of this application. A site plan and more detail on the location and screening of these structures will be provided for the May 2nd meeting.

The applicant provided information on the Citizen Review meeting they held. They noted there was one comment related to the existing storage units, 14 residents were in attendance, and their plan is to relocate the storage containers further east past the fire access gate along McDonald Drive.

No Reportable Action

B. [17-130](#)

Discussion of a Minor Amendment to the El Chorro Lodge Special Use Permit
5550 E Lincoln Drive - Office/Kitchen Renovation and Monument Entry Sign

Mr. Michaud presented the application request. He identified that the applicant modified the height of the monument sign and is now requesting a 4'6" tall sign instead of 3' tall sign.

The Planning Commission had questions about the monument sign and its visibility. The Planning Commission requested that the applicant provide a photometric that demonstrates the sign is in compliance with the maximum 0.75 foot-candles at the property line. It was stressed that the light fixtures for the sign should be aimed so it does not have light trespass above the sign.

There was discussion on the loading area security motion light, noting it would shut off after five minutes. Also, there was discussion on the hours the monument sign lights should be turned off.

No Reportable Action

C. [17-134](#)

Paradise Hills IV Lot Split (LS-17-02) - Work Study Session
6722 N. Joshua Tree Lane (APN: 169-09-057)

Mr. Burton reviewed how the lot split request meets the Town lot split standards.

There was discussion on how the applicant derived at the assurance dollar

amount of \$4,208 for the curbing.

It was noted that the dollar amount is in 2017 dollars, there is no known active homeowner association in this neighborhood, and the lots will be on septic.

No Reportable Action

6. ACTION ITEMS

A. [17-135](#)

Paradise Hills IV Lot Split (LS-17-02) - Public Meeting
6722 N. Joshua Tree Lane (APN: 169-09-057)

Chairman Wastchak opened to meeting for public comment at 7:05 p.m. There were no comments on this application.

A motion was made by Commissioner Strom, seconded by Commissioner Wainwright, to recommend that the Town Council approve the lot split application subject to the following four stipulations:

1. **The lot split plat must be recorded with the Maricopa County Recorder’s Office, in full compliance with the plat prepared by Ceo & Van Loo Consultants, Inc. and dated March 22, 2017.**
2. **Prior to the issuance of a Certificate of Occupancy for a new single-family residence, the fire sprinkler system shall demonstrate compliance to the National Fire Protection Association standard 13D or the current equivalent code requirement.**
3. **A demolition permit must be obtained and the existing fence located at the front property line adjoining Joshua Tree Lane shall be removed prior to recordation of the plat.**
4. **The installation of ribbon curb along the west side of Joshua Tree, adjoining the subject property, will not be required in conjunction with this slot split or the development of the subdivided lots. A cash assurance shall be provided in lieu of constructing the curb. The applicant must submit an assurance for the curb in the amount of \$4,208.00 prior to issuance of a building permit. This assurance may be used by the Town of Paradise Valley to construct the curb at a future date.**

The motion carried by the following vote:

Aye: 5 - Chairperson Wastchak, Commissioner Campbell, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

Absent: 2 - Commissioner Anton and Commissioner Covington

5. PUBLIC HEARINGS

A. [17-131](#)

Continuance Request
Phoenix Country Day School - Intermediate SUP Amendment
3901 E. Stanford Drive

Ms. Cutro explained the applicant has a conflict with today's meeting and requests a continuance.

A motion was made by Commissioner Campbell, seconded by Commissioner Mahrle, to continue the application as requested by the applicant to the Planning Commission meeting of May 2, 2017. The motion carried by the following vote:

Aye: 5 - Chairperson Wastchak, Commissioner Campbell, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

Absent: 2 - Commissioner Anton and Commissioner Covington

7. CONSENT AGENDA

A. [17-127](#) Approval of April 4, 2017 Planning Commission Minutes

EC clarification from Jeff Wincel, Jeff not in attendance

A motion was made by Commissioner Strom, seconded by Commissioner Wainwright, to approve the April 4, 2017 Planning Commission minutes. The motion carried by the following vote:

Aye: 5 - Chairperson Wastchak, Commissioner Campbell, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

Absent: 2 - Commissioner Anton and Commissioner Covington

8. STAFF REPORTS

Ms. Cutro noted that Planning Commissioner Wincel will not be in attendance at the Town Council meeting of April 27, 2017 for his recognition of service. The Planning Commission noted their appreciation of his service.

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Michaud reviewed the three items scheduled for the next meeting.

11. ADJOURNMENT

A motion was made by Commissioner Campbell at 7:10 p.m., seconded by Commissioner Strom, to adjourn the meeting. The motion carried by the following vote:

Aye: 5 - Chairperson Wastchak, Commissioner Campbell, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

Absent: 2 - Commissioner Anton and Commissioner Covington

Paradise Valley Planning Commission

By: _____
Eva Cutro, Secretary