



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Planning Commission

Tuesday, October 4, 2016

6:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

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

- Present** 6 - Chairperson Dolf Strom
Commissioner Scott Moore
Commissioner Daran Wastchak
Chairperson Jeff Wincel
Chairperson Richard K. Mahrle
Chairperson Thomas G. Campbell
- Absent** 1 - Commissioner Jonathan Wainwright

STAFF MEMBERS PRESENT

Asst. Town Attorney Deborah Robberson
Community Development Director Eva Cutro
Senior Planner Paul Michaud
Planner George Burton

3. EXECUTIVE SESSION

4. STUDY SESSION ITEMS

[16-318](#)

Discussion of Article XXIV, Walls and Fences, Zoning Code Text Amendment (MI-16-2)

George Burton gave a presentation on the applicant's requests for an amendment to Article XXIV of the Town Zoning Ordinance to allow a partial view fence or "combination view fence" at a 20' front yard setback and to modify the definition of a view fence to accommodate decorative elements such as knuckles, scrolls, and spears. The presentation included current code and changes to the code based on discussion from previous planning commission meetings.

Commission discussed the three options presented by the applicant's attorney

Taylor Earl for the definition of hedge. Commission discussed lowering it to 70% opaque and concluded it was not necessary since the code allows for a 3 foot solid wall already.

Deborah Robberson Assistant Town Attorney requested clarification regarding the 12-month wording in the new code. Commission discussed this and all were in favor of striking the 12-month verbiage as it wasn't necessary since it already states no more than 80% opaque.

Commission discussed concerns regarding staggering of hedges and the potential blockage of the view as a result.

Commission discussed and agreed to change the word hedge to living plant material.

Commission is in favor of a combination of option 2 and 3 with the above modifications as the definition.

Chairman Strom would like to see the code in a tabular form to eliminate confusion.

Applicants attorney Taylor Earl request a notice be provided to homeowners, but would prefer it not be called an agreement and provided a sample of the proposed notice. Ms. Robberson explained the different agreements already existing within town code and recommended it stay an agreement due to town code changes. Commission was in favor of agreement versus notice option presented by Mr. Earl.

George Burton gave a presentation on the changes to wall finishes as previously discussed in the meetings. Commission was in favor of changes.

Code changes will be open for public hearing at the October 18, 2016 meeting.

No Reportable Action

[16-319](#)

Discussion of Camelback Lands 5 Lot Split (LS-16-6)
5111 N. Wilkinson Road (APN: 173-20-006)

George Burton gave presentation on the proposed applicant lot split. BPMVVEM LLC, is requesting approval of a lot split to divide a 2.25-acre parcel into two lots. Lot 1 is 49,188 square feet in size (1.13 acres) and Lot 2 is 49,188 square feet in size (1.13 acres). The subject property is located at 5111 N. Wilkinson Road.

Staff recommends approval of proposed lot split with a fire code stipulation.

Commission discussed and agrees the language of the proposed lot split is the same a previous two approved request.

No Reportable Action

6. ACTION ITEMS

[16-320](#)

Consideration of Camelback Lands 5 Lot Split (LS-16-6)
5111 N. Wilkinson Road (APN: 173-20-006)

Chairman Strom opened discussion to the public. There were no public comments.

Chairman Strom moved for recommendation from the Commission.

A motion was made by Commissioner Campbell, and seconded by Commissioner Marhle to forward to the Town Council approval of the Camelback Lands 5 Lot Split, subdividing approximately 2.25-acres into two (2) residential R-43-zoned lots, subject to the following stipulations:

- 1. The lot split plat must be recorded with the Maricopa County Recorder’s Office, in full compliance with the survey plat prepared by Graham Surveying & Engineering, Inc. and dated September 21, 2016.**
- 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.**

The motion carried by the following vote:

Aye: 6 - Chairperson Strom, Commissioner Moore, Commissioner Wastchak, Chairperson Wincel, Chairperson Mahrle and Chairperson Campbell

Absent: 1 - Commissioner Wainwright

[16-317](#)

Recommendation of Ordinance No. 2016-08, Property Maintenance/Property Nuisance

Eva Cutro gave a presentation on the recommendation of Ordinance No. 2016-08, Property Maintenance/Property Nuisance. The Planning Commission recommends that the Town Council approve the proposed revisions to Section 8-1-1, Section 8-1-7 and Section 8-6-2 of the Town Code.

Commission discussed the necessity of adding more definition around the term structure. Eva Cutro informed the Commission the current definition is very liberal and covers almost all types of structures.

Chairman Strom opened the discussion to the public. There were no public comments.

A motion was made by Commissioner Wastchak, and seconded by Commissioner Moore to recommend that the Town Council approve the proposed revisions to Section 8-1-1, Section 8-1-7 and Section 8-6-2 of the Town Code as contained in Ordinance # 2016-08. The motion carried by the following vote:

Aye: 6 - Chairperson Strom, Commissioner Moore, Commissioner Wastchak, Chairperson Wincel, Chairperson Mahrle and Chairperson Campbell

Absent: 1 - Commissioner Wainwright

STUDY SESSION ITEMS (CONTINUED)

[16-315](#)

Update on Town's Bicycle and Pedestrian Master Plan

Paul Michaud gave a presentation with Jim Coffman, a consultant working as the project manager for the plan. Mr. Michaud explained the general plan was ratified by public vote and explained the five phases of the plan.

Mr. Michaud stated the consultant will present a draft of formal plan at the December 14, 2016 open house event.

Mr. Michaud and Mr. Coffman discussed the results from the resident survey and responses as well as the challenges and area of opportunity.

Commission discussed the current bike laws of the town as well as the state. Commission expressed concerns about traffic safety. Mr. Coffman explained once the routes have been narrowed down they will look at safety and traffic prior to final decision.

Mr. Coffman explained they would be doing a bicycle count on October 15, 2016 between 6:00 a.m. - 9:00 a.m. to get a better idea of the number of bikes and routes currently used.

Mr. Michaud explained they will be holding an open house on October 19, 2016 at 5:30 p.m. for the public to discuss, get feedback and look at possible routes, among other items.

No Reportable Action

5. PUBLIC HEARINGS

7. CONSENT AGENDA

[16-316](#)

Approval of September 20, 2016 Planning Commission Minutes

A motion was made by Commissioner Marhle, seconded by Commissioner Moore, to approve the minutes of September 20, 2016. The motion carried by the following vote:

Aye: 6 - Chairperson Strom, Commissioner Moore, Commissioner Wastchak, Chairperson Wincel, Chairperson Mahrle and Chairperson Campbell

Absent: 1 - Commissioner Wainwright

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

Public hearing regarding fence code changes. Hillside Code Update

11. ADJOURNMENT

A motion was made at 8:07 p.m. by Commissioner Campbell, seconded by Commissioner Moore, to adjourn the meeting. The motion carried by the following vote:

Aye: 6 - Chairperson Strom, Commissioner Moore, Commissioner Wastchak, Chairperson Wincel, Chairperson Mahrle and Chairperson Campbell

Absent: 1 - Commissioner Wainwright

Paradise Valley Planning Commission

By: _____
Eva Cutro, Secretary