

Scottsdale to review their recent audit.

Council Member Stanton announced that the PV Arts Board is hosting an Art Opening at Town Hall on October 23rd featuring the photography of former Mayor Ed Lowry.

15. STUDY SESSION CONTINUED

Mayor Collins recessed the meeting at 6:26 PM and reconvened the Study Session in the Boardroom at 6:35 PM

18-373 Discussion of Major Special Use Permit Amendment - Statement of Direction (SUP-18-06). 10555 N Tatum Boulevard - Mountain View Medical Center

Senior Planner Paul Michaud presented a request by Mountain View Medical Center located at 10555 N Tatum Blvd major Special Use Permit amendment. He said the applicant is proposing a three-phased demolition and construction of all buildings on the property. The use would remain a medical office.

The Council discussed the Statement of Direction including: use, height, setbacks, impact to adjacent uses, lot coverage, landscaping, infrastructure and utility improvements, traffic, parking, and circulation, and signage.

The Council requested additional information and modification to the following SOD elements:

- Impacts related to construction phasing with attention given to minimizing visual clutter, light trespass, noise, dust, traffic, and length of construction
- Location of uses such as urgent care, veterinary practices, and sleep center that operate in the evening and early hours should be taken into consideration during site design to minimize the impact on neighboring residential properties
- Building and landscape design elements and lighting that discourages vagrancy and improves safety and security
- Change the title of the "Impact to Adjacent Uses" to "Impact on Nearby Residential Properties"



**TOWN COUNCIL MEETING
6401 E. LINCOLN DRIVE
PARADISE VALLEY, ARIZONA 85253
MINUTES
Thursday, October 25, 2018**

1. CALL TO ORDER / ROLL CALL

Mayor Collins called to order the Town Council Meeting for Thursday, October 25, 2018 at 3:00 p.m. in the Town Hall Boardroom.

COUNCIL MEMBERS PRESENT

Mayor Michael Collins
Vice Mayor Jerry Bien-Willner
Council Member Paul Dembow
Council Member Scott Moore
Council Member Julie Pace
Council Member David A. Sherf
Council Member Mark Stanton

STAFF MEMBERS PRESENT

Interim Town Manager Brian Dalke
Town Attorney Andrew Miller
Deputy Town Manager Dawn Marie Buckland
Town Clerk Duncan Miller
Police Chief Peter Wingert
Town Engineer Paul Mood
Community Development Director Jeremy Knapp
Public Works Director Brent Skoglund
Chief Financial Officer Douglas Allen
Chief Information Officer Steven Brunasso
Planner George Burton

ALSO PRESENT

Planning Commission Chair Daran Wastchak

2. STUDY SESSION ITEMS

**18-385 Discussion of Major Special Use Permit Amendment - Statement of
Direction (SUP-18-06). 10555 N Tatum Boulevard - Mountain View
Medical Center**

Senior Planner Paul Michaud presented the edits to the Statement of Direction (SOD) for the Major Special Use Permit Amendment for the Mountain View Medical Center as discussed at the October 11

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study session. There were no additional edits or Council discussion.

Mr. Michaud said the SOD would be scheduled for a vote on November 15, 2018.

18-402 Visually Significant Corridors Master Plan Discussion #3

Community Development Director Jeremy Knapp presented the edits to the Visually Significant Corridors Master Plan based on the Council's direction at the October 11th study session. There were no additional edits but there was a request for more information on costs to construct and maintain median islands on Lincoln Drive.

Mr. Knapp stated the Master Plan would be scheduled for a vote on November 1, 2018.

18-405 Discussion and Direction Regarding SUP Managerial Amendment Process

Town Attorney Andrew Miller presented a proposal to amend the Special Use Permit (SUP) Managerial Amendment process. He noted that during the September 27, 2018 study session, the Council raised a concern that there is not currently a process to appeal SUP Managerial Amendments. Based on those discussions, the Attorney's Office drafted potential Town Code amendments. After Council discussion, there was consensus to develop an ordinance with the following points:

1. Managerial decisions are subject to appeal by the Town Council
2. A minimum of three Council Members are required to start the process to appeal a Town Manager-approved amendment. Upon receipt of at least three written requests for an appeal, the Town Manager will schedule the item for consideration on a future Council agenda.
3. A Council meeting must be held within seven calendar days of the Town Manager's decision.
4. The Town Council's review shall be a two-step process. First, a majority of the Council must vote to decide whether the Town Manager's decision meets the criteria for a Managerial Amendment. If the Council decides that the criteria have been met, then there shall be no further appeal and the Managerial Amendment is final. If the Council decides that the criteria have not been met, the Town Council may deny the Managerial Amendment, in whole or in part, or reclassify the application to a different category of Special Use Permit amendment.

There was Council consensus to formally refer this matter to the Planning Commission for further study and recommendation.

18-397 2019 Legislative Agenda and Strategy

Deputy Town Manager Dawn Marie Buckland and Doug Cole, Highground Public Affairs Consultants, discussed the upcoming legislative session. They reported on the upcoming election, legislative leadership and committee appointments for 2019, and anticipated legislative temperament toward cities and towns.

The Council discussed legislative interests and gave direction on edits to the 2019 Legislative Agenda document. The Town would continue to focus its attention on construction sales tax, public

18-420 Consideration of Mountain View Medical Center Major Special Use Permit Amendment - Statement of Direction Located at 10555 N Tatum Boulevard

Senior Planner Paul Michaud presented the revised Mountain View Medical Special Use Permit Amendment Statement of Direction. The Council discussed the Statement of Direction (SOD) on October 11 and October 25. He said Council feedback was incorporated into the final SOD.

There was Council discussion about the hours of operation of the pharmacy, distribution of Class I and II narcotics, design security, traffic congestion, and location of the building on the property.

Planning Commission Chair Daran Wastchak addressed the Council. He stated that the Planning Commission discussed and included recommendations on pharmacy hours and distribution of narcotics in the Lincoln Plaza Medical Special Use Permit Amendment that may be pertinent for this application.

A motion was made by Council Member Pace, seconded by Council Member Moore, to approve the Major Special Use Permit Amendment Statement of Direction for the Mountain View Medical Center dated November 15, 2018 with the following amendment: Section 1 USE add the following to the end of the paragraph: Address any proposed storage and distribution of Schedule I and II drugs including security, facility and environmental design. Evaluate hours of pharmacy being increased from 8 to 6 PM to longer hours. The motion carried by the following vote:

Aye: 6 - Mayor Collins
Vice Mayor Bien-Willner
Council Member Dembow
Council Member Moore
Council Member Pace
Council Member Sherf

Absent: 1 - Council Member Stanton

18-422 Consideration of Paradise Valley Medical Plaza Intermediate Special Use Permit Amendment Statement of Direction - 5410 N. Scottsdale Road

Planner George Burton presented the Paradise Valley Medical Plaza Special Use Permit Statement of Direction. The Council previously discussed the SOD on October 25. There were no recommended edits or changes to the draft SOD.

There was no public comment.

had a response.

Chairman Wastchak stated that the letter talks about grading and drainage.

Paul Mood stated that the applicant is only required to provide storm water retention for the affected area. He walked the site a few months ago and there might be some challenges for the water to get out to the retention basin. This is something that they cannot require. The Commission could make this suggestion to have the applicant look at it.

Chairman Wastchak stated that he will follow the SOD guidance and the requirements in the standards.

Mr. Mood indicated that he did not get any calls regarding this area during the last storm events.

Chairman Wastchak mentioned that the new drop off area looks like an improvement and has a covering.

The applicant stated that they will have a 5 to 6 decibel reduction from the new design. He mentioned that they will continue to reach out to the neighbors.

Commissioner Campbell commented that he would like to review the landscape plan that its screening benefits to the neighbors.

The applicant stated that they will take a look at the landscape screening. There might be a couple additional spots to place more shrubs.

Chairman Wastchak indicated that they will meet on this again in two weeks for the public hearing.

No Reportable Action

B. [18-427](#)

Discussion of Major Special Use Permit Amendment (SUP-18-12)
10555 N Tatum Boulevard - Mountain View Medical Center

Paul Michaud, Senior Planner, stated this is a major special use permit amendment of the medical center at 10555 N. Tatum Boulevard for a phased demolition of all structures and construction of six new medical buildings. He summarized some General Plan policies at they would relate to this site, such as the encouragement of revitalization for Special Use Permit (SUP) properties. The property is triangular in shape and 9.8 acres in size. It is adjacent to commercial zoned uses along Tatum Boulevard and Shea Boulevard and adjoins residential along the rear yard. It contains a total of 95,169 square feet. There are six one story medical office buildings. The last SUP amendment was in 2012 for monument signs. The

site is designated for SUP-Medical and zoned SUP-Medical. Both streets are major rights-of-way and located in Phoenix. They are proposing medical uses. There will be no retail or medical marijuana dispensaries on site. They are proposing pharmacy, urgent care and veterinarian practices with conditions. There is currently a pharmacy on site. He then reviewed the three proposed phases of the site.

The parking will increase from 331 spaces to 410 spaces. They are looking for a reduction from the calculation guideline. 22% of the spaces will be covered. The covered parking will increase the square footage from 11,700 to 17,000 square feet. The street landscape areas are not in compliance with SUP guidelines. The guidelines call for a landscape width of 50 feet and they are proposing a width of 29 feet and 42 feet. Tatum Boulevard is a visually significant corridor. The residential landscaped buffer area is not in compliance with the SUP guidelines of 40 feet and remains at a 25-foot width. Additional landscaping will be added to this area. Two proposed double-faced monument signs are being proposed. They are eight feet tall and contain 30 square feet each side. There are three entrances, but since the two signs are double-sided, they are considered two signs each. There are no SUP guidelines regarding tenant signs. These are being located adjacent to the suites. Buildings A and F will each have a directory sign containing a height of five feet and area of 22 square feet. Building signs are being proposed on the parapets. There are five signs on Shea Boulevard that will be 22 feet high and contain two-foot-high letters. Two building signs are proposed on Tatum Boulevard.

Mr. Michaud read the Statement of Direction (SOD) points.

Chairman Wastchak indicated that depending what Council does on the Lincoln Medical application may affect this location as well. When Council discussed Lincoln Medical, he asked if they were concerned with Schedule I and II drugs on the property or were they worried about the pharmacy making these drugs available to people outside of the facility.

Mr. Michaud stated that some of the Council members appeared to be concerned with the Scheduled I and II drugs being on the property because they could entice someone to break into the property. The SUP provisions have specific hours for pharmacies. The applicant proposed something outside of these hours. The Council wanted further explanation from the Lincoln Medical applicant why the hours were different from those in the code.

Chairman Wastchak asked if the pharmacy would serve people outside of the facility.

The applicant commented that the existing pharmacy serves people on and off the property. This pharmacy does not have Schedule I or II drugs. Mr. Michaud noted that the existing stipulations do not prohibit these drugs.

Commissioner Campbell suggested that they not allow animal boarding in conjunction with veterinary clinics.

Mr. Michaud stated that the veterinary clinic may be better located away from the adjoining residential.

Mr. Michaud commented that the applicant is proposing both one and two-story buildings with a maximum height of 21 feet for the one story and 30 feet for the two-story buildings. The SOD allows the Commission to consider allowing Building D and C up to 36 feet tall.

Chairman Wastchak indicated that the Council recommended that the site not have below grade buildings due to loitering and other concerns.

The applicant stated that they are happy to accommodate this request.

Commissioner Campbell asked if the 36 feet will include mechanical equipment.

The applicant stated that they could do this with a height of 35 feet, including the mechanical equipment.

Chairman Wastchak recommended that they go ahead and move forward with this recommendation.

Mr. Michaud stated that the proposed setbacks for the buildings meet the SUP guidelines of 40 feet from public streets and 60 feet from residential properties. A couple parking canopies are only setback 50 feet. The adjacent properties are zoned R-18A and located southeast and commercial uses are located along Tatum Boulevard and Shea Boulevard to the west and north. The Commission should focus on mitigating impacts of noise above ambient levels. Impacts may include noise, lighting, smells, and related effects. The Commission may consider greater setbacks, building heights and landscaping. He further added items of concern including outdoor employee areas, services and maintenance, trash collection, mechanical equipment, phasing of the project and consideration of design requirements for uses that are open in the early morning or evening hours.

Commissioner Lewis asked if there have been any traffic studies completed.

Mr. Michaud stated that no changes are occurring to entrances. A traffic study analysis is in the packet.

Commissioner Wainwright commented that he used to live behind this medical plaza and the access is not ideal but you learn to live with it.

Mr. Michaud stated that the applicant has done some voluntary outreach. There has been one neighbor who expressed concerns regarding access/traffic.

Mr. Michaud stated that the Commission has until March 5, 2018 to make their Council recommendation, with a preference that the hearing take place on February 5, 2019. He listed the proposed meeting schedule for work sessions and the public hearing dates.

Commissioner Campbell asked how long it will take to make the change for the architectural buildings.

Mr. Michaud stated that the December 18, 2018 packet will go out next Wednesday.

The applicant stated that they could have something ready by Wednesday.

Commissioner Campbell suggested pulling the height back from the edge of the building to break up the massing.

Chairman Wastchak suggested that they work on SOD Sections 1, 3, 4 and 5 for the next work session meeting. He believes they can get this done by February.

No Reportable Action

- C. [18-475](#) Discussion of Major Special Use Permit Amendment (SUP-18-05)
7101 E Lincoln Drive - Smoke Tree Resort Study Session #2

Indexes: Smoketree Resort

Mr. Knapp provided an overview of the application. The property is 5.33 acres located at the intersection of Lincoln Drive and Quail Run Road. It has been in operation since 1954, contains 32 rooms but only 23 rooms are in service. The restaurant is not in use. The General Plan designates the site as SUP-Resort and it is within the Lincoln Drive South Development Area. The site is zoned SUP-Resort. The applicant is requesting 150 traditional hotel guest rooms, 30 resort residential units of approximately 1,250 square feet with lock-off features which will be available for rent through the resort. There will be a restaurant and bar/lounge area and an assortment of accessory uses. Indoor and outdoor

Commissioner Covington stated that they need to address this point.

Chairman Wastchak stated that he is concerned about the open space criteria and encroachments into the site triangle on corners. He wants them to stay out of the viewsheds and place height in the center of the property. He is okay with height above 36 feet if it is in the center of the property.

Commissioner Georgelos commented that she agrees with his points on viewsheds. She would like to see information on why they need to go above 36 feet.

Commissioner Wainwright stated that he needs a compelling reason to go above 36 feet. He wants to see some undulation and is okay with some features going above 36 feet. People do need a place to take a break.

Commissioner Lewis stated he does not want the over development of the site to over power the property. He feels that less is more.

No Reportable Action

B. [18-490](#)

Discussion of Major Special Use Permit Amendment (SUP-18-12)
10555 N Tatum Boulevard - Mountain View Medical Center

Chairman Wastchak introduced the item. He indicated that residents Marjorie Schumacher and Robert Kramer would like to speak and suggested that they speak prior to staff's report.

Marjorie Schumacher stated that she is a resident of the Firebrand Ranch neighborhood. She stated that the neighborhood was not fully notified of this project. She indicated that she will read a letter from JoAnn Ceimo. She then read the letter which indicated that due to out-of-state family obligations, she could not be in attendance tonight. Firebrand Ranch is under siege by developers. The investment in their homes and peace and quiet is being threatened. The development proposal is a travesty. She moved to the area for the lifestyle. There will be noise pollution from construction, increased traffic congestion and added air pollution. She asked if there are health mitigations that have been considered. Construction raises dust and impacts health. There are children and retirees within the development that will be at increased risk of the construction. There will be light and traffic pollution in the neighborhood. There will be a decrease in parking spaces.

Ms. Schumacher commented that she has several letters that she will leave with Mr. Michaud.

Robert Kramer provided an anonymous letter to the Planning Commission

and suggested that they include these in the minutes. The letter sounds the alarm that something drastic is going to happen on the corner. He referenced the PV Independent newspaper with an invitation to talk about the Ritz Carlton. The neighborhood does not know what is going on. He does not know if he is for or against the project. They will protest until they find out. He hopes the stipulations will help with this project.

Chairman Wastchak indicated that they wanted to have the neighbors speak and hear their information. The Town wants to hear from the citizens.

Mr. Michaud explained that there are four levels of amendments to Special Use Permit (SUP) amendments. This project is the highest level because they are demolishing the site and rebuilding. This requires them to first go to the Town Council to receive a Statement of Direction (SOD). Those meetings are not publicly noticed but posted on the Town website agenda. He stated staff encourages the applicants to do public outreach early. The applicant has been trying to reach out. The Town Council holds two work study sessions and then acts on the SOD at their third meeting. The Planning Commission will then discuss the project at multiple work study sessions. A neighborhood meeting will be required prior to the Planning Commission recommendation going back to the Town Council. This will happen in the second or third week of January. Code requires notice to be sent ten days prior to the neighborhood meeting. The public hearing will require 15 days prior notice. Once it goes to the Town Council there will be more work-study sessions and a public hearing. A notice will go out to the neighborhood again.

Chairman Wastchak stated that this item will be on their agenda moving forward. He asked them to stay connected to the project. Comments are always taken in writing.

Commissioner Anton suggested that they watch it online if they cannot make it to the meeting.

Commissioner Wainwright commented that the Planning Commission does not make the final decision. It is good to have old sites to be redeveloped. The applicant hired Technical Solutions to do outreach for the project.

Mr. Michaud stated that the applicant is requesting to demolish and redevelop the site into three phases. Six one-story buildings will be replaced with four new one-story and two two-story buildings. More parking will be added and existing parking will be replaced with new canopies. They will increase the total lot coverage from 22.3% to 25%. He then reviewed the sequence of the three phases. He continued that the original plan proposed a garden level, but the Town Council was concerned with

the potential for loitering. They are requesting a possible height of up to 36 feet from grade for the two buildings on the corner.

Chairman Wastchak clarified that the two center buildings in phase three are losing the garden level and will pop up to 36 feet.

Mr. Michaud indicated that today they will discuss the use of the property, setbacks, impacts on nearby residential properties and lot coverage. They will postpone discussion on Schedule I and II drugs and the pharmacy hours.

Chairman Wastchak stated that he likes staff's comparisons between what is being proposed and what is existing. He requested that anything that is changed between meetings have the text noted in red or underlined.

Mr. Michaud commented that there was no new information but that he will do this for future meetings. The existing SUP uses require the property to be used for medical clinics only and if there are changes that they come back for approvals. He reviewed the pharmacy detail of the existing SUP. The narrative does not propose retail or medical marijuana dispensaries. There will be a pharmacy, urgent care and veterinary care with conditions. The applicant proposed a list of uses that will be allowed in all of their buildings. Under buildings A and F they are proposing ambulatory and outpatient surgery centers with hours ranging from 6:00 a.m. to 6:00 p.m. Monday through Saturday. There will be a maximum of 48 hours patient stays. The urgent care center will operate from 6:00 a.m. to 8:00 p.m. seven days per week. No emergency vehicles are permitted. Patients will transport themselves to and from the center. The overall hours of operation for the entire facility are not specified. He compared Lincoln and Paradise Valley Medical Centers hours and suggested that this may provide guidance.

Chairman Wastchak stated that there should be an overarching time frame. He suggested that they consider using the Paradise Valley Medical hours of 8:00 a.m. to 6:00 p.m. due to the adjacency of residential uses.

Mr. Michaud stated that the applicant requests allowance of sleep centers in all buildings. There are no guidelines for sleep centers. The Planning Commission could set stipulations on the use or allow it outright.

Chairman Wastchak stated that he does not see one particular building that may be more suitable for this use than the others.

Commissioner Anton indicated that someone may come late at night to visit.

Chairman Wastchak responded that the patients will be sleeping.

Commissioner Anton suggested that the driveway be shut down behind the homes at night. They could place an arm to control traffic. It would still allow people to come in off of Tatum Boulevard.

Commissioner Georgelos stated that she agrees with this suggestion.

Mr. Knapp suggested that they check with the fire department to see if this would create problems.

Commissioner Covington asked what the sleep center guidelines were for Paradise Valley Medical.

Commissioner Anton responded that they were restricted from Monday to Friday.

Mr. Michaud stated that this was for surgical recovery.

Commissioner Georgelos stated that they could segregate this use to the corner and limit it on weekends. She wants the roadway closed off at night.

Commissioner Anton suggested that the garbage be located internally in the complex and not on the roadway adjacent to the homes.

Chairman Wastchak reiterated that the sleep center will need to be limited to certain buildings.

Mr. Michaud explained the veterinary use will be for non-emergencies only. They can limit hours, types of animals, boarding, building locations, drop off area and limit parking location after hours.

Chairman Wastchak agreed that they should limit hours. He asked the applicant to take a look at this and to think which building this use should be allowed.

Commissioner Lewis indicated that this property is a major entrance into the Town. He listed several concerns regarding the veterinary use. The Planning Commission should sleep on this and think about what is the highest and best use of the property in the context of Paradise Valley.

Chairman Wastchak suggested that he meet with the applicant and share his concerns.

Mr. Michaud commented that the applicant is requesting urgent care from 6:00 a.m. to 6:00 p.m. from Monday through Saturday. No emergency vehicles will be permitted. This use is proposed for building A and F only.

Chairman Wastchak indicated that there should only be one urgent care on the property.

Commissioner Wainwright stated that he would prefer that there be no urgent care as they are trying to construct a Class A medical complex.

Chairman Wastchak invited the applicant to speak regarding the proposed uses.

John Bozzo, with the ownership group and John Cantrell, Architect introduced themselves.

Mr. Bozzo stated that it is unlikely they will have veterinary care and he is fine if they eliminate this use. They currently do not have urgent care. They may have a lot of interest in urgent care. They are okay with limitation to only one facility, hours of operation and location.

Commissioner Anton asked where the nearest urgent care is located.

Mr. Cantrell noted that there is one across the street. He mentioned that there is not a veterinary clinic nearby and this may be a good service for the adjacent neighborhood.

Commissioner Wainwright stated that boarding should not be allowed.

Mr. Bozzo stated that it would only be a day time use.

Commissioner Anton commented that he would like to know where both uses will be located.

Commissioner Covington asked where the pharmacy is located on the property.

Mr. Michaud indicated that it is located in the building by the main entrance off Tatum Boulevard.

Mr. Bozzo stated that they will move the current pharmacy into building F.

Commissioner Lewis asked if there will be any extended care.

Mr. Cantrell responded that there will be none.

Commissioner Lewis encouraged them to think outside of the box and to stay away from conventional medical complexes.

Commissioner Georgelos commented that they need to be creative and thoughtful.

Commissioner Covington asked if the renderings are indicative of the actual design. He does not want to see block buildings.

Mr. Cantrell commented that they will have more details in the future.

Chairman Wastchak asked why they need the eight-foot perimeter walls.

Mr. Cantrell indicated that this is a typo and it should say three feet.

Mr. Michaud stated that a surgery center is proposed. The hours of operation are from 6:00 a.m. to 6:00 p.m., Monday through Saturday. The maximum patient stay would be 48 hours. No emergency vehicles where be permitted. Lincoln Medical has similar stipulations.

Chairman Wastchak stated that they should have the stipulations match up with similar projects. There should be no overnight stays on Saturday and Sunday.

Commissioner Anton asked if this will create conflicts making the stipulation overly restrictive.

Chairman Wastchak stated that they should wait for comments from the neighbors to see how they feel about it.

Commissioner Georgelos noted that surgery centers are very broad and usually patients do not stay overnight.

Chairman Wastchak asked what are the plans for drop off areas.

Mr. Michaud noted the locations of these areas. There are three within the proposed project.

Commissioner Wainwright indicated that they should give some thought to where an Uber could pick someone up.

Chairman Wastchak suggested that they place the drop-offs internally or near the major streets.

Mr. Michaud noted that the applicant is requesting a pharmacy with a maximum square footage of 2,500 with hours from 7:00 a.m. to 7:00 p.m. There will be no marijuana dispensary or retail. The SOD requests an explanation for going outside of the hours from 8:00 a.m. to 7:00 p.m., Monday through Saturday. They will need to discuss allowances and security measures for schedule I and II drugs.

Chairman Wastchak stated that the pharmacy for Lincoln Plaza Medical Center is for onsite patients only. He asked if this pharmacy is open for all people.

The applicant indicated that currently the pharmacy allows for both onsite and offsite people. It also acts as an apothecary. He believes there will be issues for schedule I and II drugs if anyone can walk off the street. If that is the way it is now and there are no problems then maybe they no need to be restricted. He asked the applicant to figure out the hours.

Mr. Michaud commented that they will need to have more details added to the narrative. He continued with setbacks and indicated that the SUP guidelines call for 40-foot setbacks from public streets and 60 feet from residential properties. The proposed plan does meet these setbacks. Two of the proposed parking structures are only 50 feet from the adjoining residential lot lines. The Planning Commission could consider an increased setback for the canopies, their height and design and the orientation near residential uses.

He reviewed SOD elements regarding impact on nearby residential uses. The Planning Commission should consider impact from lighting, noise and smells through setbacks, building heights, location of uses, landscaping material and other related design aspects. The Council highlighted areas of particular concern, including outdoor employee and service areas, understanding the impacts related to construction phasing and design requirements for uses that are open in the early morning or evening hours.

Neighbors have commented on noise and traffic. They are concerned with structures over one-story. The shared property wall is only five feet in height. The code allows by right residential to have eight-foot tall walls adjoining an SUP site. Employee areas have not been identified.

Commissioner Georgelos stated that she would like to know where employee areas are on the property. She wants to hear input from the neighbors on what they want done with the adjoining walls.

Commissioner Wainwright indicated that he believes the walls were put up by the medical building. The complex took care of its maintenance.

Commissioner Anton asked if there is a possibility to not locate the trash enclosures on the road behind the neighbors.

The applicant stated that they could place it on the other side of the road to get them a little further from residential. The neighbors are not bothered by the noise now, and it will decrease with the new proposal.

Commissioner Georgelos asked what they plan to do with hazardous waste material.

The applicant indicated that they deal with it in each tenant space.

Commissioner Lewis asked how the HVAC condensers will be handled.

The applicant stated that the condensers will be on the roof and screened.

Commissioner Lewis mentioned that he would prefer ground mounted units.

Chairman Wastchak stated that ground mounted units would be more impactful. The roof mounted units will be screened behind parapets.

Mr. Michaud stated that the applicant provided limited information in their narrative regarding construction phasing.

Chairman Wastchak stated that Maricopa County is very strict in regards to dust. They can levy tens of thousands of dollars in fines. He asked if they are moving tenants in and out into new buildings and can they complete the project in two phases instead of three phases.

The applicant indicated that they are trying to accommodate as many existing tenants as possible. They do have existing leases in place that have to be honored. They are ready with Phase 1 but Phases 2 and 3 are not ready. They are trying to roll one phase into the next. He then reviewed the time frames of each of the phases.

Commissioner Georgelos suggested that they look at the leases and see if they can reduce the phases to two phases.

The applicant stated that they have looked at the leases and are locked in.

Mr. Michaud stated that property complies with the SUP guideline for lot coverage.

He then reviewed a list of future discussion points including building heights, viewsheds, landscaping, traffic, parking, circulation, infrastructure, utilities, architectural design, signage, and SUP stipulations.

Commissioner Anton stated that he is against illuminated signs. He is concerned with building signs.

Commissioner Wainwright indicated that a Class A medical facility needs to have appropriate signage.

Commissioner Georgelos mentioned that she does not want glaring signs.

Chairman Wastchak commented that the Commission is concerned mainly with building signs.

Commissioner Anton stated that he only wants to see small signage on the buildings.

Chairman Wastchak commented that he wants to see where the signs will be located on each building and a rendering from Tatum Boulevard and Shea Boulevard on how the signs will look.

Mr. Michaud reviewed the next meeting dates for work study sessions and the public hearing.

No Reportable Action

- C. [18-492](#) Discussion of a Minor Special Use Permit Amendment (SUP 18-15)
Ritz-Carlton Area A1 - North East Corner of Mockingbird Lane and Lincoln Drive
6651 N. Palmeraie Blvd. (Assessor's Parcel Number 174-58-355)

Indexes: Ritz Carlton Paradise Valley

Mr. Burton reviewed the application and goals for the Planning Commission's review. The applicant is seeking to modify Area A1 regarding heights of five buildings to accommodate roof articulation and elevator overruns. He noted the location of the site on a vicinity map. There are seven buildings in area A1 and this request will affect five of the buildings: A, B, C, D and F. This modification will add between 3.5 feet and 5 feet of extra height. The following changes are proposed:

- Building A: From 28'0" in height to 32'-8" - Setback of 700 feet from Lincoln Drive.

Mr. Knapp commented that the pool adjacent to Building A is sunken. The front of the building appears to be 17 feet in height and the pool side has a

No Reportable Action**A. [19-002](#)**

Discussion of Major Special Use Permit Amendment (SUP-18-12)
10555 N Tatum Boulevard - Mountain View Medical Center

Chairman Wastchak stated they would first hear from Paul Michaud after which they will allow for questions from the Planning Commission followed by three five-minute timed presentations for public comments.

Commissioner Covington asked if everyone is aware that this item has been pulled from the agenda.

Chairman Wastchak stated everyone is aware.

Mr. Michaud stated that the applicant has requested to move this item to the next meeting on January 22, 2019. The request is to demolish the six existing buildings and replace them with new buildings. The topics they were going to discuss tonight were in regard to parking, traffic circulation, landscaping, and infrastructure. Those items will carry over to the next meeting.

Chairman Wastchak asked for him to go over the timeline if he is prepared to do so.

Mr. Michaud stated that because they are requesting to demolish a structure there are different levels of amendments the highest being a major amendment. A major amendment requires that they go through both a Planning Commission and Town Council review. Part of that is a Statement of Direction (SOD) which Council gives to the Planning Commission. In the SOD the Council gives a target date of when they would like to have a recommendation back. In this case the date is no later than March 5, 2019, which they believe is when the hearing will be on this item. There is always the opportunity for the Commission to ask the Council for more time if it is needed. Once it is out of the Commission, Council will have separate work sessions and then a public hearing.

Mr. Michaud clarified that the public gets notice at three different stages. First, the citizen review meeting which must be ten days prior to the Commission recommendation. The applicant believed that would be around the middle or end of January, but that probably will shift to a later time.

Commissioner Georgelos asked how they will be notified.

Mr. Michaud responded that everyone within 1,500 feet of the site will get a notification in the mail. He added that he also sends the list out to people

who he has emails. They can also sign up on the online system to get notice of all the agendas and not just this particular one.

Mr. Michaud continued stating that the citizen review is for the applicant and the citizens, staff is not there, but a report is sent back to them. They will get notice again when the Commission makes a recommendation and again when Council makes a decision.

Chairman Wastchak stated that when they had their last discussion they clarified that there would be opportunities for the neighbors and the community to really talk, but last time and tonight they have allowed for them to have a little extra opportunity. He then asked if the Commission had any questions for staff.

Commissioner Anton asked if anything they talked about at the last meeting has been addressed by the applicant.

Mr. Michaud replied that the applicant heard the comments and is working to revise the application.

Chairman Wastchak commented that they had a lot of good feedback last time and they appreciate the applicant working to address some of those things. He then stated they would now hear comments from Paul Cooter.

Paul Couture shared that today at around 4:20 pm the back up to turn left onto Shea Boulevard was almost all the way up to Onyx Road, which blocked him from being able to make a left turn onto Shea Boulevard. He recommends that those at the meeting today drive that intersection at that time to see how much traffic there is on this street. During this same experience he also looked over at the medical center and saw that there were plenty of cars there. He is concerned that if they are doubling the size than there will be that much more traffic. He clarified that he is not against remodeling, but he is against not being able to get out of his neighborhood. Some people would suggest for him to move, but the location is so close to many places that he likes and enjoys. He does not want to lose the neighborhood feeling they have there.

Joanne Ciemo stated that her letter was read last month at the Commission meeting. She clarified that they are a neighborhood and not a buffer zone. She then explained what a neighborhood is to her. The idea of if you build it, it will come is not something that always works in life, for example, she drives to Mesa to see her cardiologist. Planners and developers who want to anticipate their needs should ask them their needs. She then stated some of the things she would like to see including a police station, city offices, a library, a historical center, or a park. She then added

that if something is dated it does not need to be torn down it needs to be updated. She feels they need to think outside the box and look at their priorities. She then asked what is in this for us and what is in this for you.

Kenneth Goldstein shared a story from 1977 about the Egyptian President visiting Israel for the beginning of a peace initiative. He stated he shared this because he is uncomfortable with a comment he read in the newspaper where someone said it is unrealistic to think nothing will happen. He then stated he thought the purpose of the hearings were to see if things were to be done. He then gave some background on himself including that he is a psychologist and is experienced helping introduce medical programs into the community. He has serious concerns about the expansion of the medical center. His major concern is traffic. He then shared some of the problems they are already experiencing with traffic in that area which he anticipates becoming worse with the expansion of the medical center. He also feels parking is a problem, specifically on street parking since there are no sidewalks which creates a safety hazard for pedestrians. He also feels they do not need any other additional service there. He then asked them not to destroy the community for him and his neighbors.

Chairman Wastchak thanked all the speakers. He then asked Mr. Michaud when the next opportunity would be for the members of the community to share their thoughts on this would be.

Mr. Michaud responded under normal circumstances it would be March 5, 2019 but before that they will have the citizen review meeting with the applicant. They will get a notice for both of those meetings.

Mr. Michaud stated the next meeting would be January 22, 2019 which is a work session.

Commissioner Anton commented that if they are ever in doubt of when meetings are they can go to the Town website. If they miss the meeting, they can also catch up on what happened from the available videos.

Commissioner Campbell stated that on page one of the executive summary it states there will be 64 additional trips at the am peak hour and 107 additional trips at the peak pm hour. He then asked if anyone knew how many cars per hour are on Tatum Boulevard and Shea Boulevard.

Mr. Mood stated if you give him a minute he could let them know.

Chairman Wastchak stated that at any time people can send thoughts and comments to Mr. Michaud to be shared with the Commission.

Mr. Vogel stated they are also seeing a lot of time that people are making U-turns right at Beryl Avenue. He added that the congestion there is bad, and they are worried it will get worse throughout the entire day.

A resident asked if they are the right people to talk to about including language for what the applicant wants to do about no marijuana dispensaries.

Chairman Wastchak stated they are, and they will review that for their final stipulations and their recommendation to Council. He added that if she has thoughts she wants to share to send them to Mr. Michaud.

Mr. Michaud clarified they will put that in the stipulations, but the applicant has already stated that there would not be marijuana dispensaries.

Another resident stated there will still be pharmacies and urgent care they are looking for. Shen then asked if they are looking for a three and half to five-year build time.

Mr. Michaud responded that they have been asked to shorten the build time.

Another resident asked if the meeting they will get notification of will be directly with the applicant and what the meeting will look like.

Mr. Michaud stated normally what they will do is have a presentation which goes over what they are doing and then they will give neighbors an opportunity to comment and speak as well. They are also required to give staff a report of who was there and a summary of the meeting.

Chairman Wastchak commented that they will find a location to host it.

Mr. Michaud replied that he believes they were thinking of holding it in the Town Hall Community Room.

Mr. Mood stated he could only find the a.m. and p.m. peak and not the full 24 hours.

Chairman Wastchak commented that they will have to do a little more digging to get the answer to Commissioner Campbell's question.

Chairman Wastchak stated they will have more detail on that for their meeting on January 22, 2019. He thanked all who came and participated and asked them to continue to come and share their thoughts.

Commissioner Covington pointed out on the website they have access to all the plans and the narrative.

Chairman Wastchak thanked everyone for coming and let them know they are welcome to stay.

No Reportable Action

6. ACTION ITEMS

None

7. CONSENT AGENDA

A. [18-497](#) Approval of December 4, 2018 Planning Commission Minutes

A motion was made by Commissioner Georgelos, seconded by Commissioner Anton, to approve the December 4, 2018 minutes with one edit from Commissioner Campbell on Page 13 to modify add the word "that" related to the screening benefits. The motion carried by the following vote:

Aye: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

B. [19-004](#) Approval of December 18, 2018 Planning Commission Minutes

A motion was made by Commissioner Georgelos, seconded by Commissioner Covington, to approve the December 18, 2018 minutes. Commissioner Campbell asked staff to clarify the 30-foot radius statement on Page 8 as to whether or not this refers to curb radius or the sight triangle. The motion carried by the following vote:

Aye: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

8. STAFF REPORTS

Mr. Knapp stated the Town Manager that was selected withdrew and so they will be starting over with the process. Brian Dalke will continue as the Interim Town Manager.

Mr. Knapp stated they might consider starting the February 5, 2019 meeting an hour or two early since he believes it will be a long meeting. They do not have to make a decision on that tonight since they can discuss it further at their next meeting.

Commissioner Campbell stated that he will have to phone in on that meeting as well, but he could call in at either time.

A. [19-014](#)

Discussion of Major Special Use Permit Amendment (SUP-18-12)
10555 N Tatum Boulevard - Mountain View Medical Center

Paul Michaud stated that they have discussed this item before and today they will be focusing on landscape, infrastructure, utilities, traffic, parking and circulation. He added that comments that have been sent in are included in the packet, except for the new ones which were e-mailed out to each Planning Commissioner.

Chairman Wastchak thanked people for being there and being involved. He mentioned that there will not be public comments tonight but encouraged them to continue sending in their written comments.

Mr. Michaud stated the site location is at the southeast corner of Tatum Boulevard and Shea Boulevard. The project is to demolish all the buildings and do a phased reconstruction. He reviewed the resident petition from neighbors against the project regarding health and safety, traffic, aesthetics, length of construction, parking and other concerns. He added that the applicant provided the standard hours which are Monday through Friday 7:00 a.m. to 7:00 p.m. and Saturday 8:00 a.m. to 4:00 p.m. There would, however, be variances with urgent care and the pharmacy. He continued that the applicant is also re-evaluating the placement of the sleep centers, the outdoor employee area, drop off areas, sign elevation and other points noted at the last study session. He also noted the nearest veterinary practice is located one mile north on Tatum Boulevard, the nearest urgent care is across the street on Shea Boulevard. The applicant still needs to schedule the citizen review meeting.

Mr. Michaud stated that looking at landscaping the Statement of Direction (SOD) states attention shall be paid to landscaping along Tatum Boulevard and the southeast side of the property. He then reviewed the existing street landscaping. The proposed plan does reduce the existing street frontage landscape areas. The proposed widths for landscaping vary from approximately 29 to 42 feet from the property line. Full landscape plans the applicant provided are in their packets. Trees and shrubs comply with Town guidelines on the Visually Significant Corridors (VSC) plan. He added that the applicant needs to clarify the use of split rail, stone veneer, and rustic pavers per the VSC plan.

Chairman Wastchak stated he wants to see the hardscapes so that they know they will comply, unless someone from the Commission objects. There was no objection.

Mr. Michaud stated that the current and proposed rear yard landscape area is 25 feet wide which is less than the 40 feet width guideline. The applicant proposes to add landscaping with additional trees and shrubs. He noted

that the Zoning Ordinance allows up to an eight-foot tall wall.

Chairman Wastchak asked if they had heard anything from residents wanting height changes. Mr. Michaud responded that he has not heard anything directly on that point.

Commissioner Lewis stated that this is a significant piece of property and they need to keep the big picture in mind rather than what specific landscaping is going to go in. Whatever gets redeveloped on that property, must be a development they can take pride in.

Commissioner Wainwright commented that he would be concerned if they were wanting to reduce anything.

Chairman Wastchak stated the buffer along the residential is not greater, but not diminished either. He then asked Commissioner Wainwright if his concern is if there will be a reduction of landscaping along Tatum Boulevard and Shea Boulevard.

Commissioner Wainwright responded possibly. If there is a tradeoff to improve the residential buffer than that could work.

Commissioner Georgelos stated this is a completely new development, and that it should not have to be grandfathered. She expressed her feelings that the development should be held to the Town's landscaping guidelines. She added that the wall should be spruced up and consistent with the rest of the design and increased to 8-feet tall.

Chairman Wastchak asked if there were portions of the wall that were not eight feet tall.

Mr. Michaud responded that there were.

Chairman Wastchak stated that Commissioner Georgelos' recommendation about the wall is a good one.

Commissioner Anton commented that he would still like to hear from the applicant about shutting the rear driveway access at night, so that people are not cutting through the site. He would also like to hear feedback from the neighbors about adding trees.

Commissioner Campbell stated that he agrees with Commissioner Georgelos that this is a completely new development and it needs to be up to current standards and guidelines especially on the buffer between the neighborhood and the development.

Commissioner Covington stated he agrees with everything the other Commissioners have said. He clarified that he would be more willing to give on the street sides since that is a commercial corner.

Commissioner Lewis stated he would not like to have an 8-foot tall wall in his backyard.

Commissioner Wainwright stated for the most part he agrees, but the property is triangular and feels there may need to be some give and take.

Chairman Wastchak noted that the Commission is not asking for changes to the proposal along Tatum Boulevard and Shea Boulevard, the direction is for a 40-foot buffer between the development and the neighborhood.

Commissioner Covington asked if the drawings which showed a 3-foot to 4-foot tall wall around the property at the street. Mr. Michaud responded yes in spots at 3-foot tall.

Mr. Michaud stated the next topic was infrastructure and utilities. He then identified some of the existing infrastructure and utilities and noted the applicant submitted a water service impact study. The proposed infrastructure and utilities include the typical construction related utility improvements. The conceptual drainage plans have been submitted and final versions will be submitted with the building permit stages. He added that the Town Engineer could explain further details on infrastructure and utilities if needed.

Chairman Wastchak asked if Paul Mood had a chance to look at the drainage plans.

Mr. Mood responded that he has spoken with the applicant and they have a robust drainage plan which includes a series of retention basins as well as underground tanks and dry wells. He replied that he finds the plans acceptable.

Mr. Michaud addressed traffic, parking, and circulation. A traffic impact analysis was filed. It showed that most nearby intersections operate at a Level of Service D or better. The Tatum Boulevard/Shea Boulevard intersection is worse during the evening commute and each day there are a little under 25,000 vehicles traveling on Tatum Boulevard and a little under 32,000 traveling on Shea Boulevard. He then gave the proposed traffic, which included a project increase of 539 vehicles on Tatum Boulevard and 268 vehicles on Shea Boulevard each day.

Commissioner Lewis asked how often the striping is redone. Mr. Michaud responded that Phoenix does it, but he will contact them about it.

Mr. Michaud stated that the existing parking meets the Special Use Permit (SUP) parking requirements. The proposed parking does not meet the SUP guidelines. He then asked if the Commission supports the parking analysis reduction as well as the parking space dimensions.

Chairman Wastchak asked how it is a reduction when they are bumping it up from 365 to 402.

Mr. Michaud responded they are increasing the number of spaces, but they are not meeting their guideline for parking.

Commissioner Wainwright asked if there is a breakdown of covered versus not covered parking.

Mr. Michaud replied that there are, but he does not have that information with him. He believes the percentage to be about 21% covered.

Commissioner Wainwright asked if he had the location of the parking.

Mr. Michaud responded that it is the gray colored areas on the site plan.

Commissioner Wainwright asked the applicant if there is doctors parking.

John Bozzo, applicant, replied the covered parking.

Commissioner Lewis asked if the parking analysis considers the nature of the practice since the guidelines maybe ten years old.

Mr. Michaud stated the Town updated the guidelines about seven years ago and as a comparison Phoenix and Scottsdale have more generous guidelines per square foot than the Town guidelines.

Commissioner Lewis reiterated that the nature of the development has some unusual aspects.

Mr. Mood stated he reviewed the parking analysis. He added that he has gone out there a few times at different parts of the day and has found there is always quite a few parking spots available. He clarified that it also depended on the office, but overall, he is fine with the reduction.

Commissioner Georgelos stated that they are looking at things in today's uses, but the development will be something with substantially higher

density. She asked Mr. Mood if he is still confident that this parking plan will still be sufficient.

Mr. Mood responded that he is confident on the findings in the parking analysis.

Chairman Wastchak clarified that people may not be able to park right in front of the office they want, but there will be parking available. He then stated he had a few questions on traffic. Right now, the level of service will be about the same, but he is concerned with potentially more back up.

Dawn Cartier, traffic engineer for the applicant, stated they have not run a simulation. She then stated they could run a simulation, and look at queuing based on how many cars are there. They like to look at both to get the most accurate information. Today the volume calculation has queuing on the north bound left as 525 feet divided into two lanes. She noted that all their analysis used signal timing provided by the City of Phoenix.

Chairman Wastchak stated that the City of Phoenix sets the timing on those lights. The lights add to the potential back up on Tatum Boulevard. He then asked if bus bays and deceleration turn lanes into the property are something that deserve further consideration since there are currently none in the plan. He added that they might also consider a signal at Beryl Avenue, which is a City of Phoenix issue.

Ms. Cartier responded the volume on Tatum Boulevard is significantly high, but they would look for about 70 cars turning left to meet the threshold for adding a light and the study is not showing that at this time. She explained that it would not be likely to get the approval from the City of Phoenix to put a signal at Beryl Avenue.

Commissioner Anton expressed his thoughts that the Town should encourage the developer to put as many covered parking spots as possible nearer the residences to reduce the number of trips taken along the rear access driveway.

A discussion ensued about where would be best to place the parking stalls for the development.

Ms. Cartier discussed a recommendation from the traffic study to add a deceleration lane northbound at Beryl Avenue. She clarified that it would be within the existing right-of-way and would require a restriping of the road.

Chairman Wastchak asked about the impact that would be created on the bus lanes and whether there would need to be a pullout lane for buses.

Ms. Cartier responded they will be running simulations and they can include the bus line and see if that would make a change to traffic.

Commissioner Wainwright commented that he does not want to see a bus stop right next to the property on Tatum Boulevard.

Mr. Knapp stated it is best practice to put the stop on the other side of the intersection, so it is not blocking the signal.

Mr. Campbell asked what effect vehicle sharing might have on traffic and parking.

Ms. Cartier responded they are not seeing a reduction in traffic, but they are seeing a reduction in parking.

Ms. Georgelos asked if they are seeing designated areas for *Lyft* and *Uber* and if that will become standard practice.

Ms. Cartier stated it is becoming standard practice in urban areas. She has not seen it in commercial or office related developments.

Ms. Georgelos asked if there is anything they are missing in terms of trying to fix traffic issues.

Ms. Cartier responded the biggest change to make the intersection operate better would be signal timing with the City of Phoenix.

Mr. Michaud stated some residents mentioned keeping in mind restricting U-turns for people coming out of *Fry's*.

Chairman Wastchak stated that might be due to signage which would be under the City of Phoenix.

Mr. Michaud stated that under circulation they have three access points and there are no changes to that in their current application.

Commissioner Wainwright commented that he recalls that there was something strange about where Beryl Avenue connects to Tatum Boulevard, and at this point they have the ability to change that if they wanted.

Mr. Michaud responded that this segment of road was plated as a public roadway with Firebrand Ranch.

Mr. Campbell asked what year they got building permits.

Mr. Michaud responded in the early 1980's.

Mr. Campbell asked when it was developed.

Mr. Michaud responded the early 1980's as well. He then stated future discussion points include height/viewsheds, architectural design, signage, SUP stipulations. He also showed a tentative schedule for when the next meetings would be including the tentative hearing for March 5, 2019.

No Reportable Action

- B.** [19-022](#) Discussion of Major Special Use Permit Amendment (SUP-18-05)
7101 E Lincoln Drive - Smoke Tree Resort Study Session #5

Indexes: Smoketree Resort

Mr. Knapp stated staff received some updated plans on January 9, 2019 that have been included in their packets and one updated sheet that shows changes to height setbacks which he received on Friday. He then reviewed a summary of the request. He continued stating that the revised site plan shows the applicant removed the dumpsters at the northeast corner of the site and added the employee break area to the southeast corner of the site.

Mr. Knapp addressed traffic and parking. This Thursday the Town Engineer will make a recommendation for Lincoln Drive to the Council.

Chairman Wastchak asked which recommendation was going to be shown to them in the illustration.

Mr. Knapp responded it closely aligns with Recommendation 1. He indicated that the Town Code identifies 25 feet from centerline on Quail Run Road and 65 feet on Lincoln Drive for the right-of-way. There is a request to use right of way for landscape buffers and parking. He noted that full dedication of both Lincoln Drive and Quail Run Road is approximately 25% of the site. The applicant is also open to full dedication if relief is given from other Special Use Permit (SUP) guidelines.

Chairman Wastchak asked Mr. Knapp if he would be covering signage along Lincoln Drive today.

Mr. Knapp responded that he will cover signage later in the presentation.

Chairman Wastchak stated that when he looked at signage there were several on Lincoln Drive that were in the 60-foot dedication.

Mr. Knapp then showed the plans for the 25-foot right-of-way on Quail Run



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Planning Commission

Tuesday, February 5, 2019

6:00 PM

Council Chambers

1. CALL TO ORDER

Chairman Wastchak called the meeting to order at 6:02 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

Commissioners Campbell and Covington attended by phone.

Present 7 - Commissioner Daran Wastchak
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Orme Lewis
Commissioner Jonathan Wainwright

3. EXECUTIVE SESSION

- A.** [19-036](#) Discussion or consultation with the Town Attorney on legal advice regarding the Major Special Use Permit Amendment application for Mtn View Medical Center located at 10555 N Tatum Boulevard (SUP-18-12) as authorized by A.R.S. §38 431.03(A)(3.)

A motion was made by Commissioner Wainwright at 6:05 p.m., seconded by Commissioner Lewis, to go into executive session to discuss legal matters pertaining to the Mountain View Medical Major Special Use Permit application. The motion carried by the following vote:

Aye: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

A motion was made by Commissioner Anton at 6:35 p.m., seconded by Commissioner Georgelos, to adjourn out of the executive session. The motion

carried by the following vote:

Aye: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

4. PUBLIC HEARINGS

- A. [19-041](#) Consideration of a Preliminary Plat & Private Road Conditional Use Permit (PA-17-01 and CUP-19-01)
Sanctuary II - Three Lot Subdivision with Private Road
4474 E. Valley Vista Lane (Assessor's Parcel Numbers 169-20-122) and
4490 E. Valley Vista Lane (Assessor's Parcel Numbers 169-20-123)

Mr. Burton introduced the agenda item. He summarized the scope of the request. The subject property, 4474 E Valley Vista, will be split into two lots and a private road would be added. The request is also asking for deviation on the private road to include a hammerhead instead of a cul-de-sac design. He clarified that the code provision allows for a deviation if it is warranted.

Mr. Burton stated that in response to feedback given at the January 22, 2019 meeting the applicant has suggested to keep the hammerhead design but extended the access easement on Lot 2 to enable vehicles to turn-around and exit the subdivision.

Commissioner Lewis asked to what extent are the impacted neighbors fully apprised.

Mr. Burton responded that they must notify all neighbors within a 1,500-foot radius at least 15 days prior to the public meeting date.

Commissioner Campbell stated he does not feel the changes have addressed the problem of it being difficult for vehicles, especially those with trailers, to turn around.

Rich Brock, from Bedrock Developers, stated that years ago the lot was approved for a 20,000 plus square foot home with additional structures and a tennis court. It was decided in 2015 that splitting the lot and building two 5,000 square foot homes would match the neighborhood better. He emphasized that they have spent about two years to make sure they comply with every town standard. The road is private. Garbage trucks and landscape trucks will only have access if a home owner grants it, but adequate space is given for cars to park and turn around.

Chairman Wastchak asked if they talked to more of the neighbors to understand their concerns.

arroyo.

Commissioner Wainwright asked how she would feel about one large home opposed to two homes on that site since this lot currently would allow for that circumstance.

Ms. Wagoner replied that it is not important what her preference is on that matter.

A motion was made by Commissioner Georgelos, seconded by Commissioner Lewis, to continue the February 5, 2019 hearing on this item to March 19, 2019. The motion carried by the following vote:

Aye: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

5. ACTION ITEMS

- A. [19-037](#) Recommendation of a Statement of Direction Extension for Mtn View Medical Center located at 10555 N Tatum Boulevard (SUP-18-12)

Mr. Miller introduced the item.

Commissioner Lewis stated she feels that landscaping near the intersection needs to be addressed on this item.

Mr. Michaud pointed out that this will go before City Council on February 14, 2019.

A motion was made by Commissioner Lewis, seconded by Commissioner Georgelos, for a recommendation that the Town Council modify the Statement of Direction issued on November 15, 2018 for the Mountain View Medical Center application (SUP-18-12) to change the date the Planning Commission must make their recommendation from March 5, 2019 to April 16, 2019. This will allow the applicant and Commission more time to discuss the proposed amendment. The motion carried by the following vote:

Aye: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

6. STUDY SESSION ITEMS

- A. [19-045](#) Discussion of Major Special Use Permit Amendment (SUP-18-05)
7101 E Lincoln Drive - Smoke Tree Resort Study Session #6

Mr. Knapp introduced the item and pointed out that on March 5, 2019 they will have a hearing on this item. He then reviewed the updates and changes that have been made to the plan since the last meeting including height

Commission's hearing. In response, the applicant requested a continuance in order to meet with neighbors to discuss their concerns.

Mayor Bien-Willner opened the public hearing.

The following Paradise Valley residents spoke in opposition to the application citing concerns about increased noise, traffic, and proximity of the building and parking to the adjoining residences: Alita, Patrick Ford, Kathy Sparks, Marty Applebaum, Scott Kiburz, Sarah Kiburz, Dan Costello, Logan Costello, and Dylan Costello. Melissa Costello submitted a statement in opposition to the application but did not speak.

Mayor Bien-Willner closed the public hearing.

Attorney Douglas Jorden spoke on behalf of the applicant. He requested a four-week continuance to work with the neighbors to address concerns.

A motion was made by Vice Mayor Moore, seconded by Council Member Stanton, to Continue the Public Hearing on Paradise Valley Medical Plaza Intermediate Special Use Permit request (SUP-18-10) to March 14, 2019. The motion carried by the following vote:

Aye: 6 - Mayor Bien-Willner
Council Member Andeen
Council Member Dembow
Vice Mayor Moore
Council Member Stanton
Council Member Thomasson

Absent: 1 - Council Member Pace

12. ACTION ITEMS

19-035 Consideration of a Statement of Direction Extension for Mountain View Medical Center 10555 N Tatum Boulevard

Senior Planner Paul Michaud presented a joint request from the Planning Commission and Mountain View Medical Center to extend the Commission's deadline in the Statement of Direction to review and make a recommendation on the Special Use Permit Amendment.

There was no public comment.

A motion was made by Vice Mayor Moore, seconded by Council Member Dembow, to approve the requested extension for Planning Commission action on the Mountain View Medical Plaza Special Use Permit application to April 16, 2019. The motion carried by the following vote:

Aye: 6 - Mayor Bien-Willner
Council Member Andeen
Council Member Dembow
Vice Mayor Moore
Council Member Stanton
Council Member Thomasson

Absent: 1 - Council Member Pace

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.

None

4. STUDY SESSION ITEMS

A. [19-085](#)

Discussion of Major Special Use Permit Amendment (SUP-18-12)
10555 N Tatum Boulevard - Mountain View Medical Center

Paul Michaud, Senior Planner, indicated that tonight the focus is to review the updated traffic report and exterior lighting. The request is a major amendment to demolish all the structures and construct six new medical buildings. Residents were concerned that this is a “done deal.” They are concerned that the additional 30,000 square feet will increase traffic and affect quality of life. In the last work session, the Commission spoke about the landscape track in the back being 25 feet in width. The Commission wanted resident input on tree selection and on an eight-foot tall wall. The applicant agreed to sign modifications requested by the Commission. The Statement of Direction (SOD) included consideration that the garden level be removed and placed at-grade.

Chairman Wastchak stated that they have received numerous letters from the residents concerned that there has not been enough opportunity to speak directly with the applicant. He indicated that he met with the applicant last week and they talked about having two neighborhood meetings. The applicant is willing to hold two meetings. They will present the project at the first meeting and hear from the residents. The second meeting will allow the residents to hear the applicant’s responses to their concerns. If a resident can’t make the first meeting, they can make the second meeting.

Commissioner Anton commented that it is important for residents to provide constructive criticism to the applicant.

Mr. Michaud summarized the SOD guidelines for traffic. The existing traffic is at a level of service D or better.

Paul Mood, Town Engineer, stated that he has looked at the report. Staff has looked at the report and believes that applicant has addressed the past comments.

Dawn Cartier with Civtech commented that they started with a simulation analysis of the Shea Boulevard and Tatum Boulevard intersection. This required them to observe the conditions in the field and preform extra counts. They found that the City of Phoenix would need to increase the length of the traffic cycle to 150 seconds to increase efficiency. This is a long cycle length and longer than the City would want. They asked the City for a longer north bound left turn green arrow during the evening peak

period.

Chairman Wastchak asked if the 150 seconds is in both the east-west and north-south direction.

Ms. Cartier confirmed that it is. The City has other signals in the area that need to be on the same cycle length.

Commissioner Wainwright asked if the City prefers a longer cycle.

Ms. Cartier commented that only at this intersection. They need more time for specific movements.

Commissioner Georgelos asked what else is the City of Phoenix going to be receptive to on traffic modifications. .

Ms. Cartier stated that she spoke with the City traffic engineer and he is open to increasing the green left bound arrow. The overall signal will need to stay at 150 seconds.

Commissioner Anton asked what impact the proposed development will have on this intersection.

Ms. Cartier stated that the overall impact is relatively small. These are six lane roads and are built to accommodate 40,000 cars per day and they are not at capacity yet. The overall increase would be around 1%. Under the rules they are still operating in acceptable conditions.

Chairman Wastchak asked Mr. Mood if these are recommendations that the Town could pursue.

Mr. Mood stated that he would work with Phoenix of some of these issues. This is a Phoenix intersection.

Ms. Cartier stated that they looked at the impact of U-turns that occur from vehicles heading south from Fry's and heading north. Phoenix will be installing a traffic signal on Shea Boulevard that aligns with the Trader Joe's driveway. This will allow a safe way for people to enter onto Shea Boulevard. This will be a significant improvement. It is expected to be constructed within 18 months.

Ms. Cartier stated that they analyzed bus bays on Tatum Boulevard and Shea Boulevard. They modeled a bus through every 15 minutes. Every time a bus is stopped it would affect that cycle and then correct in the next cycle. The six lanes allow for slower traffic and buses on the outside lanes, so no

bus bays are recommended. They analyzed the need for deceleration lanes and used the criteria from Phoenix. On a six-lane roadway the City typically would not require a deceleration lane. They are not recommending these except in the area where they have the space. Phoenix did say that if the Town wants them, the right-of-way would come from behind the sidewalks within the Town boundaries.

She indicated that there was a question regarding signalizing Beryl Avenue and if this would be acceptable. The City of Phoenix does not like this idea, because there is nothing across the street to align it with the intersection. They did look at the signal warrants and they do not meet the volume warrants. The crash data does not warrant a signal either. There was only one crash in 2016 and four in 2017. There are only two that are correctable for a signal. It requires at least five correctable crashes.

Chairman Wastchak suggested that Ms. Cartier attend at least one of the public meetings to answer questions.

Ms. Cartier responded that she will make it to one of the meetings. She indicated that they were asked to look at parking and traffic into the Fire Brand Ranch neighborhood. They counted all occupied spaces and removed vacant spaces from the calculation. They got information from the current tenant of the increase in foot traffic. It is about 10% more. This was applied on a per square foot ratio. They were able to calculate what it would take to park the medical center at full capacity. This is their recommendation at a minimum parking ratio. The plan is showing even more than this amount of parking. The average vacancy at medical centers is around 10-15%. They did not see issues with parking in the neighborhood, but they did see cut through traffic. It is hard to track who is a resident of the neighborhood and not. Their counts show that of the 35 cars entering Beryl Avenue, five of these enter the Fire Brand Ranch neighborhood. In the morning about 13 cars enter the neighborhood. This seems reasonable for the amount of traffic they would expect.

She mentioned that they were asked to address the gating and restricting for the removal of the Beryl Avenue driveway access. The locations that are noted for gating have challenges in relation to the trash enclosure and parking areas that would not fall within the gate. The medical center driveway would be restricted at night. Gates could cause extra U-turn movements. She is not sure if there would be influence to the heavier traveled streets. Speed humps will have the biggest impact in slowing traffic.

Commissioner Anton stated that this is not a convenient place to cut through. His idea to shut down the street was to be a benefit to the adjacent

residents. This would help with controlling deliveries and noise.

Commissioner Lewis asked what the normal practice is to stripe Tatum Boulevard.

Ms. Cartier stated that Phoenix has not responded to this question yet.

Commissioner Covington stated that they need to ensure that people coming in and out of the medical plaza are safe as well.

Mr. Michaud described the exterior lighting guidelines. He commented that exterior lighting needs to be shielded and not to direct light onto adjacent property. Up lighting shall be 250 lumens or less. Pole lighting shall not exceed 16 feet in height. Light fixtures shall be setback the height of the fixture. Foot candles are limited to those allowed per their use. At the property lines the foot candle needs to be less than 0.5. Currently the site has bollards and ground lighting. The proposed lighting complies with SUP guidelines, although the pole lights and wall sconces may have a different feel than what exists today. There are two fixtures being used in the parking area. The pole height is 16 feet and the building mounted fixtures are mounted directly to the building. He presented a cut sheet of the proposed fixtures. He mentioned that there was a request to speak form submitted regarding this project.

Chairman Wastchak asked about a 16-foot pole light and asked if it is shielded so the residents in the neighborhood will see the light source.

Mr. Michaud responded that they shouldn't see it. He presented a detail of the light. These lights are setback at least 60 feet from the property line.

Commissioner Georgelos asked if a 16-foot pole height meets the height requirement.

Mr. Michaud responded that it does. The height cannot be higher than 16 feet. Currently the height is about 42 inches within bollards. The lumen count is within the guidelines.

Commissioner Campbell stated that he is not happy with the change from bollard lighting to pole lighting due to the number of residents looking into the site. In the past they have taken a strong stance to not have pole lighting.

Chairman Wastchak asked the applicant to speak to this issue.

John Cantrell commented that their thinking on the pole lights is that they

will provide more security by spreading out the light more. The photometrics show the lighting is far from the residential. They do have a mixture of bollards and poles. It provides a better level of lighting.

Chairman Wastchak stated that the existing condition seems to be working.

Commissioner Georgelos indicated that the pole lighting is too high.

Commissioner Wainwright stated that he is not in favor of the 16-foot poles. It may work in some areas of the site through.

Commissioner Covington asked if the security issues could be addressed through more bollards.

Commissioner Anton commented that they could do pole lights on the corner of Tatum Boulevard and Shea Boulevard, but near the residents they should be bollards.

Commissioner Campbell mentioned that he is not opposed to a hybrid solution with poles remote from the residents. They could be hidden by the building configuration. He asked if they have any crime statistics to show they are trying to solve an existing problem.

Chairman Wastchak replied that this would be good to have.

In general, the Planning Commission was not in favor of the current lighting proposal.

Mr. Cantrell circled the interior poles that will need to be removed and replaced with bollards.

Mr. Michaud stated that they will have a work session on March 19, 2019 to discuss landscaping and architectural designs. They can discuss draft stipulations on April 2, 2019 and comments from the neighborhood meeting. They will need to revisit the construction phases. April 16, 2019 is the official public hearing.

Commissioner Lewis stated that this property has 1,000 feet of frontage. This is the entrance into the Town and there is no Town entrance signage. He would like to see open space on the perimeter of the property.

Chairman Wastchak noted that there is a sign on the corner now. He asked Commissioner Lewis to look at it and provide comments. The plan now is to keep the sign.

No Reportable Action

7. CONSENT AGENDA

A. [19-087](#) Approval of February 19, 2019 Planning Commission Minutes

A motion was made by Commissioner Anton, seconded by Commissioner Covington, to approve the February 19, 2019 minutes. The motion carried by the following vote:

Aye: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

Chairman Wastchak indicated that they need to have a discussion regarding the Smoke Tree Resort process and asked if they could do this in executive session

Mr. Miller responded that they could not do this in executive session. That item has been concluded so it would not be appropriate to have a continuing discussion about that application. They could set up a work session to discuss process. On complicated cases they could have a work session to plan the number of work sessions that they will have. More time may need to be built into the process.

Commissioner Campbell stated that they may need a retreat because it appears they have a communication break down and commissioners need to voice their concerns earlier in the process. They have had retreats in the past to help get more comfortable with each other.

Mr. Miller stated that usually they will prepare several topics to discuss prior to the retreat.

10. FUTURE AGENDA ITEMS

Mr. Knapp mentioned that they will have a hearing for 3474 E Valley Vista Lane, Valley Vista Minor SUP amendment, Camelback Golf Club Minor Amendment for the maintenance netting and a work session on Mountainview Medical.

Commissioner Anton requested that they put the golf club at the head of the line.

Chairman Wastchak stated his biggest issue with this plan is safety. He then asked why staff recommends denial.

Mr. Burton explained that the requests does not meet the 45-foot cul-de-sac among other points. He then pointed out some of the concerns in the public comments.

Chairman Wastchak opened the meeting up for public comments.

Rich Brock, owner, indicated that he purchased the lot back in 2007. He shared some of the original plans for the property and explained that he has done everything he could to meet the Planning Commission requests, including adding the hammerhead as well as a 30-foot turnaround at the end of the road. He also feels that having the two homes would be best for the neighborhood and would disturb less area, but either way he will be building on the property.

Chairman Wastchak closed the public comment portion of the meeting and then called for a motion.

A motion was made by Commissioner Campbell, seconded by Commissioner Georgelos, to recommend to the Town Council denial of the preliminary plat application at 4474 and 4490 E. Valley Vista Lane for a total of three hillside lots with a new road. This recommendation was based on safety and related concerns. The motion carried by the following vote:

Aye: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

A motion was made by Commissioner Campbell, seconded by Commissioner Georgelos, to deny the Conditional Use Permit application for the private road associated with the preliminary plat application at 4474 and 4490 E. Valley Vista Lane for a total of three hillside lots with a new road. The motion carried by the following vote:

Aye: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

6. ACTION ITEMS

None

4. STUDY SESSION ITEMS

A. [19-107](#)

Discussion of Major Special Use Permit Amendment (SUP-18-12)
10555 N Tatum Boulevard - Mountain View Medical Center

Paul Michaud, Senior Planner, introduced the item. He shared updates received from the last meeting. He noted that the next neighborhood meeting will be in the community room on March 26, 2019 at 5:00p.m. After

he identified existing landscaping and proposed landscaping.

Chairman Wastchak stated he remembers dropping the idea of increasing the width on the rear yard landscaping if they were to deal more with the wall heights and tree selections.

Commissioner Lewis shared that it was suggested but not decided upon.

Mr. Michaud continued sharing discussion points on landscaping. He added that the plans generally meet the Town Code and guidelines.

Chairman Wastchak commented the Planning Commission needs to make sure the landscaping plans meet the Visually Significant Corridor Plan. Commissioners Georgelos, Wainwright, Covington, and Anton also commented in support of paying attention to what is being planted in the visually significant corridors, especially since the Commission has been lenient with the width of the landscaping area.

Mr. Michaud clarified that they are currently meeting the landscaping guidelines on the plant palate and number.

Commissioner Campbell stated he is supportive of the 25-foot width of landscaping along Firebrand Ranch. He clarified that adequate would mean a thorough visual screening from the development for the neighbors. He currently feels there needs to be many more trees.

Commissioner Georgelos indicated she would like to see the division be more substantial then it is now in addition to substantial landscaping. Commissioner Covington agreed with her point.

Commissioner Wainwright shared that landscaping to him is paramount, but a bigger buffer is always better received.

Commissioner Lewis commented that he could agree with either widths. He added that it will take sophisticated landscape architecture to make it work for everybody's needs.

Commissioner Anton stated that he feels the landscaping is more important than the width, as well as the offering to increase the wall height to eight feet where requested.

Chairman Wastchak agreed with Commissioner Anton. He added that homeowners participating in the vegetation selection is also an important element.

Mr. Michaud pointed out that they will see the draft stipulations at the next Planning Commission meeting. He then asked for feedback about using spiny plants and other design elements to discourage loitering.

Chairman Wastchak indicated that Town Council shared some concern about loitering on the property. He mentioned he has talked about possible lighting on the property to prevent it.

Commissioner Georgelos stated a solution may be adding spiny plants in the landscaping along the back and along the Tatum Boulevard and Shea Boulevard arterials.

Mr. Michaud specified that along the parking screen wall the applicant shows Red Bird of Paradise which has some prickliness to it.

Chairman Wastchak asked if they could add in a stipulation that if there were problems with loitering the Town Manager could work with the property owner on putting plants in there that would discourage it.

Mr. Michaud responded that staff could draft such a stipulation.

Commissioner Lewis commented that decomposed granite should be used as the sub base, noting that granite will aid in discouraging loitering.

Jeremy Knapp, Community Development Director, pointed out the concern with potential loitering on the Town's monument sign.

Chairman Wastchak asked that spiny plants be used by the monument sign.

Mr. Michaud shared information on the existing and the proposed architecture.

A video of the property plans was shown. The video was previously shown at the neighborhood meeting.

Commissioner Wainwright shared what happened at the neighborhood meeting. He pointed out some of the more common concerns which included change in architectural design to a more commercial look, building height, road access, stacking on Tatum Boulevard and length of construction.

Paul Couture, resident, shared five main concerns that the neighbors had after the neighborhood meeting. The concerns included a desire for a deeper setback than the proposed 25 feet and shortening of the

construction time. The list also included not allowing two story buildings and a concern for busier streets and decrease in property value.

Chuck Vogel, resident, indicated that Mountain View Medical has been a great neighbor. He shared that neighbors are concerned with the changes the new development will bring. One specific concern is with the height of the buildings. He stated that at the neighborhood meeting the developer seemed receptive to the idea of bringing the building down in the ground another five feet. He is also concerned with the landscape such as the Palo Verde, their backyards being only 25 feet from the medical center internal driveway and the construction time. He believes they also need to be more sensitive to their property values.

Chairman Wastchak asked Mr. Vogel what he would like to see differently at the next neighborhood meeting.

Mr. Vogel stated he would like to see some visual lines showing the two-story buildings looking into the backyards that border the property. It would also be good to see the landscape palate improved.

John Cantrell, project architect, stated the height, traffic, and the 25-foot buffer are what he felt were the biggest concerns at the neighborhood meeting. He pointed out problems with extending the buffer, but that the owner is willing to do the landscaping on that buffer in the first phase, so they have time to mature by phase three. He commented that the existing and proposed trees will screen out the entire building. He added that they can take another look at the landscaping plan to be sure it addresses the visually significant corridor. They also can prepare a rendering of the view from the two-story building back toward the houses. He also believes that it should not decrease property value.

Commissioner Campbell stated he would like to see more lush vegetation in the 25-foot barrier to the neighboring homes by the next meeting.

Commissioner Anton asked if they could get a commitment by the next meeting to get all the vegetation at the beginning of the first phase.

Chairman Wastchak commented that the Planning Commission may be headed toward reconsidering the five-foot drop to get the applicant what they want while also reducing the height.

Commissioner Lewis shared he would like to see the applicant add something to the architecture that adds more vitality to it.

John Cantrell stated they could reduce the height to 30 feet without doing

the garden level by putting the mechanical units on the one-story buildings on each side.

Commissioner Campbell suggested that the applicant do the five-foot drop and place the mechanical units to the side of the building.

Commissioner Georgelos commented that she would see the reduction of height as a sort of compromise and Chairman Wastchak agreed.

Commissioner Campbell pointed out that many medical professionals are not working in private practices anymore and he is concerned that this area may deteriorate if it is not redeveloped.

Mr. Michaud shared the future discussion points. He then asked if the Planning Commission needs to go back and ask Council for another extension.

Chairman Wastchak asked Mr. Michaud to put it on the agenda so there is an option to request the extension at the next meeting if needed.

No Reportable Action

7. CONSENT AGENDA

A. [19-114](#) Approval of February 26, 2019 Planning Commission Minutes

A motion was made by Commissioner Lewis, seconded by Commissioner Georgelos, to approve the February 26, 2019 minutes with edits on page 4 and 16 to change "they" to "Planning Commission" and "the" to "they" regarding comments made by Commissioner Campbell. The motion carried by the following vote:

Aye: 7 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wainwright

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Knapp stated that the next meeting agenda will include continued discussion on Mountain View Medical, Sanctuary Casa 3 Intermediate Special Use Permit amendment for the first time, and three possible lot splits.

None

6. ACTION ITEMS

- A. [19-136](#) Recommendation of a Statement of Direction Extension for Mtn View Medical Center located at 10555 N Tatum Boulevard (SUP-18-12)
- Mr. Michaud introduced the item and identified this is the second extension.
- Commissioner Wainwright shared he was informed that communication was good between the developer and the neighborhood.
- Chairman Wastchak stated he requested a construction schedule from the general contractor.

A motion was made by Commissioner Covington, seconded by Commissioner Georgelos, to recommend that the Town Council modify the Statement of Direction (SOD) to extend the Planning Commission hearing date for the Mountain View Medical Center application (SUP-18-12) from April 16, 2019 to June 28, 2019. The motion carried by the following vote:

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

Absent: 1 - Commissioner Anton

- B. [19-139](#) Selection of Chairperson per Section 2-5-2 of the Town Code

A motion was made by Commissioner Campbell, seconded by Commissioner Lewis, to recommend that Town Council select Commissioner Wainwright as Chairman of the Planning Commission. The motion carried by the following vote:

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

Absent: 1 - Commissioner Anton

7. CONSENT AGENDA

- A. [19-132](#) Approval of March 5, 2019 Planning Commission Minutes

A motion was made by Commissioner Covington, seconded by Commissioner Georgelos, to approve the March 5, 2019 minutes. The motion carried by the following vote:

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

Absent: 1 - Commissioner Anton

- B. [19-149](#) Approval of March 19, 2019 Planning Commission Minutes

5. RECONVENE FOR REGULAR MEETING

Mayor Bien-Willner reconvened the meeting at 6:07 PM.

6. ROLL CALL

COUNCIL MEMBERS PRESENT

Mayor Jerry Bien-Willner
Council Member Ellen Andeen
Vice Mayor Scott Moore
Council Member Julie Pace
Council Member Mark Stanton
Council Member Anna Thomasson

Council Member Paul Dembow was not present

STAFF MEMBERS PRESENT

Town Attorney Andrew Miller
Deputy Town Manager Dawn Marie Buckland
Town Clerk Duncan Miller
Lieutenant Michael Cole
Town Engineer Paul Mood
Community Development Director Jeremy Knapp
Chief Financial Officer Douglas Allen
Senior Planner Paul Michaud
Chief Information Officer Steven Brunasso

7. PLEDGE OF ALLEGIANCE*

Paradise Valley Police Dispatchers led the Pledge of Allegiance.

8. PRESENTATIONS

19-163 Recognition of Paradise Valley Police Communication Specialists

Mayor Bien-Willner and the Town Council recognized Paradise Valley Police Dispatchers on the occasion of the National Public Safety Telecommunicator's Week.

9. CALL TO THE PUBLIC

There were no public comments.

10. CONSENT AGENDA

Deputy Town Manager Dawn Marie Buckland summarized the items on the Consent Agenda. Mayor Bien-Willner removed items 19-155 and 19-156 for separate discussion.

A motion was made by Vice Mayor Moore, seconded by Council Member Thomasson, to approve the Consent Agenda with the exception of items 19-155 and 19-156. The motion carried by the following vote:

Aye: 6 - Mayor Bien-Willner
Council Member Andeen
Vice Mayor Moore
Council Member Pace
Council Member Stanton
Council Member Thomasson

Absent: 1 - Council Member Dembow

19-157 Minutes of Town Council Meeting March 28, 2019

19-155 Approval of Planning Commission Chair

Recommendation: Approve Jonathan Wainwright to serve a one-year term as Chair of the Planning Commission.

Mayor Bien-Willner thanked outgoing Planning Commission Chair Daran Wastchak and congratulated and thanked Jonathan Wainwright and Eric Leibsohn for their service.

A motion was made by Council Member Pace, seconded by Vice Mayor Moore, to approve Jonathan Wainwright to serve a one-year term as Chair of the Planning Commission. The motion carried by the following vote:

Aye: 6 - Mayor Bien-Willner
Council Member Andeen
Vice Mayor Moore
Council Member Pace
Council Member Stanton
Council Member Thomasson

Absent: 1 - Council Member Dembow

19-156 Approval of Board of Adjustment Chair

Recommendation: Approve Eric Leibsohn to serve a one-year term as Chair of the Board of Adjustment.

A motion was made by Council Member Pace, seconded by Vice Mayor Moore, to approve Eric Leibsohn to serve a one-year term as Chair of the Board of Adjustment. The motion failed by the following vote:

Aye: 6 - Mayor Bien-Willner
Council Member Andeen
Vice Mayor Moore
Council Member Pace
Council Member Stanton
Council Member Thomasson

Absent: 1 - Council Member Dembow

19-150 Consideration of a Statement of Direction Extension for Mountain View Medical Center 10555 N Tatum Boulevard (SUP-18-12)

Recommendation: Approve the requested Statement of Direction extension for Mountain View

11. PUBLIC HEARINGS

19-164 Approval of Ordinance No. 2019-04; Amendments to the Town Zoning Ordinance, Article XI, regarding Changes to the Process for Approval of Managerial Amendments

Town Attorney Andrew Miller summarized Ordinance Number 2019-04. He stated that the Planning Commission reviewed the draft ordinance referred by the Council. The Commission did not make any amendments to the draft.

Planning Commission Chair Jonathan Wainwright reported on the Commission's recommendation for approval.

Mayor Bien-Willner opened the public hearing. There were no public comments.
Mayor Bien-Willner closed the public hearing.

A motion was made by Council Member Pace, seconded by Council Member Stanton, to Adopt Ordinance Number 2019-04 The motion carried by the following vote:

Aye: 6 - Mayor Bien-Willner
Council Member Andeen
Vice Mayor Moore
Council Member Pace
Council Member Stanton
Council Member Thomasson

Absent: 1 - Council Member Dembow

12. ACTION ITEMS

There were no Action Items.

13. FUTURE AGENDA ITEMS

Deputy Town Manager Buckland summarized the future agenda schedule. There were no requests to add items.



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Planning Commission

Tuesday, April 16, 2019

6:00 PM

Council Chambers

1. CALL TO ORDER

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

STAFF MEMBERS PRESENT

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

2. ROLL CALL

Chairman Covington attended by phone and left the meeting at 6:54 p.m.

Present 7 - Commissioner Jonathan Wainwright
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Orme Lewis
Commissioner Daran Wastchak

3. EXECUTIVE SESSION

None

5. PUBLIC HEARINGS

- A.** [19-159](#) Consideration of Major Special Use Permit Amendment (SUP-18-12)
10555 N Tatum Boulevard - Mountain View Medical Center
Recommendation for Continuance
- Paul Michaud, Senior Planner, provided an overview of the request. The applicant has held the citizen review meeting and the Town Council approved the request for additional time for the Planning Commissions review until June 18, 2019. The applicant is working on revising plans from comments received during prior work sessions. Draft stipulations will be

ready for the next work session.

Mr. Michaud reviewed the aspects of the application request. The narrative lists the specific uses being proposed. There was a veterinarian use that was proposed but is now eliminated. The applicant would like to retain the pharmacy use. The Council is discussing the allowance of Schedule I and II drugs. The applicant is proposing allowance for urgent care, surgery center not exceeding 48 hour stays and a sleep center. The guidelines suggest a minimum of five acres for medical office and 25% lot coverage. There is not a guideline for floor area ratio. The site is 9.8 acres in size and has 21.1% of lot coverage and 90,000 square feet of structures with 60,000 square feet of this being actual office space. The lot coverage is going up slightly. The floor area ratio will go to 27.1% as two of the new buildings are two stories. The total square footage of everything under roof is a little over 115,000 square feet. On the first floor there is 73,000 square feet and about 18,000 square feet on the second floor. About 5,000 more square feet is being proposing for covered parking spaces.

He indicated that the Special Use Permit (SUP) guidelines suggest no more than 30 feet maximum heights for main structures. Single story structures are 16 feet to 21 feet in height. Based on the citizen review meeting, they are considering moving the air conditioning units to the adjoining single-story buildings so the two-story building would have a height of 30 feet and comply with the SUP standards. The parking canopies are proposed with a nine-foot height. The two single story buildings on the end of Shea Boulevard and Tatum Boulevard exceed the open space criteria by one foot on the street side. Mr. Michaud noted that that the proposed minimum setbacks from the buildings to Firebrand Ranch are 74 feet and 82 feet, with the second story buildings at a setback of 325 feet.

He mentioned that the SUP guidelines and Visually Significant Corridors Plan calls for a 50-foot landscape setback along Tatum Boulevard and Shea Boulevard. Along Firebrand Ranch, the SUP guidelines suggest a 40-foot landscape setback. The existing 25' setback condition does not meet these guidelines. The proposed conditions will remain essentially the same landscape setbacks.

He then reviewed the SUP guidelines for signage. The applicant is working to get the monument sign size down closer to 60 square feet. They started with 82 square feet. The proposed directional signs will not meet the SUP criteria. There are three proposed directory signs that are larger in square footage. The Commission previously discussed whether a portion of the sign could be considered art. The directional signs are low in height and not visible from off site. There are no SUP criteria for tenant and building

signs. There are proposed tenant signs are each suite. There are four proposed buildings signs that will be no larger than 40 square feet. All building signs will face Tatum Boulevard and Shea Boulevard.

Mr. Michaud reviewed the number of Commission meetings held, with an expectation for a total of 14 meetings. He expects at least three Town Council meetings. Discussion and action would not happen until fall 2019.

Mr. Michaud commented that neighbors would like to see deeper landscape setback along Firebrand Ranch, have input on landscape material and they prefer a shortened construction timeline. They would like the two-story building removed or reduced to 24 feet. They had mixed feelings on the modern architecture design. They were concerned with increased traffic and cut-thru traffic, decrease in property values, increase in office square footage and noise. The applicant is still working on the draft stipulations, exterior lighting, landscaping and building height. More dense landscaping was required along Firebrand Ranch. Mr. Michaud added that the applicant is interested in adding solar to the parking canopies and adding electric charging stations.

A drone video was shown depicting the views from the 2nd story toward Firebrand Ranch.

John Bozzo, representing the applicant, commented that the drone video was taken in two different locations at 19 feet from grade which is the sight line from a second story balcony. The balcony on the second story building will be about 315 feet from the property line. The objective was to show the sight lines from the balcony to the neighbors. There are limited sight lines to the neighbors. The wall along the property line is proposed to be increased to eight feet where a resident wants it increased. The applicant stated there will be 56 trees within this landscape buffer. He presented renderings from neighbor's yards showing the project. He mentioned that the building is presented at 29 feet in height in the rendering and will actually be one foot higher. They heard from the neighbors that they were concerned mainly about building height and traffic.

A Commissioner asked if there is a consensus from the neighbors regarding the eight-foot tall wall.

Mr. Bozzo explained that they have not obtained feedback from the neighbors yet. They can alternate the height of the wall.

Commissioner Lewis suggested that they use creative architecture in alternating wall heights.

Commissioner Campbell commented that he is more concerned about view line from the top of the proposed buildings and the homes.

Mr. Bozzo stated that he can include this view.

Commissioner Campbell asked for more background on the garden level compared to a second story.

Jeremy Knapp, Community Development Director, stated that he would have the police department comment on this point. Lowering the building could provide a space for people to hide. The recessed area could create drainage problems.

Commissioner Georgelos stated that she would like to see the actual height of the building and a variety of views and where the photos are being taken.

Commissioner Campbell commented that he would like to see views from neighbors that are more exposed. He would like to see the massing of the landscaping included.

Mr. Bozzo presented a photo rendering showing the landscaping.

Chairman Wainwright opened the public comment.

Chuck Vogel stated his property adjoins the applicant's property. He indicated he is concerned with the look of the two-story building. He stated he flew a balloon from the applicant's property where the balcony would be located and believes it will have a significant impact on his view and privacy. It will be hard to shield this with landscaping. He likes the idea of relocating the rooftop units to the single-story buildings. He would like the building to be lowered to 25 feet instead and they could do this with a garden level. Traffic, density and noise and disruption will be added. Five years is a long construction timeline and he requested that this timeframe be shortened.

Paul Couture commented they have covered his points already. He stated that when a developer goes from single story to two story there is usually a reason for this change. He does not understand what this reason is for this project. He asked whether the applicant considered making the single-story buildings larger instead of going to a two-story structure. He does not believe they need windows facing south. If his neighbors cannot sell their homes, then he will have issues as well. He mentioned the two buildings should be pushed closer to the street and subsequently be pulled further away from residential homes. He suggested they remodel the center

instead of rebuilding.

Charles Koznick stated he has been a resident of the Town for four years. There are three points of ingress and egress into Firebrand Ranch. One north point is located on Shea Boulevard and two along Tatum Boulevard. He wants to focus on the southern point that connects to Beryl Avenue. Turning left from Tatum Boulevard onto Beryl Avenue has been discussed. During the months of November to April, there is an issue between 4:00 AM and 6:00 PM. He expressed concerns that patients will not be able to turn left onto Tatum Boulevard. This will require them to cut through Firebrand Ranch. The new project will make this problem even worse. He proposed closing the southern access point on Beryl Avenue be closed and curbed to accommodate additional parking for the facility. He expressed concern that children could be at risk with patients driving through the neighborhood.

Andrew Miller, Town Attorney, suggested the Planning Commission continue the public hearing to another date certain.

Chairman Wainwright invited the applicant to answer questions received from the public.

Mr. Bozzo stated they are trying to accommodate existing tenants that have been operating at the site for 25 years that want to stay in the new project. Leases are expiring at different dates and they cannot wait to start construction because it will push the project back several years.

Commissioner Wastchak stated he appreciates seeing the phasing schedule. He referenced the gantt chart. He commented the construction is shown to be 3-1/2 years and not five years.

Mr. Bozzo confirmed this point.

Commissioner Wastchak stated there is a three-month gap between physical construction. It would not be continuous. He mentioned that the last three months will be more quiet construction.

Mr. Bozzo stated it is feasible from a contractor's schedule, but they are working with existing leases. The timeline proposed is the worst-case scenario.

Commissioner Wastchak asked him to see if they can tighten the timeline.

Mr. Bozzo mentioned if the existing tenants are not moving into the new building then they could construct both buildings at the same time.

Economically it is better to have less phases.

Commissioner Anton asked if they will complete phases one and two within two years and then move to Tatum Boulevard and Shea Boulevard. He remarked the major commotion appears to be within the first two years.

Mr. Bozzo stated that he is correct.

Commissioner Campbell stated he is sympathetic to the three-month gaps for relocating tenants. As far as neighborhood impacts, they are looking at a three-year project. He asked if the applicant would be willing to have a stipulation limiting them to three years of construction.

Commissioner Wastchak stated that he would not support that stipulation.

Mr. Bozzo stated that three years is tight, but they can come down from five years.

Commissioner Lewis asked what the impediment is from placing the two-story building at the corner of the intersection. This could move traffic away from the neighbors.

Mr. Bozzo stated that they looked at plans that pushed the buildings to the street but it seemed to create a shopping center look with all of the parking in the back.

John Cantrell with Windslow Architects stated that they explored the option to move the buildings to the corner, but they were not able to get emergency vehicle access and circulation around the buildings. They felt it was better to keep the infrastructure in place. The corner building was designed to be special with a plaza design.

Commissioner Georgelos asked Mr. Cantrell to address the point raised about increasing the building footprints and not going to 2-story.

Mr. Cantrell stated that this would increase the building footprints by 18,000 square feet and reduce a lot of open space. They felt that having more landscaping was more meaningful.

Commissioner Georgelos asked for the reason the design does not push the development closer to Tatum Boulevard and Shea Boulevard to increase setbacks along the residential property lines.

Mr. Cantrell commented they would have done this but were required to have a 40-foot setback. The proposed buildings are pushed back further

from Firebrand Ranch than they currently sit.

Commissioner Georgelos asked if the option presented is the most protective to the residents.

Mr. Cantrell stated he feels it is the most protective.

Commissioner Campbell commented he would like the applicant to maintain the 40 setback and street front landscaping since this is a visually significant corridor.

Commissioner Wastchak stated there was a comment regarding closing Beryl Avenue. He asked Paul Mood to comment on this point.

Mr. Mood stated they would have to look at circulation for fire flows. They could end up pushing traffic to other neighborhoods, swapping one problem for another problem.

Commissioner Wastchak asked what the logistics are for closing a road.

Mr. Mood stated the road would remain in place, but the entrance would be closed.

Chairman Wainwright invited Mr. Koznick to speak.

Mr. Koznick explained if they don't restrict access to Beryl Avenue, patients will cut through their neighborhood. He explained he wants their parking lot to end at Beryl Avenue. Beryl Avenue would then only be used by the neighborhood. He is concerned patients will make a U-turn and come through their development if it was not closed.

Mr. Campbell requested the engineer to look into this point.

Mr. Bozzo stated his engineer's study showed very few people made this movement. If Beryl Avenue were closed off, it would make more people to head south on Tatum Boulevard. He suggested they allow the engineer to present this information at the next hearing.

A motion was made by Commissioner Wastchak, seconded by Commissioner Campbell, to continue the public hearing on the Major Special Use Permit Amendment (SUP-18-12) for Mountain View Medical Center located at 10555, 10565, 10575, 10585, 10595, and 10599 North Tatum Boulevard (Assessor Parcel No. 168-07-001C) from April 16, 2019 to its regular meeting of June 18, 2019. This continuance will allow for more time to discuss the proposed amendment. The Town Council at its meeting of April 11, 2019 authorized an extension of the Planning Commission review up to June 18, 2019. The motion carried by the following vote:

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

Absent: 1 - Commissioner Covington

4. STUDY SESSION ITEMS

None

6. ACTION ITEMS

A. [19-165](#)

Consideration of Mummy Mountain Park 9 Lot Split (LS-19-04)
7404 N Ironwood Drive (APN: 169-03-021)

Mr. Michaud stated the Planning Commission discussed this item during the work session on April 2, 2019. At the time, the plans presented indicated the property would be on sewer. The applicant's engineer has provided the various elevation points and show the lots will be on septic instead. Curbing will be placed on Ironwood Drive. The applicant has completed a 500-foot mailing for this project. This project is an administrative application. He then reviewed the lot split and site location. The proposal is to create a one 1.0 acre and 1.23-acre lot.

He commented lots splits need to meet the following four criteria:

- Meet the 165-foot lot width
- Contain at least one-net acre in size
- Regular in shape
- Direct access unto a public road or private road

This proposal meets all four criteria. This is a corner lot which contains the suggested 50-foot right-of-way as called out in the General Plan. Both roads do not meet the total width for pavement which is 22 feet. The applicant would be required to widen the road to this minimum width. Drainage will be dealt with at the time of building permits. The wash area will need to be shown and a drainage agreement will be required. A fire hydrant is at least 60 feet from the site. The minimum flow for the area exceeds the 1,500 gpm requirement. The recommendation is for approval with the various stipulations in the action report.

Nick Prodanov from Land Development Group stated he can answer questions.

Chairman Wainwright asked if he completed a percolation test on the property.

Mr. Prodanov responded they have not. The lots are on septic, it will be