



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Planning Commission

Tuesday, September 19, 2017

6:00 PM

Council Chambers

1. CALL TO ORDER

Acting Chairman Wainwright 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
Town Engineer Paul Mood

2. ROLL CALL

Present 6 - Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Richard K. Mahrle
Commissioner Dolf Strom
Commissioner Jonathan Wainwright

Absent 1 - Chairperson Daran Wastchak

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

- A. [17-295](#) Citizen Review Work Session and Continued Discussion of several applications to develop a 9.6-acre property for 8 single-family lots located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (The Villas at Cheney Estates - Town Triangle)
- Paul Michaud reviewed the updated aspects of the application requests. He clarified that there is a second R-18 CP SUP development in the Town, Via Vista with minimum 12,001 square-foot lots.

There was discussion regarding the subdivision wall height at the entry of Scottsdale Road near the proposed deceleration lane. Rod Cullum, developer of the project, replied that the inside of the wall will be 6-feet in

height. He added that in the easement portion of the wall location along Scottsdale Road at the entrance that some type of planter might be necessary due to the grade differences and proximity to the sidewalk. Mr. Cullum also stated that the entire wall along Scottsdale Road will be raised so it is 6 feet in height on the interior side. There were no specific concerns noted by the Planning Commission.

Mr. Michaud provided an overview of the six application requests. He stated that there are two requested modifications as part of the preliminary plat. One modification is not requiring a full cul-de-sac near Lots 1 and 2 since the homes comply with the fire code provision of being within 150 feet of a fire access road. The other modification related to not requiring public utility easements on all sides of each lot.

Mr. Michaud discussed the conditions of approval regarding the text amendment, rezoning, preliminary plat, conditional use permit, special use permit for the private roadway gates, and subdivision signs.

Mr. Michaud then reviewed the timing of this application.

Chairman Wainwright asked the applicant to speak regarding the application.

Rod Cullum explained that the delay in more detailed plans of the entry gate area related to the delay on the specifics for the deceleration lane. He stated the slide gates will be replaced with double wing gates. This is a result of the easement to move the subdivision wall/sidewalk further into the subject site. He presented a plan showing more detail on the landscaping, this included removal of the linear water feature at the entry with a signature Ironwood tree and smaller water feature. It was noted that these plans still need to be submitted to the Town and reviewed by staff. Mr. Michaud noted that depending on the completeness and date of the submittal, the Planning Commission may want to continue the Special Use Permit application.

The Planning Commission asked about the location of the call box. Mr. Cullum said it will be located further back at a 79-foot setback instead of the 75-foot setback as originally proposed.

Commissioner Strom asked the applicant to specify the type of light fixture that will be used for the signs since the cut sheet shows several options.

Discussing the possible planter at the entry near the deceleration lane, Mr. Cullum asked if staff could be given the authority to approve a planter instead of a berm. Responding to the size of the planter, Mr. Cullum stated it would be approximately 2-foot wide and 2-foot tall with landscaping such

as lantana that does not grow tall. The Planning Commission was agreeable.

There was discussion on the western cul-de-sac that is 55-feet in diameter. The Planning Commission asked that a landscaped median be added, provided it is not in conflict with the maneuverability of a fire engine. The addition of a signature tree was suggested.

Commissioner Strom asked for clarification of a floodway and floodplain. He asked if the lots will be in either. Mr. Cullum replied after the CLOMR is completed, the homes will not be in either one.

Discussing the illumination of the subdivision signs, Mr. Michaud noted that the applicant's plan shows the signs will not be illuminated during certain hours. He added that this condition is typical on commercial signs. The Planning Commission was agreeable to allow the signs to be illuminated at any time.

Chairman Wainwright opened the meeting for public comment. There were no comments.

Commissioner Campbell stated he would like to see the detailed gate area drawings for the next meeting and that he leans toward continuance based upon the level of documentation at this point.

No Reportable Action

B. [17-303](#)

Discussion of Hillside Code Updates (Article XXII of the Town Zoning Ordinance)

George Burton gave an update on the Hillside Code text amendment. He stated this was last discussed at the August 1, 2017 study session. Since the last meeting, staff worked with various Commissioners on specific points in the text amendment.

Discussing the driveway disturbance credit, the draft allows for partial credit on new homes and fixes a loop hole on existing driveways to avoid the creation of a 100-percent paved lot. There was discussion on the 6-inch allowance from natural grade and that this relates more to repaving. There were no edits by the Planning Commission.

Reviewing the hillside assurance/bond text, the current code is based on a flat dollar amount using cut and fill. The proposed text includes three assurance types: new single-family home, minor remodel, and landscape. It was suggested to add a definition of financial assurance. It was noted that

the code refers back to the Town fee schedule. There were no edits by the Planning Commission.

On La Place du Sommet, Mr. Burton noted that only the disturbance limits apply to select lots, not as applied previously. He stated that this opinion will be given to the homeowner association.

Discussing solar panels, the revised code will allow for panels on pitched roofs when screened by the hillside or when using stealth solar technology. Commissioner Strom suggested to use two separate paragraphs.

Mr. Burton reviewed the safety measures in the text amendment. These relate to safety measures on construction staging, hiring an outside firm, and fees paid by the applicant. Commissioner Mahrle asked what if an owner thinks he does not need the safety measure. It was suggested to add objective criteria such as when loose fill exists, there are active washes, steep narrow roads, and other related items. There was discussion on who does the review. Eva Cutro replied the expert in the field of concern would do the review. It was noted that staff will refine this section and bring it back for Planning Commission review. Commissioner Mahrle asked if the Town can impose insurance requirements on contractors. Andrew Miller stated he will research this point. It was noted that the Town's blasting code requires insurance requirements.

Reviewing cantilevers, driveway cantilevers are prohibited and the allowable cantilever is 8 feet vertical and 4 feet horizontal. Figure 7 will be revised. There were no edits by the Planning Commission.

On lighting, Mr. Burton explained the text amendment adds lux, modifies holiday lighting times, and makes Kelvins a requirement. He reviewed items that are not part of the Statement of Direction. These included pole lights and an allowance for lighting zones. Mr. Burton stated the Town Council will review the deviations from the Statement of Direction at their meeting on October 12, 2017. The Planning Commission discussed the structure of lighting code section. It was noted that the second floor covered area is an outdoor living area. Commissioner Anton remarked that property owners are typically unaware of the rules. Ms. Cutro suggested options such as the resident guide to better inform residents. It was stated that the lighting provisions as drafted are more permissive than non-hillside since the Town Council direction on the recent non-hillside lighting code changes were scaled back.

The Planning Commission agreed to move the deviations from the Statement of Direction forward to Town Council. Commissioner Mahrle remarked that he still believes the Planning Commission is working within

parameters of the Statement of Direction.

Commissioner Strom suggested to gather all the retention code provisions into one category. Mr. Burton will work with Commissioner Strom on these edits.

No Reportable Action

C. [17-302](#)

Discussion of Paradise Valley Bicycle + Pedestrian Master Plan

Paul Michaud presented the proposed revised goals, policies, and implementation measures for the bicycle and pedestrian master plan. He explained that the packet included a track change version comparing those goals, policies, and implementation measures in the General Plan and another document that compares the changes to the February 2017 draft of the bicycle and pedestrian master plan.

He reviewed each revised goal and policy. There was discussion of signage. This included a request for clarification on Policy 4.6.5 that the intent is not to install signage, but if the Town must install signage that it be the minimum number along with the rest of the conditions outlined in that policy. Staff stated it would reword this policy. Some suggestions included, "Shall not install signs except where appropriate/needed" or "The Town desires to minimize visual clutter and shall only allow the minimum needed/required signs". The Planning Commission had no other changes to the draft revised goals and policies.

Mr. Michaud reviewed the draft revised implementation measures. There was concern over multiple responsible parties listed. Commissioner Strom wanted only one party listed or more clarity on who is responsible for what aspects of each measure. Eva Cutro noted that this format follows the existing General Plan.

Regarding Implementation Measure 3, addressing minimizing adverse impacts to the neighborhood, Commissioner Anton commented that additional detail regarding how the adverse impacts would be minimized may be necessary. The Planning Commission had no other changes to the draft revised implementation measures.

Mr. Michaud next reviewed the timeline of upcoming meetings. He stated October 12th is scheduled for Town Council amendment to the Statement of Direction, moved from September 28th. He continued that October 7th is the next Commission work session. Mr. Michaud asked the Planning Commission whether or not the proposed November 7th citizen review and December 5th action dates are still viable with the Statement of Direction going back to Town Council since the noticing would need to be done by October 13th. In an effort to avoid holiday weeks, the revised meeting

dates would be December 5th for citizen review and January 16th for Planning Commission action. The Planning Commission agreed to push out the timeline to the latter dates.

Heidi McCaulley had a question regarding lighting on her home. Her final inspection was held up because her lighting did not meet Code. She has a concern regarding her neighbor's lighting.

Ms. McCaulley also wanted to express safety concerns and requested when these will be addressed. The safety concerns are being reviewed by the Town Manager, with input from the Commission and Council. This will be it's own study, separate from the bicycle and pedestrian master plan. Commissioner Anton suggested that the neighbors should get together, propose solutions that they would like to see, and prioritize their concerns and solutions. Mr. McCaulley suggested to reduce the speed limit to 15 mph, install additional stop signs, and add rumble strips or speed humps.

No Reportable Action

5. PUBLIC HEARINGS

6. ACTION ITEMS

7. CONSENT AGENDA

A. [17-300](#) Approval of September 5, 2017 Planning Commission Minutes

A motion was made by Commissioner Mahrle, seconded by Commissioner Campbell, to approve the September 5, 2017 minutes. The motion carried by the following vote:

Aye: 6 - Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

Absent: 1 - Chairperson Wastchak

8. STAFF REPORTS

Eva Cutro gave a quick review of the previous night's Visually Significant Corridors charrette. She thanked Commissioners Covington and Strom for their participation.

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Michaud reviewed the October 3, 2017 meeting items.

11. ADJOURNMENT

A motion was made by Commissioner Campbell at 8:48 p.m., seconded by Commissioner Anton, to adjourn the meeting. The motion carried by the following vote:

Aye: 6 - Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

Absent: 1 - Chairperson Wastchak

Paradise Valley Planning Commission

By: 
Eva Cutro, Secretary