



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Planning Commission

Chairman James Rose
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Karen Liepmann
Commissioner Kristina Locke
Commissioner William Nassikas

Tuesday, August 31, 2021

6:00 PM

Council Chambers

**Special Meeting. IN-PERSON ATTENDANCE AT PUBLIC MEETINGS HAS BEEN
SUSPENDED UNTIL FURTHER NOTICE. WATCH LIVE STREAMED MEETINGS AT:
<https://paradisevalleyaz.legistar.com/Calendar.aspx>**

1. CALL TO ORDER

2. ROLL CALL

THIS MEETING WILL BE HELD BY REMOTE PARTICIPATION ONLY

PUBLIC PARTICIPATION IN THE MEETING

Members of the public are encouraged to participate in the meeting via the following options:

- 1. View the live stream at <https://paradisevalleyaz.legistar.com/Calendar.aspx>
 - (a) Click on Calendar Tab*
 - (b) Look for Planning Commission meeting (you may have to select it from the dropdown list) and find the meeting date*
 - (c) Click the "In Progress" link in the column titled Video**
 - 2. Zoom Conference*
 - (a) Computer: <https://zoom.us/j/6678902153>*
 - (b) Telephone: 1 669 900 6833 Meeting ID 667 890 2153*
 - 3. Submitting questions and comments:*
 - (a) Visit <https://paradisevalleyaz.legistar.com/Calendar.aspx>, search for the meeting date, and click "eComment". Locate the agenda item you are interested in and click "Comment" (Please submit comments at least 1 hr prior to meeting)*
 - (b) Email pmichaud@paradisevalleyaz.gov (Please submit comments at least 1 hr prior to meeting)*
 - 4. Speaking during Call to the Public / Public Hearings*
 - (a) Visit <https://paradisevalleyaz.legistar.com/Calendar.aspx>, search for the meeting date, and click "eComment". Locate the agenda item and click "Register to Speak". Join the meeting by dialing 1 669 900 6833 Meeting ID 667 890 2153*
 - (b) If attending by Zoom Video Conference, click the chat button and enter your name and the agenda item you would like to address*
- (These meeting participation guidelines are pursuant to Town Council Resolution 2020-08 adopted March 17, 2020.)*
- Notice is hereby given pursuant to A.R.S. §38-431.02. that members of the Planning Commission will attend by audio/video conference call.*

Notice is hereby given that members of the Public Body will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).

3. EXECUTIVE SESSION

The Public Body may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.

4. STUDY SESSION ITEMS

Work/Study is open to the public however the following items are scheduled for discussion only. The Public Body will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Public Body may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item is subject to change.

- A. [21-284](#) **Discussion on the 2022 General Plan Land Use Map, Circulation Map and Classification Standards, Open Space Map, and review of the public comments received by the Town during the summer Work Sessions and Special Work Sessions of the Planning Commission.**

Staff Contact: Loras Rauch, 480-348-3595

Attachments: [A. Staff Report](#)
[B. Land Use Map](#)
[C. Circulation Map](#)
[D. Open Space Map](#)
[E. Public Comments received from June 2021 - August 2021](#)

5. PUBLIC HEARINGS

The Public Body may take action on this item.

6. ACTION ITEMS

The Public Body may take action on this item.

7. CONSENT AGENDA

All items on the Consent Agenda are considered by the Public Body to be routine and will be enacted by a single motion. There will be no separate discussion of these items. If a Commissioner or member of the public desires discussion on any item it will be removed from the Consent Agenda and considered separately.

- A. [21-269](#) **Approval of the August 3, 2021 Planning Commission Minutes**

Attachments: [080321 MN Draft](#)

8. STAFF REPORTS

9. PUBLIC BODY REPORTS**10. FUTURE AGENDA ITEMS****11. ADJOURNMENT***AGENDA IS SUBJECT TO CHANGE*

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Planning Commission meeting.



Action Report

File #: 21-284

AGENDA TITLE:

Discussion on the 2022 General Plan Land Use Map, Circulation Map and Classification Standards, Open Space Map, and review of the public comments received by the Town during the summer Work Sessions and Special Work Sessions of the Planning Commission.

STAFF CONTACT:



STAFF REPORT

TO: Chair and Planning Commissioners

FROM: Lisa Collins, Community Development Director
Paul Michaud, Planning Manager
Loras Rauch, Special Projects Planner

DATE: August 31, 2021

DEPARTMENT: Community Development Department, Planning Division
Loras Rauch, 480-348-3595

AGENDA TITLE:

Discussion on the 2022 General Plan Land Use Map, Circulation Map and Classification Standards, Open Space Map, and review of the public comments received by the Town during the summer Work Sessions and Special Work Sessions of the Planning Commission.

ADDITIONAL CHANGES BEING PROPOSED:

The *initial draft* of the Goals & Policies of the 7 Elements of the 2022 General Plan have now been reviewed by the Planning Commission. Each of the Elements are interconnected and no one Element is without impact on another Element. The project team will be editing the Goals & Policies of the elements based on the general guidance provided by the Commission. In addition to the Goals & Policies, the project team identified several other aspects within the 2012 General Plan that need to, or should be, either removed, updated or added to the 2022 General Plan. These additions and changes involve updates to several of the maps and clarification of some design specific aspects.

The Land Use Map remains essentially the same from the 2012 General Plan. However, there are a few minor changes. One edit is the removal of the mixed land use categories of "Low Density Residential or Resort/Country Club" and "Private Open Space OR Resort/Country Club" within the Development Areas because the Town completed the Special Use Permit zoning at Mountain Shadows Resort and Five Star Development (Ritz Carlton) which was unknown during the 2012 General Plan update process. Another edit are the local streets (both private and public) are shown on the Land Use Map as roads since this is their main function, moving the designation of its open space to a new Open Space map as described below. The other edits added in the General Plan Map are changes the Town Council approved since adoption of the 2012 General Plan. These include the Public/Quasi Public designation on the western portion of the Franciscan Renewal Center located within the Town, the designation of

five acres owned by the Andaz Resort, the change of the former Kachina School to Low Density Residential, and the designation of Low Density Residential to a one-acre portion of the Ascension Lutheran Church. The Development Area Map has also been removed.

The Circulation Map, which shows the functional classifications of the roadways, remains relatively the same as the 2012 General Plan. The edits to this map include the designation of Lincoln Drive and Tatum Boulevard as a Visually Significant Corridor to reflect the 2018 adopted Visually Significant Corridors Master Plan. The Major Arterial dashed line, indicating non-Paradise Valley street classifications, has been removed and replaced with the solid Major Arterial line as these streets are still classified as being Major Arterials no matter which jurisdiction they are technically located in or which jurisdiction maintains them. The local streets, as shown in the 2012 General Plan, have been drawn in a lighter weight for reference purposes on the Land Use Map. The Land Use Map emphasis is on non-local streets, with local streets addressed in the text of the Mobility Element. Another proposed change is the removal of the cross-section information in the existing Mobility Element (this will come out with the *Public Draft*). Staff and the project team believe that this “design specific information” is better served when located in a design type guideline/manual rather than in the General Plan. Finally, Table 4.1 within the General Plan has been updated for consistency as it describes the facilities that exist within each roadway classification (this will also come out with the *Public Draft*).

The Open Space Map is a new map to better define the different types and location of existing open space that Paradise Valley residents enjoy, particularly the mountain preserve areas that are more for visual enjoyment than active enjoyment like the golf courses in town. For this map the local street GIS Layer has been “turned on” to better indicate that both public and private local streets as well as all other classification of streets are considered as open space.

PUBLIC COMMENTS:

Not all aspects of a specific Element are discussed solely within that one Element, because they have equal or stronger relationships with other Elements within the General Plan. Because of this interconnectivity or overlap of the Elements, the approach taken was for Planning Commission to go through their initial review and then consider each of the comments and different viewpoints we have received during this review period in a holistic fashion, across all Elements, at one time in the most appropriate manner. **Attachment E** is a combined running account of the public emails staff has received from June 7, 2021 through August 16, 2021.

TIMELINE/SCHEDULE ADJUSTMENT DISCUSSION:

The project team is suggesting that at the (9/7) Regular Planning Commission meeting the Commission review the Implementation Element/Action Items Element. Then at the (9/21) Regular Planning Commission meeting review the full *Public Draft*. Below is a more comprehensive timeline of future dates.

The Town Council would then have the months of September and October to review, discuss and fully vet the *Public Draft* of the plan. The community would have opportunities for comment during the Town Council review. After the Town Council finishes its review and their recommendations have been crafted into the plan a 2nd Community Workshop would be held. Again, community input and comments would be encouraged. The project team is suggesting that the 2nd Community Workshop occur in late October and/or likely no later than early November just after the start and/or during the mandatory 60-day review period.

It remains very important that the mandatory 60-day review period begin on November 1, 2021 if the target of the August 2022 Primary Election (voter ratification) is to be achieved. Again, opportunities for the public to comment will continue throughout, up to and including, at the Public Hearing process during February and March 2022.

Possible Future Action/Dates:

- 9/7: Planning Commission Regular Meeting (review Implementation Element)
- 9/21: Planning Commission Regular Meeting (review of *Public Draft*).
- Month of September: Town Council Work Session Review (9/9 and 9/23)
- Month of October: Council Work Sessions &/or Special Sessions.
- Month of October: Complete all final 60-Day review draft edits
- Early in November: Conduct 2nd Community Workshop (date TBD)
- **November 1, 2021 – December 31, 2021: 60-Day Review Period**
- Month of January: Complete Edits from 60-Day Review
- Month of January: Planning Commission 1/4 and Council 1/13 Work Sessions
- 2/1/2022: Planning Commission Hearing (Commission Recommendation)
- 2/15/2022: Planning Commission Hearing (LAST DATE Council Recommendation)
- 3/10/2022: Town Council (Council Adoption)
- 3/24/2022: Town Council (Alternative Council Date if needed) **but would leave only 1 week to prepare material for election notification deadline, so best to avoid*
- 4/4/2022: 120-Day Election Notification Period
- 8/2/2022: Primary Election (Voter Ratification)

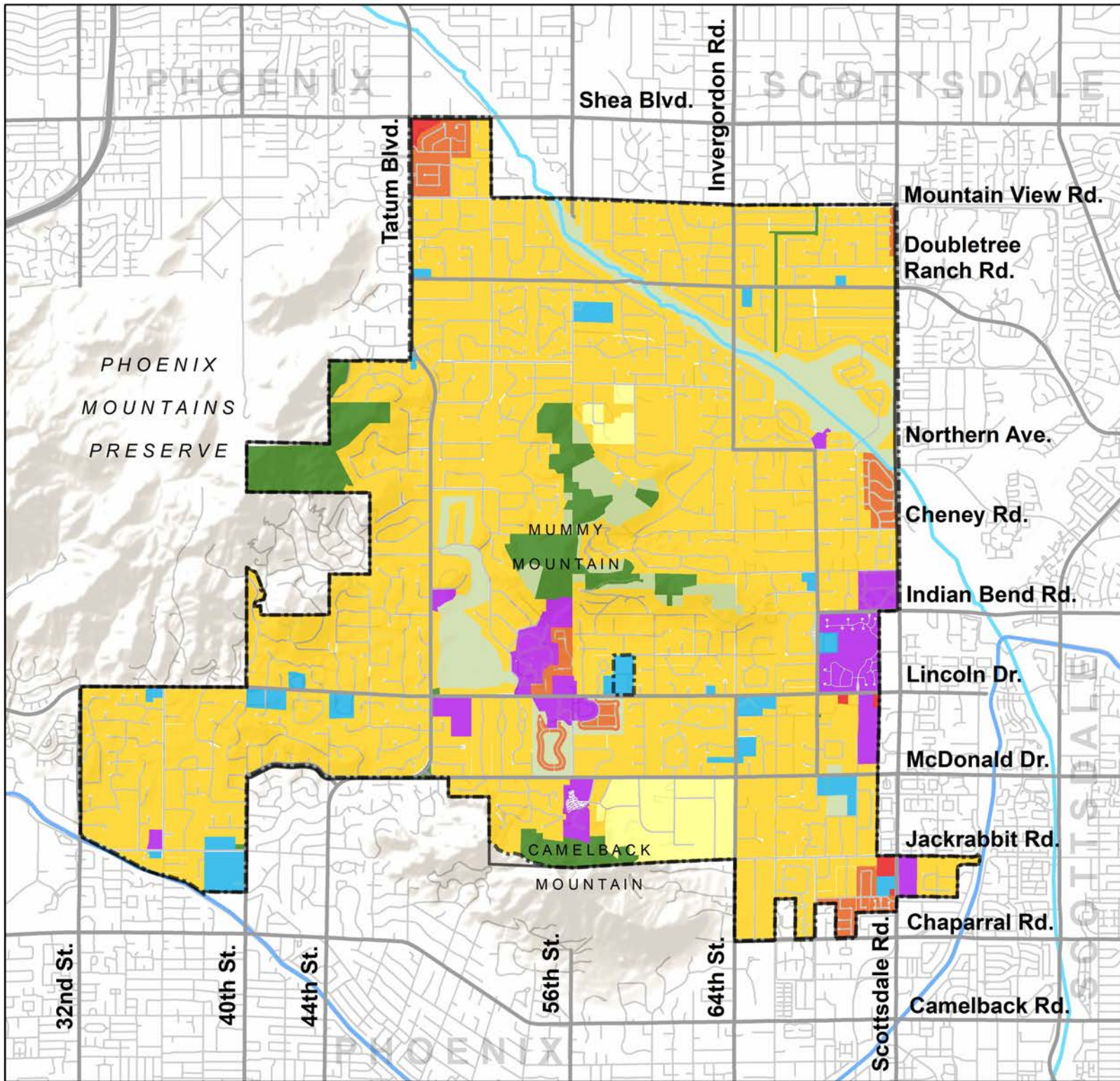
ATTACHMENT(S):

- A. Staff Report
- B. Land Use Map
- C. Circulation Map
- D. Open Space Map
- E. Public Comments received from June 2021 – August 2021



Paradise Valley, Together - Land Use Plan

Paradise Valley 2022 General Plan



Legend

- Planning Area
- Municipal Limits
- Roads
- Indian Bend Wash
- Arizona Canal

Land Use Classifications

- | | |
|------------------------------|---------------------|
| Very Low Density Residential | Public Open Space |
| Low Density Residential | Medical Office |
| Medium Density Residential | Public/Quasi Public |
| Private Open Space | Resort/Country Club |

Source:
US Census Bureau,
Town of Paradise
Valley



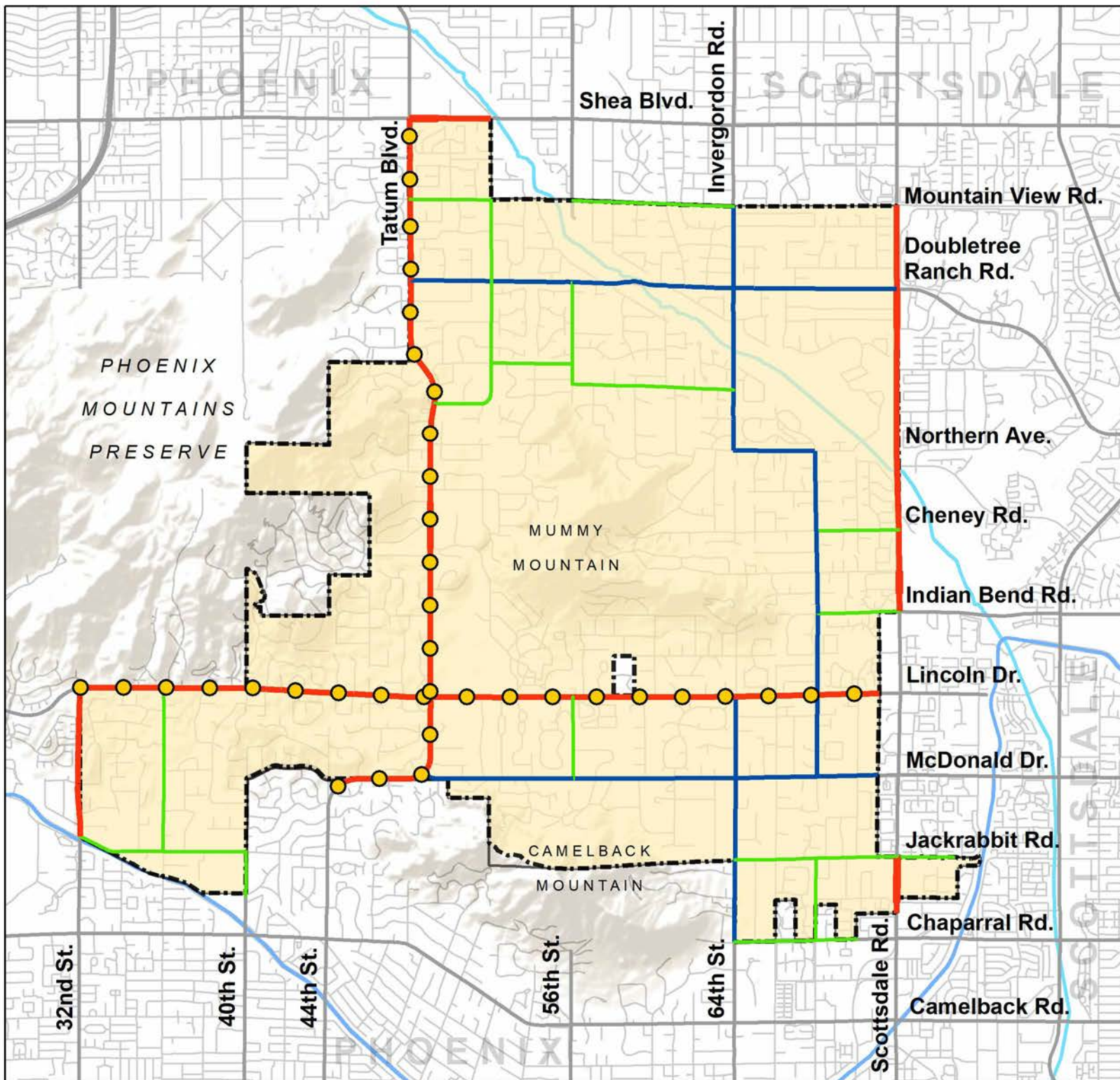
0 1/4 1/2 1
Miles

NOTE: All public right-of-ways shall be considered Public Open Space.



Paradise Valley, Together - Roadway Classification

Paradise Valley 2022 General Plan



Legend

- Planning Area
- Municipal Limits
- Roads
- Indian Bend Wash
- Arizona Canal

Functional Classification

- Major Arterial
- Minor Arterial
- Collector

- Visually Significant Corridor



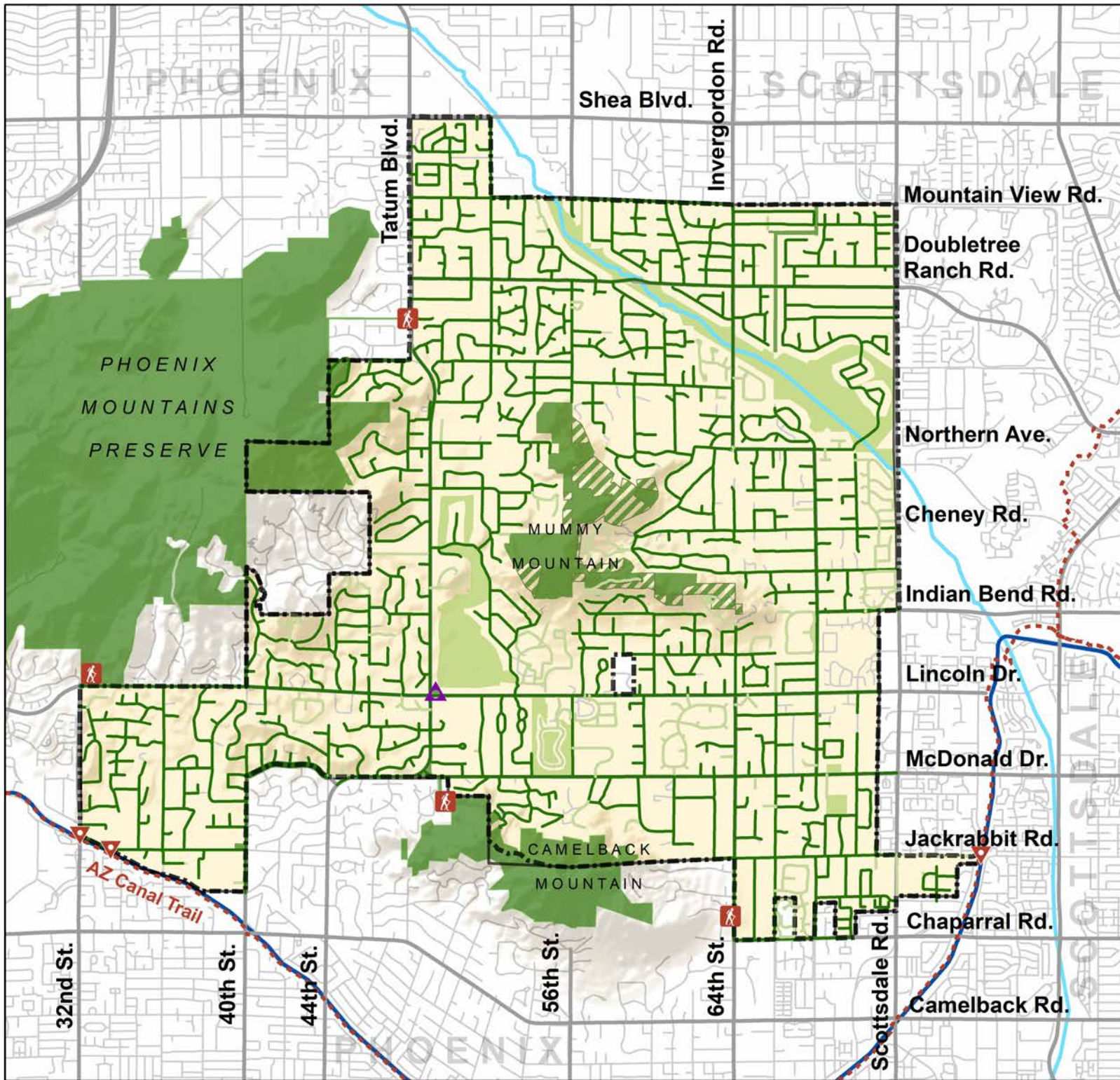
Source:
US Census Bureau,
Town of Paradise
Valley

0 1/4 1/2 1
Miles



Paradise Valley, Together - Open Space

Paradise Valley 2022 General Plan



Legend

- | | | |
|------------------|-------------------------------|--------------|
| Planning Area | Open Space Preserve - Public | Canal Access |
| Municipal Limits | Open Space Preserve - Private | Trailhead |
| Roads | Private Open Space | |
| Indian Bend Wash | Public Open Space | |
| Arizona Canal | Regional Trail System | |
| | Barry Goldwater Memorial Park | |

Source:
US Census Bureau,
Town of Paradise
Valley, City of Phoenix,
Maricopa County

N

0 1/4 1/2 1
Miles

From: [Andy Gordon](#)
To: [Loras Rauch](#)
Cc: [Carol Gordon](#)
Subject: Andy & Carol Gordon - Follow Up
Date: Monday, June 7, 2021 4:10:23 PM

EXTERNAL

Hi Loras : So nice sharing conversation today about PV's 2022 General Plan and how there might be exciting possibilities around our area.

Even though we do not have any imminent plans for our property, please feel free to contact us if we can help in brainstorming any ideas that town residents might value in the next decade.

Thank you for all the thought and inclusion you're encouraging.

Best : Andy & Carol

P.S. I did register on the pvttogether2022.com website and hope this doesn't duplicate with my standing email notices with the Town.

Andy and Carol Gordon

[REDACTED]

Staff Notes of Phone Conversation:

1. Discussed Redevelopment Area of Lincoln Drive South.
2. Resident felt that the Town was missing opportunities for an interesting "arts & culture live work" hub for this area.
3. Resident thought that in the future this area deserved a special charette so the residents could help determine the future of this area.

From: [REDACTED]
To: [REDACTED]; [Planning Commissioner Pamela Georgelos](#); [Planning Commissioner Kristina Locke](#); [Planning Commissioner Karen Liepmann](#); [Planning Commissioner William Nassikas](#); [Planning Commissioner Jim Rose](#); [Paul Mood](#); MATTHEWK@mbakerintl.com; [Loras Rauch](#)
Subject: Planning Commission Meeting - July 20, 2021
Date: Wednesday, July 21, 2021 3:10:56 PM

EXTERNAL

Good afternoon everyone,

Firstly, may I thank all of you for the time and effort you expend in serving our community. I, greatly, appreciate your dedication to our Town.

Wouldn't it be great if meetings could be held in person! However, I do commend your caution in holding meetings, remotely, while this ghastly pandemic still lingers... even though the technology is tricky to navigate.

I did tune into the meeting, last night, and I do have some questions and concerns, as follows:

Regarding land use, Mathew Zlyszeiko (representing Michael Baker Consulting) mentioned that the Town should offer "more opportunities to interact with other residents" as well "enhanced community spaces" and "encourage public art." I am concerned that we're focusing on this issue, since the feedback on the survey of the General Plan indicates that only 37% of residents see this as important. This means that 63% of residents deem the issue as either not important or merely somewhat important. In addition, I have to say, I was confused by the new matrixes which were used at the meeting. To avoid losing sight of the wishes of the majority of residents, it would seem less confusing to refer to the core source document... i.e. the survey results of the General Plan which gives clear percentage responses to particular questions, rather than paraphrased versions and comparative matrixes which can cause misunderstandings. Bearing all this in mind, please allow me to endorse the wishes of the majority (64%) of residents on land use. To directly quote Page 13 of the General Plan, the proposal seeks to "Encourage the creation of passive open space and recreation spots i.e. landscape plazas, gateways, and small seating areas along walking paths." All our properties in the Town of Paradise Valley are zoned as minimum one acre lots. Unlike high density areas, where there is a need for community recreational spaces, we all have more than sufficient leisure space, within our own boundaries. Provision of these facilities may attract people from out of town, rather than our own residents. We, already, have out of town cyclists racing through our Town so it seems undesirable to provide them with relaxation areas in which to loiter. Furthermore, these spaces may look benign and inviting, during the day. However, when darkness falls, these spaces, easily, become havens for all kinds of undesirable behavior such as drug abuse, alcohol abuse, and sexual abuse. In addition, these facilities will come at a financial cost to residents of our Town ... with initial hard and soft landscaping coupled with long term maintenance costs from funding which could be allocated elsewhere. The beneficiaries, financial or otherwise, may not be residents of our Town. In summary of this issue, I do encourage allocation of time and resources to the issues which are deemed as "Very Important".

Following on from the consideration of land use, there was mention of two community spaces

at the meeting... “the Goldwater Park” and a “pocket park in the vicinity of Lincoln and 56th (which I cannot locate).” As a long term resident of the Town, I was not aware that the Goldwater Park was anything other than a memorial since the plaque outside, simply, states “Barry Goldwater Memorial”. Today, I did visit the “Goldwater Park” which is truly delightful. The hard and soft landscaping is well designed and well maintained with seating and gathering areas, but I have not heard any resident mention that they have used the park, in any way. Additionally, I am not aware of any opportunities to “interact with other residents” at this park. So, in concurrence with 63% of residents, it seems the Town has no need for any additional facilities of this nature.

Another concern about land use is the town owned parcel on the corner of Scottsdale Road and Doubletree Ranch Road, which amounts to 1.75 acres, street address 7128 E Doubletree Ranch Road. It may have seemed sensible to allow this plot to lie fallow, in the past. However, now seems to be the right time to make decisions about this plot since we are, unlikely, to see such high demand for land in the foreseeable future. Land use on plots bordering Scottsdale Road is happening all around. Now is a good time to sell! Considering current high land values, the Town may be able to raise over \$2 million from the sale of this land. Perhaps the sale of this lot could lead to a reduction in the police pension fund liability! Please consider this at your next meeting.

Continuing the subject of land use, Matthew Zlyszeiko mentioned there is a “strong desire” for a multi-modal community. I did skim read the 85 pages of the General Plan survey results, but couldn’t find any mention of this subject matter. Apparently, this term refers to providing better facilities for public transport... buses, cyclists etc. Again, rather than paraphrasing, it would be most helpful if reference could be made to the General Plan survey results at meetings by quoting the page number and the percentage response from residents.

In conclusion, thank you once again for all your efforts in maintaining the character of our Town. The term “semi rural” was used at the meeting... and that’s a perfect description. I do hope we can maintain our oasis in the desert!

Best regards

Marel Brady

From: [REDACTED]
To: [REDACTED]; [Planning Commissioner Pamela Georgelos](#); [Planning Commissioner Kristina Locke](#); [Planning Commissioner Karen Liepmann](#); [Planning Commissioner William Nassikas](#); [Planning Commissioner Jim Rose](#); [Paul Mood](#); MATTHEWK@mbakerintl.com; [Loras Rauch](#)
Subject: PV Meeting, 7/20/21
Date: Wednesday, July 21, 2021 6:56:40 PM

EXTERNAL

Good afternoon everyone,

I am most appreciative of the time you devote to matters relating to our town.
Thank you very much for this, your work is appreciated.

My question is as follows:

Why pursue “Enhanced Community Spaces” in Paradise Valley?

I’ve only been here for 20 years but I don’t know of a single resident that would leave his house to meet or interact socially with another resident in an “open space” in Paradise Valley. How many people do you actually personally know that regularly visit the Barry Goldwater Memorial area to interact socially with other residents?

Who would actually benefit from “small seating areas along walking paths” other than perhaps an installer of such a project?

Has anyone determined what percentage of PV residents consistently leave their above-average homes to go on these long walks in order to visit “passive open space recreation spaces?”

From a business point of view, who do you actually see as your target market for something like this? Retirees?

This type of action will enable the domino effect: What happens to the trash that humans leave behind? How much does the irrigation cost? Will it be lit up at night? Where do people park? Look at the resistance by residents and enforcement by the city to people parking in front of houses to climb Camelback mountain. Do you want more of this? What about safety?

This idea is not a practical one.

The Planning committee is so talented and so gifted, how about spending more of your valuable time and the Town’s money on more important issues?

Sincerely,

Bernard Kirk

[REDACTED]

From: [REDACTED]; [Planning Commissioner Pamela Georgelos](#); [Planning Commissioner Kristina Locke](#); [Planning Commissioner Karen Liepmann](#); [Planning Commissioner William Nassikas](#); [Planning Commissioner Jim Rose](#); [Paul Mood](#); MATTHEWK@mbakerintl.com; [Loras Rauch](#)
Cc: [Mayor Jerry Bien-Willner](#); [Council Member Anna Thomasson](#); [Council Member Scott Moore](#); [Council Member Ellen Andeen](#); [Council Member Julie Pace](#); [Council Member Paul Dembow](#); [Vice Mayor Mark Stanton](#)
Subject: PV Meeting, 7/20/21 - Our thoughts
Date: Friday, July 23, 2021 5:34:15 PM

EXTERNAL

Dear Paradise Valley Planning Commission:

Thank you very much for your dedication to Paradise Valley. We realize how much time and effort is spent on matters that benefit all of us.

After hearing about the meeting held on July 20 and the plans to pursue “Enhanced Community Spaces” in Paradise Valley, we felt it appropriate to weigh in.

Our good fortune to live here is something we cherish. We’ve been residents for over 25 years and specifically sought out a home in Paradise Valley because of the spacious and well-maintained properties. Because of these beautiful properties, most with pools and other amenities that rival the best resorts, we question the need for parks and other spaces for gatherings. Who do you envision using these open spaces?

The Barry Goldwater Park is an example of a lovely small area to honor the great Barry Goldwater, but it is not a place where people gather. Lovely spaces to gather would also require parking capabilities, restroom facilities, regular maintenance for trash, maintenance for landscaping and so on. Then what about safety and law enforcement? It just seems a huge expense for a very small audience.

We can appreciate the good intentions, but please reconsider this and weigh the costs against benefits to so few. Please don’t view this as criticism, because we do appreciate all the time and work you all put into keeping Paradise Valley the paradise it is, but it is our opinion that funds could be applied to much

more important areas.

Sincerely,

Vicki and Vernon Vaughn

[REDACTED]

[REDACTED]

CC: Mayor and Paradise Valley City Council

From: [REDACTED]
To: [Loras Rauch](#)
Subject: RE: PV Meeting, 7/20/21 - Our thoughts
Date: Saturday, July 24, 2021 10:38:40 AM

EXTERNAL

Thank you so much for responding. Cost vs benefit is of primary concern for me. I very much appreciate your acknowledgement
Vicki Vaughn

From: Loras Rauch <LRauch@paradisevalleyaz.gov>
Sent: Saturday, July 24, 2021 10:15 AM
To: Vicki Vaughn [REDACTED]
Subject: RE: PV Meeting, 7/20/21 - Our thoughts

Hello Mr. & Mrs. Vaughn,

Thank you for reaching out and sharing your thoughts and ideas on the 2022 General Plan Update! The Town has used a variety of means to reach out to the residents; our goal always being to provide multiple opportunities for residents to provide their input into this update.

As the Planning Commission and Town Council continue to review and evaluate the *2012 General Plan Goals & Policies*, to determine which ones should be maintained, revised or deleted as part of the 2022 General Plan Update, your comments on what is important to you are valued and recognized.

I appreciate your time and your thoughts – please continue to reach out to me and stay involved.

Best regards,

Loras Rauch, AICP

Special Projects Planner

Community Development Department

6401 E. Lincoln Drive

Paradise Valley, AZ 85253

(phone) 480-348-3595

lrauch@paradisevalleyaz.gov

Office Hours: Mon-Fri 7:00 a.m. – 4:00 p.m., closed noon-1:00 p.m. and holidays

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Sign up for the Town's weekly COVID-19 Update by visiting: <https://l.townofpv.com/COVID19>

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From: Vicki Vaughn [REDACTED]
Sent: Friday, July 23, 2021 5:34 PM
To: Planning Commissioner Campbell [REDACTED] Planning Commissioner Charles Covington [REDACTED]; Planning Commissioner Pamela Georgelos <pgeorgelos@paradisevalleyaz.gov>; Planning Commissioner Kristina Locke <kl Locke@paradisevalleyaz.gov>; Planning Commissioner Karen Liepmann <kliedmann@paradisevalleyaz.gov>; Planning Commissioner William Nassikas <wnassikas@paradisevalleyaz.gov>; Planning Commissioner Jim Rose <JRose@paradisevalleyaz.gov>; Paul Mood <pmood@paradisevalleyaz.gov>; MATTHEWK@mbakerintl.com; Loras Rauch <LRauch@paradisevalleyaz.gov>
Cc: Mayor Jerry Bien-Willner <jbienwillner@paradisevalleyaz.gov>; Council Member Anna Thomasson <athomasson@paradisevalleyaz.gov>; Council Member Scott Moore <smoore@paradisevalleyaz.gov>; Council Member Ellen Andeen <eandeen@paradisevalleyaz.gov>; Council Member Julie Pace <jpace@paradisevalleyaz.gov>; Council Member Paul Dembow <pdembow@paradisevalleyaz.gov>; Vice Mayor Mark Stanton <mstanton@paradisevalleyaz.gov>
Subject: PV Meeting, 7/20/21 - Our thoughts

EXTERNAL

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envision using these open spaces?

The Barry Goldwater Park is an example of a lovely small area to honor the great Barry Goldwater, but it is not a place where people gather. Lovely spaces to gather would also require parking capabilities, restroom facilities, regular maintenance for trash, maintenance for landscaping and so on. Then what about safety and law enforcement? It just seems a huge expense for a very small audience.

We can appreciate the good intentions, but please reconsider this and weigh the costs against benefits to so few. Please don't view this as criticism, because we do appreciate all the time and work you all put into keeping Paradise Valley the paradise it is, but it is our opinion that funds could be applied to much more important areas.

Sincerely,

Vicki and Vernon Vaughn

[REDACTED]
[REDACTED]

CC: Mayor and Paradise Valley City Council

From: [REDACTED]
To: [Loras Rauch](#)
Cc: [Mayor Jerry Bien-Willner](#); [Council Member Anna Thomasson](#); [Council Member Ellen Andeen](#); [Council Member Scott Moore](#); [Council Member Paul Dembow](#); [Council Member Julie Pace](#); [Vice Mayor Mark Stanton](#); [Planning Commissioner Kristina Locke](#); [Planning Commissioner Karen Liepmann](#); [Planning Commissioner William Nassikas](#); [Planning Commissioner Jim Rose](#); MATTHEWK@mbakerintl.com; [Paul Michaud](#)
Subject: Planning Commission Meeting - August 3, 2021
Date: Monday, August 9, 2021 10:02:41 AM

EXTERNAL

Dear Ms Rauch,

Thank you for your response to my letter of July 21 which outlined concerns regarding the Planning Commission meeting on July 20, 2021

As a follow up, I did listen to the recording of the Planning Commission meeting on August 3. That was a long meeting! Four hours! I commend you and the members of the Planning Commission for your dedication.

I do have further concerns. For ease of reference, I will address these at the particular time points during the recording of the meeting on August 3.

1 hour, 17 minutes – 1 hour, 25 minutes

During this time, commissioners discussed public transport. Currently, public transport frames the town along Tatum Blvd, Shea Blvd and Scottsdale Road. Commissioners agreed to insert wording which would ***“promote public transit services along major arterial routes WITHIN the town... keeping it more global, leaving it open as a policy, since we’re going to have a whole lot different transport system within the next 10/20/30 years than what we’re accustomed to now”***. This change of policy is very alarming, in my opinion, and needs to be removed. Almost every residence within the Town has a minimum of a 3 car garage, with a minimum of two cars. Residents have no need of public transport. If residents are not ambulatory, they use private hired cars. Resort visitors arrive either in their own private vehicle or have the facility to use private hotel shuttles. Why would we provide public transport along arterial routes for resort guests? There’s nowhere, within the town, for resort guests to go! Why would residents want the noise and disturbance of public transport inside the perimeter of our town? It is beyond our powers to predict future transport systems. However, it is within our power to protect our environment. Please bear in mind that the General Plan Survey showed that 67% of residents did not deem regular public transport to be important. As with all important decisions, the survey results need to be consulted. It seems to me that, rather than a blanket policy on future public transport needs, we should address this issue on a case-by-case basis. As noted at the start of the meeting the words “peace, tranquility, privacy” are particular

concerns of residents. Please continue to be guided by these key words.

1 hour, 33 minutes – 1 hour, 58 minutes

Land use was discussed. Enhanced quality of life was mentioned. However, the content was mostly about consideration of walls, yard setbacks, landscaping, and general wordsmithing. Shouldn't we be discussing the sale of town owned land which could lead to the alleviation of the burden of police pensions?

1 hour, 58 minutes – 2 hours, 01 minutes

I note that your commissioners have acknowledged "a fair amount of community response and public input on open spaces". However, I'm puzzled that your response to the commissioner was that you are "not exactly sure what discussion you're referring to." You decided to defer this discussion until August 17. Please do familiarize yourself with all the community responses on public spaces, in readiness for the next meeting.

Finally, I am uneasy that my letter sent to you, on July 21, (and those of other concerned residents around that time) has not been made the subject of public record. Please can you attach all letters from the public regarding planning commission issues, received during the past few weeks, to the meeting agenda for August 17.

Best regards

Marel Brady

From: [REDACTED]
To: [REDACTED]
Cc: [Loras Rauch](#); [Mayor Jerry Bien-Willner](#); [Council Member Anna Thomasson](#); [Council Member Ellen Andeen](#); [Council Member Scott Moore](#); [Council Member Paul Dembow](#); [Council Member Julie Pace](#); [Vice Mayor Mark Stanton](#); [REDACTED]; [Planning Commissioner Pamela Georgelos](#); [Planning Commissioner Kristina Locke](#); [Planning Commissioner Karen Liepmann](#); [Planning Commissioner William Nassikas](#); [Planning Commissioner Jim Rose](#); matthewk@mbakerintl.com; [Paul Michaud](#)
Subject: Re: Planning Commission Meeting - August 3, 2021
Date: Monday, August 9, 2021 10:18:17 AM

EXTERNAL

All good points Marel.

The public transportation thing I thought at the time was carelessly used - perhaps to make everyone think that this person was "farsighted."

Sent from my iPhone

On Aug 9, 2021, at 10:02 AM, marel brady [REDACTED] wrote:

Dear Ms Rauch,

Thank you for your response to my letter of July 21 which outlined concerns regarding the Planning Commission meeting on July 20, 2021

As a follow up, I did listen to the recording of the Planning Commission meeting on August 3. That was a long meeting! Four hours! I commend you and the members of the Planning Commission for your dedication.

I do have further concerns. For ease of reference, I will address these at the particular time points during the recording of the meeting on August 3.

1 hour, 17 minutes – 1 hour, 25 minutes

During this time, commissioners discussed public transport. Currently, public transport frames the town along Tatum Blvd, Shea Blvd and Scottsdale Road. Commissioners agreed to insert wording which would "***promote public transit services along major arterial routes WITHIN the town... keeping it more global, leaving it open as a policy, since we're going to have a whole lot different transport system within the next 10/20/30 years than what we're accustomed to now***". This change of

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Best regards

Marel Brady

From: [REDACTED]
To: [REDACTED]; [Planning Commissioner Pamela Georgelos](#); [Planning Commissioner Kristina Locke](#); [Planning Commissioner Karen Liepmann](#); [Planning Commissioner William Nassikas](#); [Planning Commissioner Jim Rose](#); MATTHEWK@mbakerintl.com; [Loras Rauch](#); [Mayor Jerry Bien-Willner](#); [Council Member Scott Moore](#); [Council Member Ellen Andeen](#); [Council Member Paul Dembow](#); [Council Member Julie Pace](#); [Vice Mayor Mark Stanton](#); [Council Member Anna Thomasson](#)
Subject: A TOPV Resident's voice in Town Planning
Date: Monday, August 9, 2021 8:52:02 PM

EXTERNAL

Commissioners,
I am a long-time TOPV resident.

I am AGAINST extending general public transportation into the interior of the TOPV.

I am AGAINST adding common new recreational spaces unless there are mechanisms already in place to effectively prevent/control the potential problems of associated influx of the homeless, "tent camps", vagrancy, increased drug/sex trafficking and drug use, etc. I believe these problems would be better avoided to begin with rather than relying on developing future measures to correct them.

Thank you,

Robert Sterrett Jr

[REDACTED]

From: [REDACTED]
To: [REDACTED]; [Planning Commissioner Pamela Georgelos](#); [Planning Commissioner Kristina Locke](#); [Planning Commissioner Karen Liepmann](#); [Planning Commissioner William Nassikas](#); [Planning Commissioner Jim Rose](#); MATTHEWK@mbakerintl.com; [Loras Rauch](#); [Mayor Jerry Bien-Willner](#); [Council Member Scott Moore](#); [Council Member Ellen Andeen](#); [Council Member Paul Dembow](#); [Council Member Julie Pace](#); [Vice Mayor Mark Stanton](#); [Council Member Anna Thomasson](#); [Council Member Anna Thomasson](#)
Subject: Letter to Planning Commission on Public Space and Land Use
Date: Tuesday, August 10, 2021 9:54:03 AM

EXTERNAL

|

My husband and I are residents of Paradise Valley for over 40 years. We have watched many changes; some we liked and some not liked. We want to comment on the issue of "public space and land use" as well as, adding public transportation.

The best way for us to tell you that we are TOTALLY AGAINST setting up public space in our Town is by sharing our experience with you that our daughter has had within the past 8 years. Our daughter lives in NE Phoenix about 36th Street and Union Hills; nice, moderate income, family neighborhood within walking distance of an elementary school. I used to take our grand sons to the "park" at the end of their street and watch the boys play in the sand, on the swings and run through the green grass. Below is her experience with this area:

" In our community we have a 'green belt park' which is an open area with benches, shade and grass. People from the neighborhoods go and spend time at this park (especially during the cooler months) with their kids and sometimes dogs. About a year after the green belt was built there started to be a few vagrants that would use it to make camp. They set up tents in the evenings, they'd sleep out in sleeping bags and would bring their belongings with them. Usually this meant a whole bunch of shopping carts! The number of vagrants grew and within a few weeks it became an area where there were roughly 20-30 homeless individuals that were using this as their home. It became an encampment. Shopping carts everywhere, trash everywhere, tents, etc.

since there were no buildings or outhouses, the entire area stunk of human urine. Neighbors were complaining these individuals would go behind their walls and use it as a toilet for feces and they would just leave it there. The smell was unbearable and the sight was far less than what we would have wanted for our community. Numerous residents in our area made complaints with the city of Phoenix. The we cares program was dispatched (they offer services to the homeless community) but they say 90% of them don't accept any help. Phoenix police were called I'd guess 100's of times by residents but there wasn't much they could do. Some would be arrested for drugs or who knows what, but that was few and far between. Phoenix police would tell them to move along and they would have to vacate the premise but they would just come right back. It took our neighborhood and community roughly 4-5 months to get the homeless off that green belt area. Neighbors were finding syringes, alcohol bottles, for weeks! The homeless don't seem to care about the area and the worst is they used it as their toilet. The area still smells like urine. It's a battle to remove them and if you give them any space they abuse it. "

Now the park is not usable and the odor of urine remains. Children walking to the elementary school have to pass this area and it **STILL** has the stench of urine. Is this what we are opening our beautiful town up to by adding these public spaces for people to loiter, sell drugs, set up tents and bring in shopping carts? Those would be bad but then consider urine and fecal material and the stench they create in the heat of the Summer!!

YUCK....is the only word that I can use to clearly express my opinion.

Regarding public transportation....the question is**WHY!**
There is a new home around the corner from us that is almost finished being built. It has 5...yes, 5 garages and there are many, many more houses that have over 3 garages. Step back from this issue and think about the actual residents of the Town; do you **REALLY** believe that our residents **NEED** public transportation??? Or better yet....**WOULD USE IT!**

Thank you for all your hard work, time and energy that you donate to our "treasure of a town"! We are so truly blessed to have people like you who are willing to donate your time, sweat and energy!!

Sincerely,

Bob and Jeanne

Dr. and Mrs. Robert E. Sterrett, Jr.



From: [REDACTED]
To: [Mayor Jerry Bien-Wilner](#); [Council Member Anna Thomasson](#); [Council Member Scott Moore](#); [Council Member Paul Dembow](#); [Council Member Ellen Andeen](#); [Council Member Julie Pace](#); [Vice Mayor Mark Stanton](#); [REDACTED]; [Planning Commissioner Pamela Georgalos](#); [Planning Commissioner Kristina Locke](#); [Planning Commissioner Karen Liepmann](#); [Planning Commissioner William Nassikas](#); [Planning Commissioner Jim Rose](#); [Paul Michaud](#); [Louis Brown](#); [REDACTED]
Cc: [REDACTED]
Subject: Planning Commission - public facilities
Date: Tuesday, August 10, 2021 5:04:19 PM

EXTERNAL

- Good afternoon,

I am forwarding a message to you from a resident who is having difficulty with technology connections.
Please respond to Kathleen Monheit, email address as above

-
-
-

From: Kathleen Monheit [REDACTED]
Date: August 10, 2021 at 3:57:46 PM PDT
To: [REDACTED]
Subject: Planning Commission Meetings

It has been brought to my attention that the Town of Paradise Planning Commission has been discussing the creation of vacant land in PV to be used as some sort of a "park" for social gathering. Almost all homes in our community have been built on a minimum of an acre and many have built their own entertaining and recreational facilities. I feel that this kind of public space would only encourage non-residents and out-of-owners to use this space, and at night, might attract all sorts of characters engaging in illegal activities. We already provide public biking paths for cyclists from neighboring communities which are a nuisance as they don't obey traffic laws and some ride in packs of 20-25. In addition, I doubt any homeowner would want this "gathering place" bordering their land.

It has also been discussed to provide public transportation within our Town. Again, we have no need for public transportation as most homes have at least one car for every occupant and there are a limited amount of through streets. As Paradise Valley is a bedroom community, we should not be having buses running up and down our streets, and, again, a crime issue. The busses I traveling Scottsdale have no more than 5-10 occupants.

Both of these ideas would incur a cost of maintenance plus wear and tear of our roads. As we do not pay TPV taxes, (and are trying to keep it that way) this would be an expense we do not need. We have always had a pretty low crime rate and I feel both of these ideas could provide an opportunity for non-resident individuals to partake in illegal activities.

Please do not try to change our unique Town into some kind of a sub-division. Most of us enjoy the low density and privacy Paradise Valley affords us.

Kathleen Monheit
[REDACTED]

From: [Mayor Jerry Bien-Willner](#)
To: [REDACTED] [Council Member Julie Pace](#)
Cc: [Vice Mayor Mark Stanton](#); [Planning Commissioner Jim Rose](#); [Lisa Collins](#); [Klyszeiko, Matthew](#); [Loras Rauch](#)
Subject: RE: Upcoming Planning Commission Meeting
Date: Monday, August 16, 2021 11:40:25 AM

Dear Mrs. & Mr. Guglielmi,

Thank you so much for taking the time to reach out with your feedback. I have copied additional folks from the Town so that your feedback is officially noted and shared with the Town's Planning Commission and professional staff.

Just for the sake of background, when the Town Council unanimously approved the General Plan process and high-level direction, the process included a review of certain "elements" because state law requires the process to cover certain specified elements, such as open spaces, public transit, etc. (If you have interest, here is the state law on what needs to be at least addressed: <https://www.azleg.gov/ars/9/00461-05.htm>. Professional staff can fill you in on the process and how it is being handled as well, if you would like more details).

We are aware that some of the elements that must be addressed do not apply to our Town, and/or which the majority of our citizens would have no interest in considering or pursuing; while we have to follow the state law and look at the required elements, it does not mean that anyone involved in this state-mandated, once-every-ten-year process for the Town is looking to change the fundamental character or workings of our great Town. Quite the opposite -- I have great confidence in the Planning Commission (and Vice Mayor Stanton, the Town Council's liaison to the Commission), professional staff, and Council to continue to protect our Town and its historic values of low-density (one-home-per acre) residential living, exceptional public safety, no local property tax, and excellent service from the Town under a limited government model. These key values were also confirmed in a citizen survey that was completed as part of the General Plan process. So, please understand that exploring the required elements of the General Plan update as required by state law does not mean that there will be any Town initiatives on parks or new public facilities, or Town public transportation. I also do not support any such initiatives in the General Plan, and based on public discussions to date, I believe that the entire Town Council feels the same way. The General Plan will continue to have many more levels of open and transparent public review, until it is ultimately put to a public vote. I have every confidence that the document that is ultimately put forward will reflect our historic values and traditions, will be met with overwhelming approval – even then, it will be a "guide," and not legislation that changes

anything about the Town that is embedded into our ordinances and processes.

Thanks for being involved in the process to share your input and ideas. I hope this helps to set your mind at ease, and I'd be happy to discuss with you and take any additional questions or comments if you'd like: 480-348-3660.

Again, thanks so much for reaching out with your feedback, which is very valuable to us.

Best Regards,

Jerry Bien-Willner
Mayor
Town of Paradise Valley

Sign up to receive Town emergency alerts & notifications from Alert PV:

www.paradisevalleyaz.gov/AlertPV

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From: [REDACTED]
Sent: Monday, August 16, 2021 9:46 AM
To: [Mayor Jerry Bien-Willner](#); [Council Member Julie Pace](#)
Subject: Upcoming Planning Commission Meeting

EXTERNAL

Dear Mayor Bien-Willner and Council Member Ms. Julie Pace,

It has come to my attention that the Planning Commission is currently discussing public spaces and public transportation. My opinion is that the Town of Paradise Valley has no additional need for public facilities of this kind.

Please note my objection and also my husband's to these initiatives.

Thank you!

Barbara and Joe Guglielmi





Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 21-269

Approval of the August 3, 2021 Planning Commission Minutes



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Planning Commission

Chairman James Rose
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Karen Liepmann
Commissioner Kristina Locke
Commissioner William Nassikas

Tuesday, August 3, 2021

6:00 PM

Council Chambers

Planning Commission

Minutes - Draft

August 3, 2021

**IN-PERSON ATTENDANCE AT PUBLIC MEETINGS HAS BEEN SUSPENDED UNTIL
FURTHER NOTICE. WATCH LIVE STREAMED MEETINGS AT:
<https://paradisevalleyaz.legistar.com/Calendar.aspx>**

1. CALL TO ORDER

Chairman Rose called the meeting to order at 6:10 p.m.

STAFF MEMBERS PRESENT

Deputy Town Attorney Deborah Robberson
Community Development Director Lisa Collins
Planning Manager Paul Michaud
Special Projects Planner Loras Rauch
Town Engineer Paul Mood

2. ROLL CALL

Present 6 - Commissioner Thomas G. Campbell
Commissioner Pamela Georgelos
Commissioner Karen Liepmann
Commissioner Kristina Locke
Commissioner William Nassikas
Commissioner James Rose
Absent 1 - Commissioner Charles Covington

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

- A. [21-261](#) Continued 2022 General Plan discussion of the Goals and Policies within the Community Character and Housing, Mobility, and Land Use and Growth Elements.

Loras Rauch, Special Projects Planner, explained the progress that had been done since the July meeting. She proposed a starting point and explained the changes. She listed the goals and elaborated on the policies.

Commissioner Locke asked about using the term “shall support” in Policies 1.2 and 2.6 under Community Character & Housing related to encouraging new development that respects and responds to the existing physical characteristics, drainage patterns etc.

Commissioner Liepmann agreed.

Commissioner Georgelos suggested rephrasing the above policies to permissive language such as the Town “may encourage”.

Commissioner Locke agreed.

Commissioner Locke asked about the comments in the residents’ survey of “peace, tranquility, and privacy” and use of these terms in the introduction section.

Ms. Rauch clarified there is more text for the introduction section of each Element that the Planning Commission will get later.

Commissioner Liepmann asked about defining the community culture and character.

Ms. Rauch explained that there is more text, but the main focus this evening is on the goals and policies.

Commissioner Georgelos asked about the wording in Policy 1.2 and suggested including the word “shall” in the text on the second part of the policy.

Commissioner Locke asked about certain statements in Policy 1.2 and suggested adding the words “to the Town Code” to the text.

Ms. Rauch confirmed that she understands the direction on Policy 1.2 and suggested they continue to the next goal.

Commissioner Locke asked about including the words “sustainable materials” into Policy 1.4.

Commissioner Georgelos agreed.

Chairman Rose also agreed and expounded on what constitutes sustainable

materials.

Commissioner Liepmann agreed and suggested adding the concept or word “sustainable” into Policy 1.4.

Commissioner Georgelos asked about supporting design quality and sustainable material.

Commissioner Liepmann asked about environmental sustainability in addition to sustainable materials.

Chairman Rose agreed.

Commissioner Locke agreed as well.

Ms. Rauch made all of the notes and read the next goal.

Commissioner Liepmann asked about the references to the Visually Significant Corridors Plan.

Ms. Rauch explained that the Town has adopted a master plan, which includes new language. She explained the changes that have been made to the policies.

Commissioner Locke asked about the language in Policy 2.5 in marketing the Town’s unique character.

Chairman Rose agreed that the language is vague.

Commissioner Georgelos suggested they change the word “market” to “promote” in the text.

Commissioner Locke agreed.

Ms. Rauch noted the changes and asked if there are any further questions.

Commissioner Georgelos stated that the words “shall support” is a good addition to the text.

Ms. Rauch suggested moving on to the next goal. She read the next goal as it is written and summarized the policies.

Commissioner Liepmann stated that the added Policy 3.3 regarding that the Town shall monitor regulations that mitigate and limit impacts from the raising of lots/building pads on surrounding properties seems like a weak obligation. She stated that she’s concerned about the word “monitor” in the text.

Ms. Rauch stated that the regulations are new and that’s where the word “monitor” comes into play.

Commissioner Liepmann suggested revising the text to include the phrase “shall monitor regulations to mitigate and limit impacts” in the text.

Lisa Collins agreed with the suggested changes.

Ms. Rauch continued to the next goal. She read the goal as it is written and explained the policies. She stated that most of the policies have had minimal changes.

Chairman Rose asked about the phrase "Town Campus" in Policy 4.1.

Commissioner Georgelos asked if "Town Campus" is a defined phrase.

Ms. Rauch explained what the Town Campus is and asked if the Commissioners would like the phrase to be listed among the defined terms.

Commissioner Georgelos suggested either defining it or elaborating on the phrase.

Commissioner Locke agreed that they should be more specific if it's not defined.

Chairman Rose asked about Policy 4.3 that states the Town shall encourage Special Use Permit properties to incorporate strategically located (e.g., accessible to surrounding neighborhoods) community gathering spaces that include small and appropriately scaled community-oriented services or amenities designed to support the interaction of Town residents and what that refers to.

Ms. Rauch stated that it applies to any nonresidential amendments that are required through a special use permit.

Chairman Rose stated that there is no town square, so the resorts act as gathering places. He wondered if the policy should be clearer.

Commissioner Georgelos stated that special use permit term is an umbrella term for places where people gather.

Lisa Collins stated that the phrase "Town Hall Campus" may be a more clarifying term.

Commissioner Nassikas agreed to support the phrase "Town Hall Campus."

Ms. Rauch continued to the next goal. She read the goal as it is written and summarized the policies. She stated that Policy 5.4 that reads the Town will continue to evaluate opportunities to work with State lawmakers to address community concerns regarding short term rentals in the community is an addition.

Commissioner Liepmann expressed concerns about Policy 5.4. She stated that the Town's obligations should be more than evaluating opportunities and working with state lawmakers.

Ms. Rauch stated that cities and towns used to have the ability to regulate short term rentals; however, the state law changed that. She stated that this is the reason for working with the state lawmakers in this way.

Commissioner Liepmann suggested rewording it.

Commissioner Georgelos agreed to reword to continue to address short term rentals in the community and keep it broad.

Regarding Policies 5.1 and 5.2, Commissioner Campbell asked about other residential lots that are less than one acre like the cluster plan without a special use permit.

Commissioner Liepmann suggested changing 5.1 and 5.2.

Commissioner Georgelos asked about addressing other issues under this goal, giving an example of white roofs.

Ms. Rauch stated that this particular goal talks about the types of housing. She stated that the suggested changes is best under Policy 5.1 regarding the character of the housing.

Commissioner Liepmann asked about white roofs being included in the sustainable materials.

Ms. Rauch continued onto the Circulation Element. She read the first goal as it is written and summarized the policies. She stated that this goal and policies had more changes than others.

Lisa Collins stated that it may be best to start with existing motorized circulation routes.

Commissioner Locke asked about enforcing traffic laws and traffic violations for the bicyclists' safety.

Ms. Rauch stated that Policy 1.8 would cover bicyclists. She suggested moving to the next goal. She read the goal as written and summarized the policies.

Commissioner Liepmann asked about the definition of the word 'roadway' and what that entails.

Ms. Rauch clarified 'roadway' as anything within the public right-of-way, including bike lanes and sidewalks. She stated that intent is for the Town to assign specific aspects of the roadway on a case-by-case basis.

Commissioner Locke asked about traffic congestion becoming an increasing concern with the residents.

Lisa Collins stated that they would use a traffic impact analysis to address high density congestion.

Ms. Rauch stated many of the policies have been combined or eliminated. She continued to the next goal. She read the goal as it is written and summarized the policies. She stated that the policies have been revised or combined with other policies.

Commissioner Liepmann asked about the wording of Policy 3.2 that reads the Town shall promote shuttle and/or special event transit services for resort visitors during high season and/or valley-wide events. Vehicles shall be restricted as possible to major and minor arterial streets and be absent of excessive or distracting external advertising., specifically the word “promote”. She suggested it be changed to “support”.

Commissioner Campbell stated that the Town gets involved in promoting resorts and shuttle options. He stated that he is comfortable with the word “promote.”

Commissioner Georgelos agreed that the word “promote” works well in this instance.

Commissioner Liepmann suggested changing the word “promote” to “encourage”.

All Commissioners agreed that “encourage” is a better word.

Commissioner Campbell asked about Policy 3.1 and future public transit along Lincoln Drive

Commissioner Liepmann suggested including the phrase “including along Tatum Boulevard”.

Commissioner Nassikas noted that the bus stops on Tatum Boulevard is too far from many resort.

There was suggestion to change Tatum Boulevard to major arterials.

Ms. Rauch continued to the next goal on environmental impacts. She read the goal as it is written and summarized the policies.

Commissioner Campbell asked if this would be an appropriate place to add something about sustainable materials.

Commissioner Locke agreed.

Ms. Rauch continued to the next goal on visual character. She read the goal as it is written and summarized the policies.

Commissioner Georgelos asked about environmental concerns and being open to new technological advances as they relate to climate change and sustainable roadway designs.

Commissioner Campbell asked about Policy 5.10 and having safe and

maintainable streets.

Commissioner Georgelos agreed.

Ms. Rauch stated that they have made it through all of the Mobility goals and policies.

Commissioner Campbell inquired about land use and what an LID is.

Ms. Rauch defined LID as a low-impact design.

Commissioner Campbell suggested spelling it out in the plan.

Chairman Rose asked whether to continue land use tonight or if the Commissioners would prefer to defer to the next meeting.

Chairman Rose agreed to continue talking about land use in this meeting.

Ms. Rauch continued to the first goal on quality of life. She read the goal as it is written and summarized the policies. She stated that there have been minimal changes to the policies.

Commissioner Liepmann asked whether Policy 1.7 that reads coordinate new development and land use within adjoining jurisdictions with existing and planned development along Town boundary edges is a shall or a should.

Ms. Rauch stated that it's up to the Commissioners.

Commissioner Campbell suggested that they change it to "shall".

Ms. Rauch noted the changes.

Commissioner Liepmann suggested that Policy 1.9 be changed to "shall".

Ms. Rauch noted the changes.

Chairman Rose asked for clarification for Policy 1.2 that reads the Town shall preserve a streetscape that is visually open to large yards and limited walls setback from the road and the preservation of native desert landscaping.

Ms. Rauch expounded upon Policy 1.2 regarding boundaries.

Chairman Rose asked about the phrase "limited walls".

Commissioner Campbell stated that the phrase "limited walls setbacks" is confusing.

Ms. Rauch stated that this discussion may be better held when talking about specifics.

Commissioner Campbell suggested clarifying the phrase "limited walls

setback”.

Commissioner Georgelos agreed.

Ms. Rauch agreed to work on that sentence.

Commissioner Locke suggested including the phrase “large front yards” in the text.

Commissioner Liepmann suggested using the word “perimeter”.

Ms. Rauch stated that they would see this again with a new draft. She continued to the next goal. She read the goal as it is written and summarized the policies.

Commissioner Locke suggested that Policy 2.4 that reads ensure that construction projects are completed in a timely manner with minimal impact on surrounding residences, including minimizing the visual, traffic, dust, noise and odor impacts related to the on-site schedule of work, location of temporary facilities, and placement of construction materials and debris.be changed to “shall”.

Commissioner Liepmann suggested rephrasing “native landscaping” to “drought tolerant native landscaping”.

Ms. Rauch asked for a preference for consistency.

Commissioner Georgelos agreed.

Commissioner Campbell for clarification on a policy.

Ms. Rauch explained that the policy has been deleted. She continued to the next goal on growth areas. She read the goal as it is written and summarized the policies.

Commissioner Georgelos asked for more background about special use permit property establishment.

Ms. Rauch gave examples.

Paul Michaud stated that they could remove the word “establishments” in the goal to clarify.

Ms. Rauch continued to the next goal on community spaces. She read the goal as it is written and summarized the policies. She explained that the consultant is in the process of wording the types of open spaces in Paradise Valley.

Ms. Rauch continued to the next goal on efficient infrastructure. She read the goal as it is written and summarized the policies. She stated that the land use element is a sort of umbrella element.

Ms. Rauch continued to the last land use goal on revitalization She read the

goal as it is written and summarized the policies.

Commissioner Campbell asked about the shading in the text.

Ms. Rauch stated that the shading is to clarify where the text should be.

Commissioner Campbell clarified what the intent was of the text.

Ms. Rauch stated that there has been some discussion on the project team on whether to keep the text and, if so, where to put it.

Commissioner Campbell supported keeping the text.

Commissioner Georgelos agreed.

Ms. Rauch asked for any further questions or remarks. She stated that the next four elements would be discussed at the August 17, 2021 work session.

No Reportable Action

B. [21-263](#)

Consideration of Proposed Zoning Ordinance regarding regulations for Walls, View Fences and Combination View Fences

Lisa Collins reviewed the proposal. She stated that the goal is to have a recommendation provided to the Town Council. She explained the purpose of the code amendment. She reviewed what is currently allowed in front and side yards adjacent to roadways.

Commissioner Campbell asked about whether the hedge is allowed.

Ms. Collins stated that the current code would allow a low wall without the wrought iron and a hedge. She stated that if it's a combination view fence, there could not be a hedge.

Commissioner Campbell clarified that the image being presented doesn't adhere to the current code.

Ms. Collins reviewed the comments from last meeting. She stated that there are certain limitations to landscaping and that special use permits may come into play. She explained why the code is the way it is now.

Chairman Rose noted that there is a considerable amount of conversation about landscaping. He asked about being more vigilant.

Ms. Collins stated that the hillside is a different zoning classification. She stated that the code requirements might differ some between hillside homes and flat land homes.

Chairman Rose asked about the impact of landscaping.

Commissioner Campbell stated that he's only supportive of the changes if they get a handle on landscaping. He stated that he doesn't understand the existing

code because he doesn't see much of it happening in practice.

Ms. Collins stated that there has been no code enforcement on the landscaping unless there is a safety issue.

Commissioner Campbell stated that it may well be a matter of safety and open street view. He stated that he's skeptical about changing anything in the code if the Town is not enforcing the current code.

Ms. Collins explained the current requirement for view fences and landscaping. She suggested it be moved to a separate area of code. She stated that she agrees with Commissioner Campbell. She presented a street view map. She presented the current and proposed code.

Chairman Rose asked whether they'd already made a decision on the collector street. He clarified that the two big things they need to make a decision about are the major arterials and the minor arterials.

Ms. Collins stated that major arterials and minor arterials differ somewhat.

Chairman Rose asked about the original code and the suggested differences.

Ms. Collins clarified.

Commissioner Campbell stated that they were given a hierarchy of walls. He stated that the three categories would be enough to cover it. He asked why the combination view fence was not addressed.

Chairman Rose asked for the opinions of the other Commissioners.

Commissioner Campbell stated that he doesn't like it because they're not getting any landscaping enforcement. He stated that he's discouraged by the inability to enforce the code in this area.

Ms. Collins stated that it gets a little odd. She stated that it's a little bit contradictory.

Commissioner Campbell stated that there appears to be some discrepancies between what's listed in the code and what's seen in the town.

Ms. Collins stated that they need a recommendation from the Commissioners.

Commissioner Campbell stated that he is concerned about variety.

Ms. Collins stated that the view fences are more like subdivision walls and not necessarily in peoples' front yards.

Commissioner Campbell disagreed. He asked whether walls were reviewed.

Ms. Collins confirmed that walls are reviewed.

Commissioner Locke stated that she understands Commissioner Campbell's perspective on landscaping not being enforced. She inquired about the right-of-way. She asked whether there could be some sort of parameters to the right-of-way.

Ms. Collins explained the average situation with a right-of-way. She stated that there could be situations where there is a request to the Board of Adjustment. She stated that, more frequently, there isn't enough right-of-way. She clarified the footage for major and minor arterials.

Commissioner Campbell clarified that the footage is split between each side of the street.

Chairman Rose asked to hear from the Commissioners regarding major arterials.

Commissioner Nassikas stated that he agrees with the staff's suggestions.

Commissioner Campbell asked about meandering sidewalks and lot lines.

Ms. Collins stated that there's about 45 feet of improvement so there's about 20 feet of back of sidewalk.

Commissioner Liepmann agreed with the 10-foot minimum setback is appropriate for major arterials.

Commissioner Georgelos stated that many of these issues are negligible.

Chairman Rose asked for clarification.

Commissioner Georgelos stated that she's not supportive of the changes.

Chairman Rose asked if Commissioner Georgelos would be supportive of more landscaping enforcement.

Ms. Collins suggested that they move into the action item. She stated that there may not be enough support for this to move forward. She stated that there could be comments along with the motion or recommendation to inform the Council.

Commissioner Campbell stated that they should come to a consensus.

Ms. Collins suggested they continue.

Commissioner Locke suggested including variants.

Commissioner Campbell disagreed with the changes.

Commissioner Liepmann stated that she's in favor of some of the changes, but not others.

Ms. Collins stated that the Commissioners can vote line by line if they like during

the hearing portion.

Commissioner Locke stated that she's in favor of creative ideas. She stated that she would like to talk through it.

Commissioner Campbell suggested compromising.

Chairman Rose asked how many people would support a compromise of 15 feet for major arterials.

Commissioner Nassikas agreed to support the compromise.

Commissioner Campbell agreed to support the compromise.

Commissioner Liepmann agreed to support the compromise.

Commissioner Locke agreed to support the compromise.

Chairman Rose agreed to support the compromise.

Commissioner Georgelos disagreed.

Commissioner Campbell stated that they'd reached a consensus with the major arterials, but not the minor arterials. He stated that the same things that make the majors desirable would make the minors desirable.

Chairman Rose asked about "N/A" on the presentation.

Ms. Collins stated that it doesn't have its own requirements.

Commissioner Campbell asked about meandering walls.

Commissioner Nassikas asked for clarification about meandering walls in the minor arterials at 15 feet.

Ms. Collins stated that the other walls are see-thru so they're allowed a different footage.

Commissioner Campbell suggested a hierarchy for the walls.

Commissioner Nassikas agreed.

Commissioner Locke asked about feedback from residents about meandering walls.

Ms. Collins stated that she has not received any feedback about meandering walls.

Commissioner Campbell explained his proposed hierarchy of walls.

Commissioner Locke agreed to support Commissioner Campbell's ideas.

Commissioner Liepmann agreed. She stated that she has concerns about the hedges with combination view fences.

Chairman Rose asked about combination view fences and landscaping.

Commissioner Liepmann asked about defining landscaping hedges.

Commissioner Campbell stated that he'd like to make amendments to paragraph D.

Commissioner Georgelos asked about oleander hedges, view fences, and meandering walls and how they relate to the original goal.

Chairman Rose asked if a majority was reached for major arterials and minor arterials.

Commissioner Campbell suggested a compromise. He suggested 20 feet for the view fence, 20 feet for the combination view fence, 30 feet for the meandering, and 40 feet for the remaining walls.

Commissioner Georgelos stated that they need to be certain that this is what they want because they won't be able to take it back.

Chairman Rose asked about the reason for changing the codes.

Ms. Collins stated that there was one home that precipitated the discussion, which led to the need for clarity in the code.

Chairman Rose asked about working on the verbiage rather than the numbers.

Ms. Collins stated that the proposed draft is a reorganized version of the current code. She stated that the numbers need clarifying as well as making it less cumbersome to understand.

Chairman Rose asked if there is a way to make things more succinct.

Ms. Collins stated that the language and the chart that has been put together is more succinct.

Commissioner Locke stated that the chart is very helpful. She asked about referencing the chart to the content of the document.

Commissioner Georgelos stated that she is supportive of the reformat. She stated that things should be as clear as possible. She stated that she disagrees with the changes to the numbers.

Commissioner Campbell asked about amendments to the amendment. He suggested deferring the public hearing until the next meeting.

Chairman Rose asked whether everyone agrees.

Ms. Collins stated that the draft code would include the chart as well as the reformatted written word.

Commissioner Campbell stated that he would like to continue speaking on the subject.

Commissioner Georgelos stated that it's imperative that there are no inconsistencies.

Commissioner Campbell suggested a compromise.

Commissioner Nassikas agreed with the proposed changes.

Commissioner Liepmann agreed with the proposed changes.

Commissioner Campbell stated that he would like to spend some time reviewing paragraph D, but not tonight.

Commissioner Georgelos stated that the walls, fences, and landscaping should all be looked at together because they work together.

Chairman Rose suggested making a comment to the Council.

No Reportable Action

5. PUBLIC HEARINGS

- A. [21-262](#) Consideration of Proposed Zoning Ordinance regarding regulations for Walls, View Fences and Combination View Fences

A motion was made by Commissioner Campbell, seconded by Commissioner Georgelos, to continue Item 21-262, Consideration of proposed Zoning Ordinance regarding regulations for walls, view fences, and combination view fences. The motion carried by the following vote:

Aye: 6 - Commissioner Campbell, Commissioner Georgelos, Commissioner Liepmann, Commissioner Locke, Commissioner Nassikas and Commissioner Rose

Absent: 1 - Commissioner Covington

6. ACTION ITEMS

None

7. CONSENT AGENDA

- A. [21-260](#) Approval of the July 20, 2021 Planning Commission Minutes

A motion was made by Commissioner Liepmann, seconded by Commissioner Georgelos, to approve the July 20, 2021 minutes. The motion carried by the following vote:

Aye: 6 - Commissioner Campbell, Commissioner Georgelos, Commissioner Liepmann, Commissioner Locke, Commissioner Nassikas and Commissioner Rose

Absent: 1 - Commissioner Covington

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Michaud reported that the next meeting was on August 17, 2021 with a public hearing on walls and fences as well as a general plan to discuss 4 elements.

11. ADJOURNMENT

A motion was made by Commissioner Georgelos at 10:06 p.m., seconded by Commissioner Nassikas, to adjourn the meeting. The motion carried by the following vote:

Aye: 6 - Commissioner Campbell, Commissioner Georgelos, Commissioner Liepmann, Commissioner Locke, Commissioner Nassikas and Commissioner Rose

Absent: 1 - Commissioner Covington

Paradise Valley Planning Commission

By: _____
Paul Michaud, Secretary