



Action Summary

Planning Commission

Tuesday, September 5, 2017

6:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Present 7 - Chairperson Daran Wastchak
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Richard K. Mahrle
Commissioner Dolf Strom
Commissioner Jonathan Wainwright

3. EXECUTIVE SESSION

4. STUDY SESSION ITEMS

- A. [17-275](#) Discussion of Paradise Valley Bicycle + Pedestrian Master Plan (the "Master Plan")
No Reportable Action
- B. [17-284](#) Discussion of Draft Visually Significant Corridors Master Plan (VSC)
No Reportable Action
- C. [17-283](#) Discussion of Hillside Code Updates (Article XXII of the Town Zoning Ordinance)
No Reportable Action

5. PUBLIC HEARINGS

- A. [17-276](#) Consideration of a Minor Special Use Permit Amendment
Camelback Bible Church (SUP 17-07). 3900 E. Stanford Drive (APN: 170-08-001G).
A motion was made by Commissioner Mahrle, seconded by Commissioner Wainwright, to deem the requested amendment as a minor amendment to the Special Use Permit zoning per the criteria listed in Section 1102.7.B of the Zoning Ordinance. The motion carried by the following vote:

Aye: 7 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

A motion was made by Commissioner Campbell, seconded by Commissioner Covington, to approve the Camelback Bible Church Special Use Permit Amendment for the Fellowship Hall addition and site improvements, subject to the following stipulations:

1. All improvements to the property shall be in substantial compliance with the following:
 - a. The Narrative, prepared by LEA Architects LLC;
 - b. Fellowship Hall Overall Site Plan, prepared by LEA Architects LLC and dated July 15, 2017;
 - c. Fellowship Hall Site Plan, prepared by LEA Architects LLC and dated July 15, 2017;
 - d. Fellowship Hall Site Lighting Plan, prepared by LEA Architects LLC and dated July 15, 2017;
 - e. Fellowship Hall Overall Site Plan, prepared by LEA Architects LLC and dated July 15, 2017;
 - f. Light Fixture Cut Sheets:
 - i. BEGA In-Grade downlights.
 - ii. Ligman Lighting USA UGI-31611 Gino 4 wall down lights.
 - iii. A-Light Linear Soffit lights.
 - iv. Hunter Industries FB-ZD-1LED-NP Landscape up-lights.
 - g. Fellowship Hall Floor Plan, prepared by LEA Architects LLC and dated July 15, 2017;
 - h. Camelback Bible Church Fellowship Hall Addition Northwest Exterior Elevation Plan, prepared by LEA Architects LLC and dated July 15, 2017;
 - i. Camelback Bible Church Fellowship Hall Addition South Exterior Elevation Plan, prepared by LEA Architects LLC and dated July 15, 2017;
 - j. Camelback Bible Church Fellowship Hall Addition East Exterior Elevation Plan, prepared by LEA Architects LLC and dated July 15, 2017;
 - k. Sheet L.01, Landscape Plan, prepared by Design Ethics Landscape Architecture and dated August 1, 2017;
2. If the Town receives a complaint from an offsite owner that the light emitting element (e.g. the bulb) is visible from off the Property, the Town Manager may inspect the Property and may require the Owner to shield the light source if the light emitting element is visible from outside the Property and/or reduce the output or brightness if they exceeds the allowable output.
3. The wall sconce located above the south ground mounted air conditioning units must be switched and placed on a timer and shall only be used/turned-on for maintenance purposes.
4. Light Fixtures:
 - a. Wall Sconce UGI-31611 shall be limited to W30 - 3,000 K, "06 Bronze" Color/Finish, Lens "F – Frosted Lens," and 120/277 volts.
 - b. A-Light D5 soffit fixture shall be limited to the LS LED Standard Output, 3,500 K, and "B – Satin Black" finish.
 - c. FX Landscape Up-Light Luminaire shall be limited to 20 watt and 3,900 K.
5. All existing Special Use Permit stipulations shall remain in full force and

effect, unless changed or modified by the Minor Amendment SUP-17-07.

The motion carried by the following vote:

Aye: 7 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

6. ACTION ITEMS

A. [17-277](#) Kachina Estates Subdivision Sign & Modified Subdivision Wall (MI-17-02) - Public Meeting. Northeast corner of Casa Blanca Drive and Malcomb Drive (6608 E. Malcomb Drive and 6682 E. Malcomb Drive - Assessor's Parcel Numbers 174-62-936 and 174-62-939).

A motion was made by Commissioner Mahrle, seconded by Commissioner Campbell, to approve the subdivision sign for Kachina Estates that is 12.4 square feet in sign area, with the word "Kachina," and mounted at a height of 3.9 feet to the top of the sign, subject to the stipulation that the sign not be illuminated. The motion carried by the following vote:

Aye: 7 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

A motion was made by Commissioner Strom, seconded by Commissioner Mahrle, to approve the antiqued metal screening mounted on the view fence along Malcomb Drive. This screening runs an approximate length of 120 lineal feet on the west side of the fence adjoining Lot 1 and 140 lineal feet on the east side of the subdivision fence adjoining Lot 4. The motion carried by the following vote:

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

Nay: 2 - Commissioner Campbell and Commissioner Covington

7. CONSENT AGENDA

A. [17-273](#) Approval of August 15, 2017 Planning Commission Minutes

A motion was made by Commissioner Mahrle, seconded by Commissioner Wainwright, to approve the August 15, 2017 minutes. The motion carried by the following vote:

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

Abstain: 1 - Commissioner Strom

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

A motion was made by Commissioner Strom at 9:47 p.m., seconded by Commissioner Campbell, to adjourn the meeting. The motion carried by the following vote:

Aye: 7 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright