



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Planning Commission

Tuesday, November 7, 2017

6:00 PM

Council Chambers

1. CALL TO ORDER

Chairman Watschak called the meeting to order at 6:00 p.m

STAFF MEMBERS PRESENT

Town Attorney Andrew M. Miller
Community Development Director Eva Cutro
Planner George Burton
Town Engineer Paul Mood

2. ROLL CALL

Present 6 - Chairperson Daran Wastchak
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Richard K. Mahrle
Commissioner Jonathan Wainwright

Absent 1 - Commissioner Dolf Strom

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

None

5. PUBLIC HEARINGS

- A. [17-390](#) Consideration of Hillside Code Updates (Article XXII of the Town Zoning Ordinance)
- George Burton, Planner, gave a brief summary of the nine topics of study from the Statement of Direction.
- Regarding hillside assurance, there was discussion of having the equation of the bond in the Zoning Ordinance and the amount of the bond taken from the fee schedule. There was also discussion of what the fee shall be. Staff will discuss options and provide a recommendation at the next meeting. It

was also noted that a right of entry form will be necessary.

There was discussion of code language suggested by Council Member Moore on the safety section. All were in favor of the revision with the addition of traffic to the list of safety concerns. The "etc.." should be replaced with specifics. Add traffic and parking to the construction site plan.

Next steps and options were discussed.

The public comment was opened at 6:30 p.m.

David Seldin, was pleased by increased attention on hillside zoning. He noted the hillside is worthy of protection, safety concern is an important one, boulder fields on Camelback Mountain, particularly in Stone Canyon area, is of particular concern, and parking during construction is a concern and a negative impact.

Council Member Julie Pace, was thankful that the Commission is addressing hillside concerns. She wanted to personally thank the Committee, especially after the confusion with the Statement of Direction.

Vice Mayor Bien-Willner also wished to thank the Commission. The entire Council values the Commission, staff, and public work on this issue.

The public comment closed at 6:38 p.m.

Scott Ton, Hillside Committee citizen member, submitted written comments to the Commission. He wished to add that he believes slope may impact the assurance bond. He also has concerns that development may completely shift how storm water leaves a property.

Scott Jarson, Hillside Committee Chair, shares concern about the amount of the assurance bond and how defensible it is. He believes the \$35 fee is arbitrary and not enough. Stealth solar panels and LRV value may be hard to determine. Measurement may be on color not material and true reflectivity. He is more liberal on cantilevers and believes they may create less disturbance and be more architecturally significant. Believes 42" rail may be a bit tall, but sees the need for a rail, would like additional criteria regarding when the Committee shall allow 42" rails.

Regarding solar panels and LRV, Commissioner Covington stated that the reflection is low because the material is supposed to absorb light, not reflect it. However, there are angles where reflectivity would have to be looked at. Staff will research if there are additional measures of reflectivity

that can be explored, or additional language added to give Hillside Committee discretion. There also needs to be grounds for enforcement after installation. Staff will explore this as well.

Kevin Burke, Town Manager, suggested some code clean-up as noted in a memo that he distributed.

There was discussion of amendments from a morning meeting with George Burton and Commissioners Campbell and Strom. Many were formatting changes and wordsmithing. It was suggested that storm water receive it's own section. This section will be reviewed with the Town Engineer.

It was recommended that Mr. Burton incorporate all the revisions into a new draft for the next meeting. Andrew Miller, Town Attorney, gave additional input on the safety section to incorporate into the revised draft.

A motion was made by Commissioner Campbell, seconded by Commissioner Covington, to continue Application 17-390 to the next Planning Commission meeting of November 17, 2017. The motion carried by the following vote:

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

Absent: 1 - Commissioner Strom

6. ACTION ITEMS

None

7. CONSENT AGENDA

A. [17-375](#) Approval of October 17, 2017 Planning Commission Minutes

A motion was made by Commissioner Wainwright, seconded by Commissioner Anton, to approve the October 17, 2017 minutes. The motion carried by the following vote:

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

Absent: 1 - Commissioner Strom

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

Reminder of the car show this weekend and the 12-08-17 holiday party.

10. FUTURE AGENDA ITEMS

Hillside Code and Pedestrian and Bicycle Study are on the 11-21-17 agenda.

11. ADJOURNMENT

A motion was made by Commissioner Wainwright at 7:15 p.m., seconded by Commissioner Mahrle, to adjourn the meeting. The motion carried by the following vote:

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

Absent: 1 - Commissioner Strom

Paradise Valley Planning Commission

By: _____
Eva Cutro, Secretary