



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Planning Commission

Tuesday, February 19, 2019

6:00 PM

Council Chambers

1. CALL TO ORDER

Chairman Wastchak called the meeting to order at 6:05 p.m.

STAFF MEMBERS PRESENT

Town Attorney Andrew M. Miller
Community Development Director Jeremy Knapp
Senior Planner Paul Michaud
Planner George Burton
Town Engineer Paul Mood

2. ROLL CALL

Present 6 - Commissioner Daran Wastchak
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Jonathan Wainwright

Absent 1 - Commissioner Orme Lewis

3. EXECUTIVE SESSION

None

4. CITIZEN REVIEW MEETING ITEMS

- A. [19-067](#) Citizen Review Meeting to Discuss Recommendations to the Town Council re Amendments to the Town Zoning Ordinance, Article XI, regarding Changes to Process for Approval of Managerial Amendments
- Andrew Miller, Town Attorney, stated the key question for the evening is if the Commission sees any changes that they believe need to be made to the draft ordinance recommended by Council regarding the process for the approval of applications for managerial Special Use Permit (SUP) amendments.

He then reviewed the current zoning ordinance process for managerial SUP amendments and Council's recommended changes. After he identified the next steps which included a citizen review meeting, public hearing, and recommendation to Council. He stated notices were sent to all SUP property owners in the Town and have posted this notice on the Town website.

Chairman Wastchak asked what sort of discussion took place about only requiring three members of the Council to submit something in writing, which is less than the majority.

Mr. Miller responded that originally it was only one, but they felt it should be more.

Chairman Wastchak pointed out they will see this item at their next meeting for public hearing.

No Reportable Action

5. STUDY SESSION ITEMS

A. [19-034](#) Discussion of Major Special Use Permit Amendment (SUP-18-12)
10555 N Tatum Boulevard - Mountain View Medical Center

Paul Michaud, Senior Planner, indicated that the focus of today's discussion will be on height/viewsheds, signage, and landscaping along Firebrand Ranch. He then went over updated plans from the applicant which included more covered parking, keeping the 25-foot landscape buffer in rear yard, and more.

Chairman Wastchak pointed out that he likes that the loading and unloading for the urgent care is not on the neighborhood side.

Mr. Michaud continued sharing updates such as keeping the three construction phases and reducing building signage from six to four signs.

Mr. Michaud discussed height and viewsheds for the development. He first gave the Statement of Direction (SOD) from Town Council which included that the two, two-story buildings could go up to 36 feet. Currently plans are showing the height of the two-story buildings are 34 feet and the remaining four buildings are 21 feet tall. After he reviewed the heights of the existing six buildings which range from 16 feet and 21 feet. He then gave the height plans for other features such as the parking canopies. He added that plans also show they will exceed the Open Space Criteria (OSC) by one foot on two buildings.

Commissioner Wainwright stated during the SOD the two-story buildings

included subterranean aspects making these buildings 30' tall per the SUP Guidelines and he prefers that design.

Commissioner Campbell agreed and does not feel the subterranean area will create a problem with transient people.

Commissioner Anton commented that they could ask the applicant what plans they might have to deal with that problem.

John Bozzo, applicant commented that they have not had problems with homeless people in the evening.

Commissioner Covington asked what the height will be if they went back to the original plans.

Chairman Wastchak stated it would be 30 feet. He added that being below grade could present other problems such as flooding and thinks it would be best to have the building at grade level since he does not feel an additional four feet of height would negatively impact the community.

Commissioner Wainwright asked if the applicant had a preference of building below or at grade level.

Mr. Bozzo stated their preference would be to build at grade level, but they would be willing to do either. He added that he does not feel there would be drainage issues or hiding places for homeless persons.

Commissioner Campbell then asked the height of the mechanical screening.

Mr. Michaud responded that the 34 feet included the mechanical screening.

Commissioner Covington feels they should move forward with what they have and wait for feedback before they make changes.

Commissioner Anton and Georgelos agreed.

Chairman Wastchak stated they will move forward then.

Mr. Michaud addressed signage. He shared plans for the different types of signage including monument signs, tenant/suite signs, directory signs, and building signs. He pointed out they have reduced the number of building signs and that they will craft a stipulation that requires lighting on signage during certain business hours.

Commissioner Anton asked why they are doing up lighting as opposed to internal LED lighting on many of the signs.

Mr. Michaud stated it is the applicant's preference and it is generally a softer lighting method.

Commissioner Anton inquired if they need both monument and building signage.

Mr. Michaud shared that the applicant's correspondence stated they do not have a lot of signage and many perspective tenants are requesting building signage in addition to the monument signs.

Commissioner Campbell stated that he felt the big "M" on the directory sign was not necessary and did not necessarily match with their garden community.

Mr. Michaud responded that this sign is internal to the site. He added that there will be landscaping, and it is not over six feet in height, so it should not be visible to the neighbors even though it exceeds the maximum of 12 square feet.

Chairman Wastchak asked for a chart that includes the SUP guidelines, what they have now, and what is being proposed.

Commissioner Georgelos stated she would like the monument signs to be more in accordance with the guidelines.

Mr. Bozzo shared that currently the plans for the monument signs do not include a specific design but does include the size and dimensions.

Chairman Wastchak asked the applicant if they can work on getting the signs more in compliance with Paradise Valley Medical Plaza and halo illuminated.

Chairman Wastchak asked when the signs would be turned on and off.

Mr. Michaud responded it usually coincides with the hours of operation.

Chairman Wastchak asked if this has been addressed by stipulation.

Mr. Michaud stated that he is working on the stipulations.

Mr. Michaud reviewed the landscaping plans along Firebrand Ranch.

Chairman Wastchak stated they asked for a 40-foot buffer and the applicant came back and still wanted a 25-foot buffer. He then asked the Commissioners thoughts on this point.

Commissioner Anton stated that he would like to get homeowner input on what types of trees go up behind their home.

Commissioner Georgelos shared that she would still like to see more buffering by the homes.

Mr. Bozzo indicated they do not have a problem with allowing homeowners a say in the landscaping choices.

Commissioner Campbell asked if they investigated moving everything closer to Tatum Boulevard and Shea Boulevard.

Mr. Bozzo commented that the buildings have been pushed as close to Tatum Boulevard and Shea Boulevard as they possibly could. He added that they plan to talk to each of the homeowners to find out what wall height they would like as well as tree and vegetation they would prefer behind their home.

Chairman Wastchak shared the only problem he sees is they are satisfying the current homeowner, but it may not be what a future homeowner wants.

Mr. Bozzo stated they also moved the trash enclosures further from the neighbors.

Mr. Michaud reviewed future discussion points including pharmacy hours, Special Use Permit stipulations, clarification on a noise statement, and more. After he reviewed future planning Commission meetings that will include this topic. The next meeting is March 5, 2019.

Commissioner Anton stated that the homeowner needs to know how things will work with finishing the walls on the homeowners' side.

No Reportable Action

- B.** [19-069](#) Discussion of Major Special Use Permit Amendment (SUP-18-05)
7101 E Lincoln Drive - Smoke Tree Resort Study Session #7

Indexes: Smoketree Resort

Jeremy Knapp, Community Development Director, introduced the item starting with updated plans which included an additional parking lot screen wall, added parking spaces on the surface and in the garage, the completed drainage and water impact, and more.

Chairman Wastchak asked if angling the parking stalls in the garage was considered.

Taylor Robinson, applicant, responded that they did not specifically look at angling the parking spots, they did look more into a valet system. He added that the plans are still conceptual.

Chairman Wastchak asked where they would do double stack parking if they lost some of the surface parking.

Mr. Robinson replied that parking would need to be evaluated at that point.

Mr. Knapp shared plans for the third story patio.

Commissioner Campbell stated they should eliminate the perimeter and the center walkway.

Chairman Wastchak stated they needed to get rid of the center walkway and the applicant would need to demonstrate that 18 feet of patio will be okay.

Mr. Knapp shared more updates specifically on the screen wall that has been added to the plans.

Chairman Wastchak asked if there was a screen wall along Lincoln Drive as well.

Mr. Robinson stated the wall was added in response to the last meeting.

Chairman Wastchak asked Paul Mood, Town Engineer, if the geometry of the deceleration lane is sufficient.

Mr. Mood responded that he believes it is sufficient.

Chairman Wastchak commented that he appreciates they got rid of the west entrance.

Mr. Knapp shared more graphics and information on the east and west elevation.

Chairman Wastchak asked for more renderings of elevations from the south side.

Commissioner Campbell asked what the compelling reason is for going over 36 feet.

Commissioner Georgelos and Anton agreed.

Commissioner Campbell stated that the mechanical should be clustered so that there is not as many hip roofs and there would be more undulation in the downward direction, so most of the building would still be at 36-foot height.

Commissioner Georgelos asked if this needs to be a three-story building.

Mr. Robinson responded that if the building goes down to two levels its coverage will go up. They have also thought of having a ratio around 50% of the roof that would be allowed to go above the 36 feet to create a variation in height and coverage for mechanical.

Commissioner Anton stated that the problem is the height limit is 36 feet, but they want to go up to three floors.

Commissioner Campbell indicated that instead of a flat 50% he would rather figure the ratio that would be required to cover up mechanical and only allow that amount to go above the 36 feet.

Chairman Wastchak asked the applicant to come back with more justification on the roof height in the places it would go over 36 feet. He added that they should not be taking eight feet if they can get away with less.

Commissioner Covington stated that he feels that the areas where the building height is going into the open space criteria are not acceptable.

Chairman Wastchak asked the Commission if the applicant needed to do anything else other than give any more articulation on the eastern boundary and more restraint on the height. He then clarified that he and Commissioner Campbell are fine with the third floor on the eastern boundary. He then asked if Commissioner Covington is okay with it.

Commissioner Covington responded that he is not comfortable with it, but he could be convinced if there was a compelling reason though.

Commissioner Campbell explained that the viewshed is a residential standard and to the east he feels it is very commercial and not residential so that is why he is comfortable with it.

Commissioner Georgelos shared that she is still concerned with how much they are piercing the 36 feet.

Chairman Wastchak commented they could make a statement that 40 feet is their maximum height with the exception for architectural overruns like chimneys. He then asked Mr. Robinson to come back and tell them if that is not acceptable.

Mr. Knapp shared the updated sign plans.

Mr. Robinson stated that restaurant and stores will have their own name and branding and they do not have signage on the street for them worked out yet, but it will be like places like Omni.

Commissioner Wainwright commented that the monument they see now is like a piece of art, but if you are adding other names and it is more like an advertisement it becomes a different issue.

Chairman Wastchak stated that they will need to see more renderings of what that will be like.

Commissioner Georgelos clarified that they will need to see more of what signage on the building will look like as well.

An applicant representative stated they will have a few identities within Smoke Tree for the bar, the restaurant, and retail shop, but they do not know what those will be yet.

Chairman Wastchak stated that if they do not figure out signage now they will have to come back as an amendment.

Mr. Knapp asked for the applicant to give them generally the location, height, and width. He then continued sharing the drainage report and the water impact study.

Chairman Wastchak asked Paul Mood if these plans looked good to him.

Mr. Mood responded that they did, but they will need to show more detail how everything drains in the parking lot.

Commissioner Georgelos asked why the pre and post development drainage was included in the report.

Mr. Mood explained that pre-condition is the desert and the post is the parking lot and the difference of runoff is what they will have to retain.

Commissioner Georgelos asked if the flows run north and east.

Mr. Mood responded that is correct.

Chairman Wastchak stated he would like to have Mr. Miller's feedback on the redlines staff received from the applicant.

Mr. Miller stated that he has looked at them, but they have not redrafted anything on them.

Chairman Wastchak asked how many meetings they have left to go through stipulations.

Mr. Knapp replied that they have one more meeting on March 5, 2019 which is the public hearing, but they could schedule a special meeting.

Commissioner Georgelos commented that she feels a special meeting would be a good idea.

Mr. Knapp shared a couple of the stipulations.

Chairman Wastchak asked how many of the stipulations will become development agreements.

Mr. Miller responded that the stipulations will stay stipulations and development agreements will fill in things such as phasing, public improvements, quality standards, and resort fees. He feels they do need to talk with the applicant about what sort of property this will be since some of the initial things like a spa have been removed.

Chairman Wastchak inquired if there were any objections to doing a special meeting next Tuesday.

Commissioner Campbell asked if they could get feedback on the revised heights on the east side by the special meeting.

Mr. Robinson stated that if it can be answered by text they can get it done quickly but if they want images it will take a bit longer. He added that they can go over the redlines that they made.

Mr. Knapp shared some of the redlines made by the applicant. He shared that he is concerned with not having the same brand for the resort residence as well as not having consistent furniture, fixtures, and equipment.

The representative of the hotel clarified that this is an independent project.

He added that he does not want to be locked into these being Smoke Tree Residences.

Commissioner Anton commented that he does not understand why they would have half under one name and half under another.

The representative of the hotel explained that if a resident wants to participate in the program they will go under the hotel brand, but they are not required to do so.

Mr. Miller shared that at Mountain Shadows that they gave them the option of having more than one hotel product, however, they gave them a limit of how much residential square footage they could have. He added that they need to understand more of how much will be hotel and what will be more full-time residential living.

Commissioner Wainwright stated that he would like to see it all branded the same.

Chairman Wastchak and Commissioner Georgelos agreed.

Commissioner Covington stated he feels that Smoke Tree Residence sounds good.

Commissioner Campbell clarified that they want the whole building to be perceived as the Smoke Tree Resort.

Mr. Miller pointed out that most SUPs allow for a change in the name.

Chairman Wastchak asked if they could restrict them from not calling it Scottsdale something instead of Paradise Valley.

Mr. Miller responded that he does not believe they can restrict them to that.

Mr. Knapp shared changes in the minimum resort hotel improvements section.

The representative of the hotel indicated they are making changes to the full-service food and beverage service because they do not feel it would be profitable with the size of the hotel it will be. He explained that their plan is to have something fast and casual for lunch and a full dinner service in the evening. They have not sorted out what the plan will be for breakfast. He added that they may do a type of room service that would be pre-arranged for certain rooms, but they do not want to be stuck having to do room service.

Chairman Wastchak mentioned that it seems like the Commission is fine with what the applicant has described, but they would like to know a bit more of what final plans for food and room service will be. He added that he would like them to modify the document instead of completely striking out items.

Commissioner Anton asked if they do not anticipate having a bar out by the pool.

The representative of the hotel responded that in season they will have a bar set-up, but it will be as demand warrants. He added they will have a pool, but do not currently have plans for a hot tub.

Mr. Miller stated that he could talk with former Council Member David Sherf to get a better idea of what the standards would be on things like hot tubs.

The representative of the hotel commented that if they are afforded the space they will do a fitness center, but if they do not have the space they would be better off doing an affiliation with a local gym. He added that since the space is so small they also do not have plans to do a spa.

Commissioner Georgelos asked if it will hurt their business not having these additional services.

The representative of the hotel replied that they simply want to focus on doing a few things well and not doing everything. He added that their concept is to have an energy and activity level that is local centric and not limited to the hotel and the people staying there.

Mr. Miller asked if they would have ties to other places nearby if they do not have it on site.

The representative of the hotel responded that he sees the future in that area being high energy and something walkable.

Mr. Robinson commented that these things are in the document as allowable uses, so they could put them in if the market demands it, but it would not be something required of them otherwise. He added that while they may not have on-site service they will have the ability and connections to bring things in for customers such as a masseuse, food, and more.

Mr. Miller indicated that the resort retail has that it will be open 24 hours a day and usually they require a closing time.

The representative of the hotel explained that is allowable but not required. He added that it might relate to the front desk that would be open 24 hours a day.

Commissioner Campbell suggested that they give a little more clarification on where retail will be allowed 24 hours a day.

Chairman Wastchak stated that the Commission agrees to meet again a week from today at 6:00 p.m. He asked the applicant to get them as much information as they can before that meeting.

No Reportable Action

C. [19-053](#)

Discussion of a Minor Amendment to the Valley Presbyterian Church Special Use Permit located at 6947 E McDonald Drive to allow for renovations to some of the existing buildings, landscaping/hardscaping improvements, and modification to the onsite parking spaces from the phased 1999 Special Use Permit approval. (SUP-18-16)

Mr. Michaud introduced the item. He then reviewed the building improvements which included interior renovations, expansion of the choir room, and other improvements in the sanctuary of Building A. Building B improvements include remodeling storage/office spaces into classrooms as well as converting some of the building to covered outdoor space. Improvements to Buildings C and D were then shared. After he reviewed site improvements.

Chairman Wastchak shared that having all the drop off all on Quail Run Road does not make sense to him.

Mr. Michaud clarified that the proposed drop off is proposed in the right-of-way.

Rob Huff, applicant, explained why they chose to do that.

Chairman Wastchak responded that parents should not be pushed further away, and he feels there needs to be a drop off and pick up location on the property and not on the right-of-way.

Mr. Huff responded that in the plans the only thing they are really limiting is five parking spaces on the east side of the administration building. He clarified they are not limiting any drop off from already exists.

Chairman Wastchak commented that he feels there is currently not adequate drop-off. He added that if they are looking to improve the property they should create a more formal drop off.

Commissioner Covington asked why they are making changes to the current drop off location near the sanctuary.

Mr. Huff replied that that the porte-cochere on the sanctuary often gets used as parking since it is shaded and then it becomes less of a drop off and pick up location.

Commissioner Campbell stated he is in support of the proposed plan in this area since he feels that it is currently an underutilized space. He then asked if there were alternate ways to get into the sanctuary.

Mr. Huff explained that the area will be changed to gravel with bollards. He clarified that for certain occasions, such as funerals, the bollards can be removed.

Commissioner Campbell commented that they might consider removing a couple of parking stalls to create a turnaround.

Mr. Huff responded that they have more accessible parking spots than are required, so if they were to sacrifice two to four spots for a turnaround they could. He then asked if they could remove the bollards only on Sunday, which may be a more functional option than creating a new turn around.

Chairman Wastchak added that if they wanted it used as a courtyard as well he would suggest something like pavers instead of gravel.

Commissioner Campbell stated that regardless of when they do and do not pull the bollards out he would like to see a hammerhead turnaround at the north end of the accessible parking.

Chairman Wastchak and Commissioner Georgelos agreed.

Discussion was made about potentially making the north parking lot a drop off circulation area.

Mr. Huff clarified that this is a day school for young kids and parents must walk the children inside the building.

Commissioner Campbell asked how many students there are at the school.

Mr. Huff stated that he is not sure, but he believes it is 150.

Chairman Wastchak commented there is not school busses and it is all drop off.

Commissioner Georgelos asked where all the cars would go if they did not allow for parking on the street.

Mr. Huff stated that some of the parents were spoken to regarding no parking on the street and they were fine parking in the south parking lot.

Chairman Wastchak reiterated that they would like to see no on street parking and providing a short term drop off/pick up on site.

Mr. Huff asked if the drop off location they have now would suffice or if they would need something in addition to it.

Commissioner Campbell stated what they have now is insufficient.

Mr. Huff commented that they could work with the school on creating procedures such as only allowing for drop off in one location.

Discussion was made on reconfiguring the north parking lot to make a drop off location.

Mr. Knapp stated it might be a good idea to request a traffic engineer to put together a proposal.

Mr. Huff pointed out that not all 150 kids are leaving and coming at the same time since the class times are staggered, but they are willing to looking into an additional curb cut in the north parking area.

Commissioner Campbell asked if they could get a drop off schedule.

Mr. Huff stated they have not received complaints that there are problems with drop off and this is really driven by the sanctuary plaza classroom area and not the day school.

Commissioner Campbell stated that he does not feel it is a safe situation and it seems that all they need to do is another curb cut.

Mr. Huff commented that a lot of the traffic that is being seen is coming from Kiva Elementary school.

Chairman Wastchak responded that he does not want to ask them to do something to accommodate someone else's issues.

Commissioner Georgelos stated that they could put up no parking signs on the church side of the street and direct the parents for the day school into other lots.

Mr. Michaud asked if the Commission would like to see something from the Town Engineer or from a traffic study on a potential curb cut.

Chairman Wastchak stated that it might be best to start with a report from the Town Engineer.

Mr. Michaud reviewed existing parking and proposed parking.

Chairman Wastchak stated that the Commission does not feel they need to do a formal parking study.

Mr. Michaud showed the proposed parking layout which removes the angled parking and adds more landscaping.

Mr. Huff stated the updated parking lot provides pedestrian walking isles.

Mr. Michaud explained the proposed plans for gates/chains on the site.

Chairman Wastchak asked why they needed gates on Quail Run Road. Mr. Huff clarified that it was due to the original stipulation which had regulations for when the parking lot could and could not be used.

Chairman Wastchak asked if they could get rid of those gates then.

Mr. Huff commented that they will completely remove the gates if that is an option.

Mr. Michaud clarified that the removal of the chains is reasonable to the Commission.

Chairman Wastchak stated they do not have any perspective whether the gates should be left or not, but as for the internal chains he feels they are a non-issue.

Mr. Michaud shared the proposed lighting and reviewed the upcoming two meetings that will address this topic again. He then noted that the applicant did hold a neighborhood meeting on October 30, 2018 and it seems to have gone well.

Chairman Wastchak asked how many neighbors were at the meeting.

Mr. Huff responded that there was around a dozen. He added that there was no opposition and most of the homeowners that showed up were from south of the site.

Chairman Wastchak stated that the big item for the applicant to work on before the next meeting is the possible curb cut for a new driveway in the north parking lot along Quail Run Road. He added that they could do a continuance if they feel they need more time at the next meeting.

No Reportable Action

D. [19-056](#)

Discussion of a Minor Amendment to the Camelback Golf Club Special Use Permit located at 7847 N Mockingbird Lane to add protective netting over part of the maintenance facility yard located off Caballo Drive. (SUP-19-01)

Mr. Michaud introduced the item. He explained that the netting will cover 17,113 square feet and the setback to the nearest home property line is around 77 feet among other things. He then reviewed the code and guidelines and the Special Use Permit (SUP) criteria. He added that since this is a minor SUP change people will only get notice 15 days prior to the hearing.

Commissioner Covington stated that the netting is specifically for safety and he feels visually it is not very noticeable. He added that they should be sure to request that if any plants that are screening the netting should be replaced should any of them die.

Chairman Wastchak asked what damage has happened due to the balls.

The applicant shared that vehicle windows have been broken and an associate was hit in the shoulder.

Commissioner Georgelos commented that it sounded like a necessary safety precaution.

Chairman Wastchak stated they are good to move forward with the March 19, 2019 hearing date.

No Reportable Action

6. PUBLIC HEARINGS

None

7. ACTION ITEMS

None

8. CONSENT AGENDA

A. [19-066](#)

Approval of February 5, 2019 Planning Commission Minutes

A motion was made by Commissioner Covington, seconded by Commissioner Campbell, to approve the February 5, 2019 minutes with one edit on page 5 related to Commissioner Campbell's response that the sewer main is not in the centerline of the wash. The motion carried by the following vote:

Aye: 6 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos and Commissioner Wainwright

Absent: 1 - Commissioner Lewis

9. STAFF REPORTS

None

10. PUBLIC BODY REPORTS

None

11. FUTURE AGENDA ITEMS

Mr. Knapp indicated that at the March 5, 2019 meeting they will have the hearing for the Smoke Tree Resort, the hearing for the managerial amendment process, and possibly other work study items.

Chairman Wastchak asked Mr. Knapp to reach out to Commissioner Lewis and inform him of what is going on. He added that he will also not be at the Hillside Committee Meeting on March 13, 2019 and asked who might be able to take his place.

Commissioner Georgelos responded that she would be able to the Hillside Committee meeting.

12. ADJOURNMENT

A motion was made by Commissioner Anton at 10:55 p.m., seconded by Commissioner Georgelos, to adjourn the meeting. The motion carried by the following vote:

Aye: 6 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos and Commissioner Wainwright

Absent: 1 - Commissioner Lewis

Paradise Valley Planning Commission

By: _____
Jeremy Knapp, Secretary