



# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Meeting Notice and Agenda Planning Commission

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Tuesday, May 1, 2018

6:00 PM

Council Chambers

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### 1. CALL TO ORDER

### 2. ROLL 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.*

### 5. PUBLIC HEARINGS

*The Public Body may take action on this item.*

### 6. ACTION ITEMS

*The Public Body may take action on this item.*

A. [18-183](#) **Consideration of Finisterre Subdivision Wall (MI-18-02)  
6440 N 61st Place (Assessor's Parcel Number 169-39-125)**

**Recommendation:** It is recommended that the Planning Commission forward to the Town Council approval of the modified subdivision wall heights, subject to the following stipulations:

1. The wall improvements shall be in substantial compliance with the following:
  - a. The narrative, prepared by the Finisterre Home Owner's Association (HOA);
  - b. The site plans, prepared by the Finisterre HOA; and
  - c. The exterior wall elevations/details, prepared by the Finisterre HOA.
2. The exterior of the wall must be finished and painted to match the existing wall.
3. Any exterior landscaping destroyed or removed during the construction of the wall improvement must be replaced with a similar plant or similar vegetation.

**Staff Contact:** George Burton, 480-348-3525

## 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. [18-179](#) **Approval of April 17, 2018 Planning Commission Minutes**

## 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

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**File #:** 18-183

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### Town of Paradise Valley Action Report

**TO:** Chair and Planning Commission

**FROM:** Eva Cutro, Community Development Director  
Paul Michaud, Senior Planner  
George Burton, Planner

**DATE:** May 1, 2018

**CONTACT:**

George Burton, 480-348-3525

**AGENDA TITLE:**

Finisterre Subdivision Wall (MI-18-02) - Public Meeting  
6440 N 61<sup>st</sup> Place (Assessor's Parcel Number 169-39-125)

**RECOMMENDATION**

It is recommended that the Planning Commission forward to the Town Council approval of the modified subdivision wall heights, subject to the following stipulations:

1. The wall improvements shall be in substantial compliance with the following:
  - a. The narrative, prepared by the Finisterre Home Owner's Association (HOA);
  - b. The site plans, prepared by the Finisterre HOA; and
  - c. The exterior wall elevations/details, prepared by the Finisterre HOA.
2. The exterior of the wall must be finished and painted to match the existing wall.
3. Any exterior landscaping destroyed or removed during the construction of the wall improvement must be replaced with a similar plant or similar vegetation.

**BACKGROUND:**

**Request:**

The applicant, Finisterre Home Owner's Association (HOA), is requesting to raise the height of the existing subdivision wall on nine properties.

**History/Background:**

The Finisterre subdivision and subdivision wall were approved in 1977. The subdivision wall is located at the property line of the perimeter lots and was originally approved with a varying wall height of 4'6" tall to 6' tall.

In conjunction with the Lincoln Drive Sidewalk Project in 2005, the Town allowed Finisterre to raise the height of the subdivision wall adjoining Lincoln Drive (from 6' tall to 8' tall with a 2' berm on the bottom of the fence). However, only three of the western properties adjoining Lincoln Drive decided to raise the height of their portion of the subdivision wall.

**General Plan:**

The modified wall height is compliant with Sections LU 2.1.3.7 and CC&H 3.1.1.2 of the General Plan. Section LU 2.1.3.7 states that "Where walls and fences are used/necessary, the Town shall require use and effective upkeep of attractive wall and fence materials and finishes (e.g., stone, masonry, wrought iron, vegetation) and wall designs (meandering, see-through)." The modified wall will have a stucco and paint finish and the existing landscaping will be maintained.

Also, Section CC&H 3.1.1.2 states that established neighborhoods shall be protected and that "The Town shall encourage new development and redevelopment, both private and public, to respect and respond to those existing physical characteristics, buildings, streetscapes, open spaces, and urban form that contribute to the overall character and livability of the neighborhood." The increase wall height provides additional privacy and security while maintaining the aesthetics of the existing subdivision wall.

**FACTS/DISCUSSION**

The rear yard wall height on Lots 86 - 93 will be raised from 4'6" tall to 6' tall (eight properties adjoining Lincoln Drive). Also, the rear yard wall height on Lot 83 will be raised from 4'8" tall to a height of 5'7" tall (adjoining Invergordon Road). The increased wall height will provide additional security and privacy for the affected lots and will be consistent with the height of the subdivision wall located west of the Lincoln Drive entrance.

The affected fence walls are located at the property line and the additional block used to raise the height will have a stucco and paint finish to match the existing wall. No new landscaping or landscape lighting is associated with this improvement; however, any landscaping or landscape lighting damaged during construction will be replaced.

**ENFORCEMENT:**

There are no current zoning violations associated with the subject property.

**PUBLIC COMMENT:**

Neighbors located within a 1,500' radius of the subject properties were notified of the public meeting. Staff received no comments regarding the proposed wall modification.

**PLANNING COMMISSION DISCUSSION**

The Commission reviewed this application during the April 17<sup>th</sup> work session. The Commission asked questions for clarification and no additional information was requested.

**NEXT STEPS**

The Commission will make a recommendation and forward the application to the Town Council for review.

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**File #:** 18-183

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**ATTACHMENTS:**

Application

Vicinity & Aerial

Narrative

Plans

C:       - Applicant: David Pulatie  
          - Case File: MI-18-02



## Action Report

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**File #:** 18-183

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**TO:** Chair and Planning Commission

**FROM:** Eva Cutro, Community Development Director  
Paul Michaud, Senior Planner  
George Burton, Planner

**DATE:** May 1, 2018

**CONTACT:**

George Burton, 480-348-3525

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**PLANNING COMMISSION DISCUSSION**

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**NEXT STEPS**

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**File #:** 18-183

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**ATTACHMENTS:**

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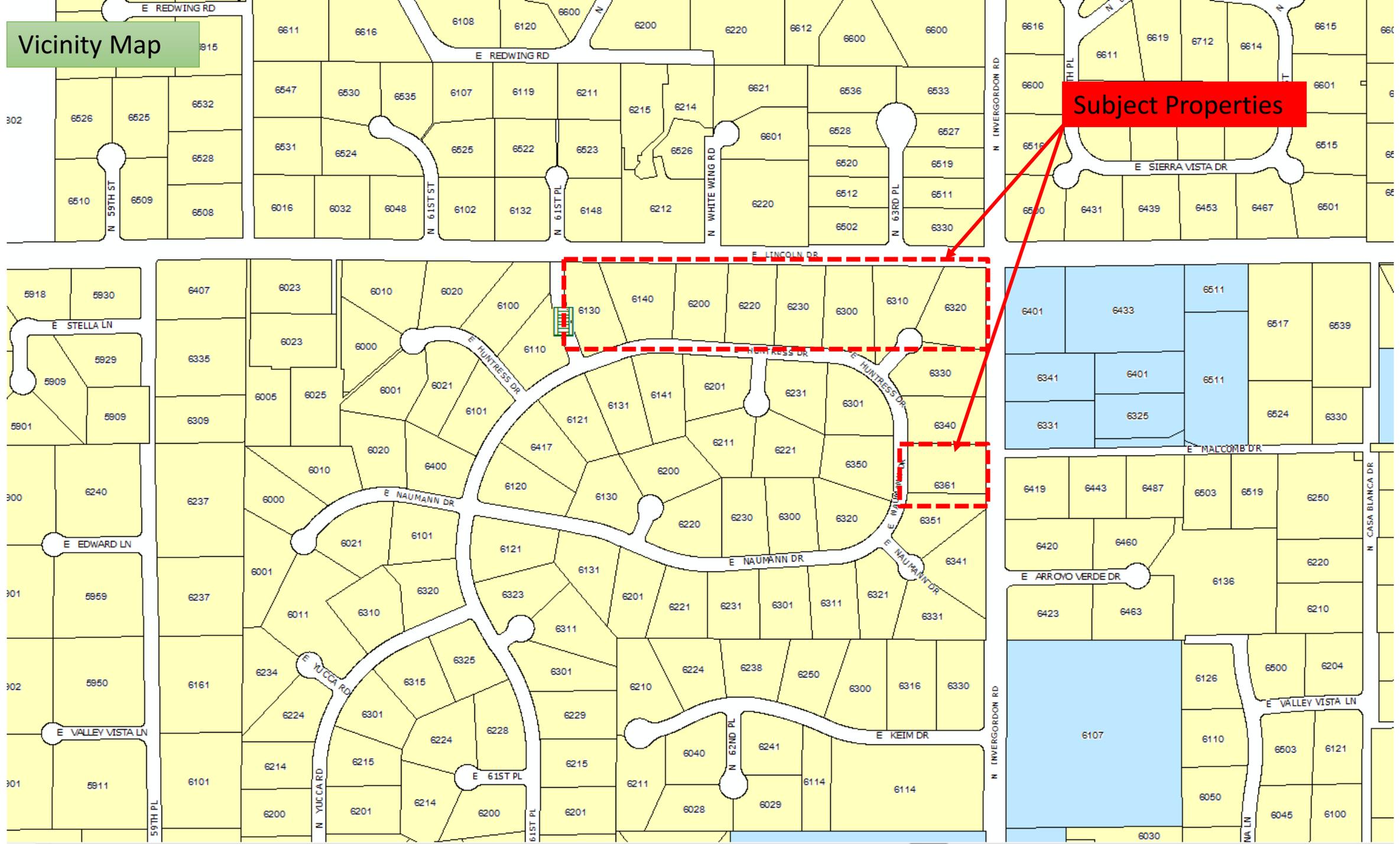
Vicinity & Aerial

Narrative

Plans

C:       - Applicant: David Pulatie  
          - Case File: MI-18-02

# Vicinity Map



**Subject Properties**



MI-18-02

RECEIVED

MAR - 5 2018

**TOWN OF PARADISE VALLEY**  
**APPLICATION FOR LOT LINE ADJUSTMENTS, REPLAT, LOT COMBINATIONS, AND**  
**EXEMPT LOT SPLITS**

PARCEL NO.: \_\_\_\_\_  
(County Tax Assessor Number)

DATE: March 4, 2018

NAME OF SUBDIVISION: FINISTERRE

If property or properties are not in a subdivision check box:

If property or properties are both in and out of a subdivision check box:

ADDRESS OR LOCATION OF PROPERTY: 6440 N. 61ST PLACE  
Paradise Valley, AZ 85253

OWNER: FINISTERRE HOA  
NAME

- Same - ( )  
ADDRESS PHONE #

SIGNATURE OF OWNER

*All owners of the property or properties must sign the application or submit an original signed letter acknowledging the processing of this application.*

REPRESENTATIVE: David Kwan President, Finistere HOA  
NAME COMPANY

6361 E. NAUMANN DR.  
ADDRESS

(480) 789-0113 ( )  
PHONE # FAX #

[Signature]  
SIGNATURE OF REPRESENTATIVE

If representative is the same as the owner listed on this application check box

*The listed representative will be the primary contact on this application. The Town will send all correspondence on this application to the listed representative, unless otherwise notated.*

MARCH 4, 2018

TO: PARADISE VALLEY TOWN COUNCIL  
AND PLANNING COMMISSION  
cc: George BURTON - PLANNER

FM: DAVID PUCATTE - PRESIDENT, FINISTERRE HOA

SUBJECT: BUILDING PERMIT APPLICATION

ENCLOSED PLEASE FIND REQUIRED DOCUMENTATION AND JUSTIFICATION IN SUPPORT OF FINISTERRE'S REQUEST FOR A BUILDING PERMIT TO RAISE THE SUBDIVISION PERIMETER WALL ON THE SOUTH SIDE OF LINCOLN DR., EXTENDING FROM THE GATED ENTRANCE AT 61ST PLACE TO INVERGORDON RD, A DISTANCE OF ABOUT 1453 FT., PLUS WRAP-A-ROUNDS.

THE PURPOSE OF THIS WALL RAISING IS TO IMPROVE PRIVACY AND SECURITY FOR THE EIGHT PROPERTIES WHICH BACK UP TO THE LINCOLN DR. WALL, AS WELL AS REDUCE THE TRAFFIC NOISE GENERATED BY THE OVER INCREASING TRAFFIC FLOW ON LINCOLN DRIVE, LASTLY, OUR OBJECTIVE IS TO REDUCE THE WALL HEIGHT DISPARITY BETWEEN THE EAST AND WEST SIDES OF THE COMMUNITY ENTRANCE. RESIDENTS RAISED THE WEST SIDE WALL MANY YEARS AGO. ATTACHED PHOTOS HIGHLIGHT THIS DISPARITY. THIS WALL RAISING WILL ENABLE FINISTERRE TO ENHANCE THE ENTRYWAY AS FUNDS PERMIT.

2

THE PROPOSED WALL RAISING WILL CONFORM TO PARADISE VALLEY TOWN WALL BUILDING CODES (AS ATTACHED). CONSTRUCTION WILL BE COORDINATED WITH TOWN STAFF TO MINIMIZE TRAFFIC FLOW INTERRUPTION. LITTLE, IF ANY BURMING WILL BE REQUIRED DUE TO EXISTING WALL HEIGHT AND TOPOGRAPHY. FINAL WALL HEIGHT WILL NOT EXCEED 6' FT. PLANTINGS WILL BE PRESERVED OR REPLACED.

ATTACHED DOCUMENTS CONFIRM THIS PROJECT WAS RECOMMENDED BY TOWN STAFF FOR APPROVAL IN 2005 AT THE TIME OF THE SIDEWALK INSTALLATION. FOR A NUMBER OF REASONS THE PROJECT WAS NOT COMPLETED AT THAT TIME. RECENT DISCUSSION WITH TOWN STAFF CONFIRMS THEY WOULD SUPPORT OUR PROJECT PROPOSAL AND BUILDING PERMIT APPLICATION AT THIS TIME.

WE BELIEVE THE RAISING OF THE WALL WILL BE AN ENHANCEMENT TO THE TOWN'S LINCOLN CORRIDOR BEAUTIFICATION INITIATIVES AND RESPECTFULLY REQUEST YOUR APPROVAL.

Thank You,

David Polito, President, Finistere HOA

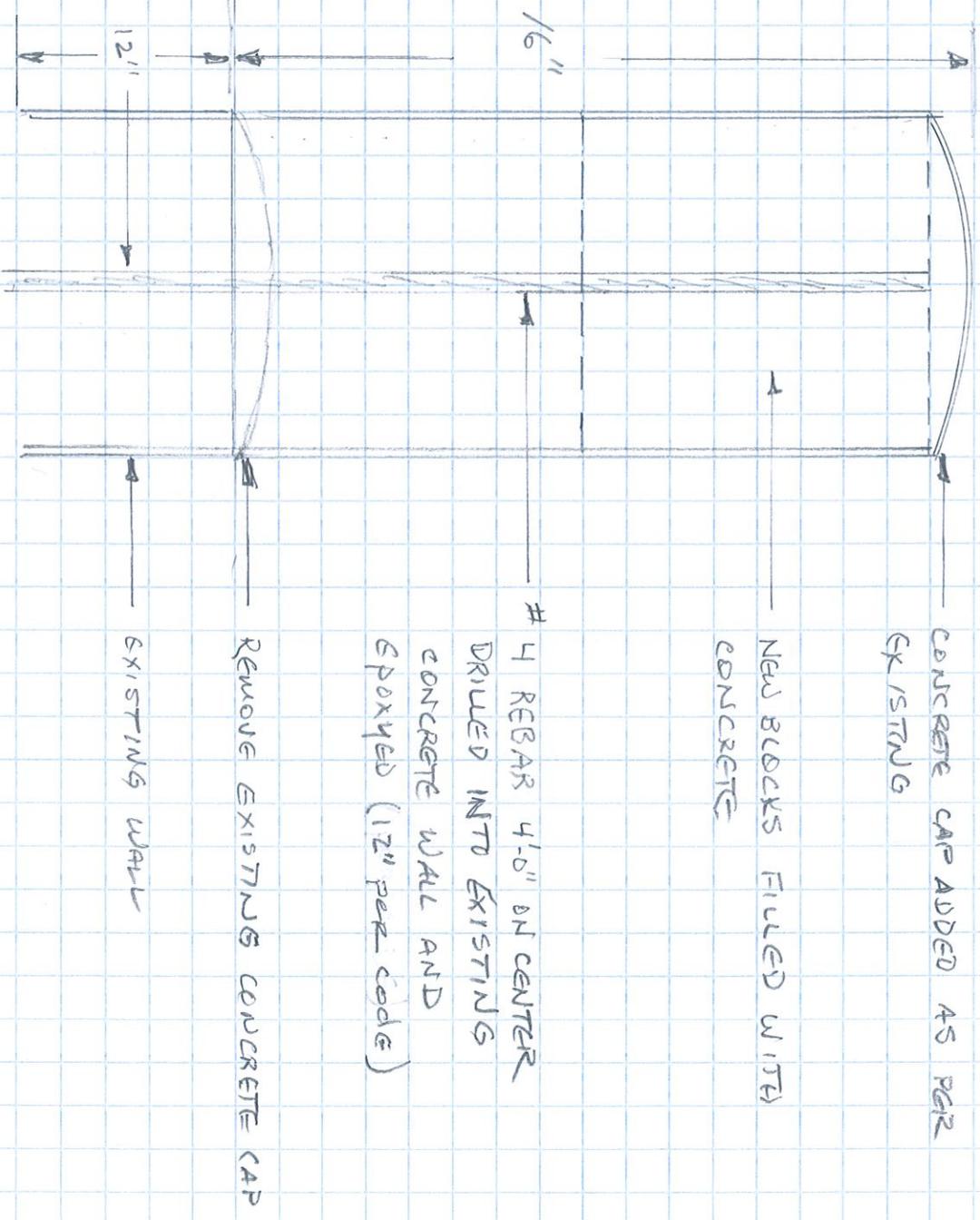
# FINISTERRE EAST LINCOLN DR. WALL PROJECT

2/4/2018

## WALL ADDITION DESIGN

NOTES:

- WALL ADDITION STUCCOED AND PAINTED TO EXISTING TEXTURE AND COLOR
- LITTLE OR NO BURROWS REQUIRED TO MAINTAIN FINAL WALL HEIGHT AT OR BELOW 6'0"
- LINEAR STEP DOWNS AS REQUIRED BY SLOPE OF TERRAIN
- ANY PLANTING OR LIGHTING DAMAGE TO BE REPAIRED



CONCRETE CAP ADDED AS PER EXISTING

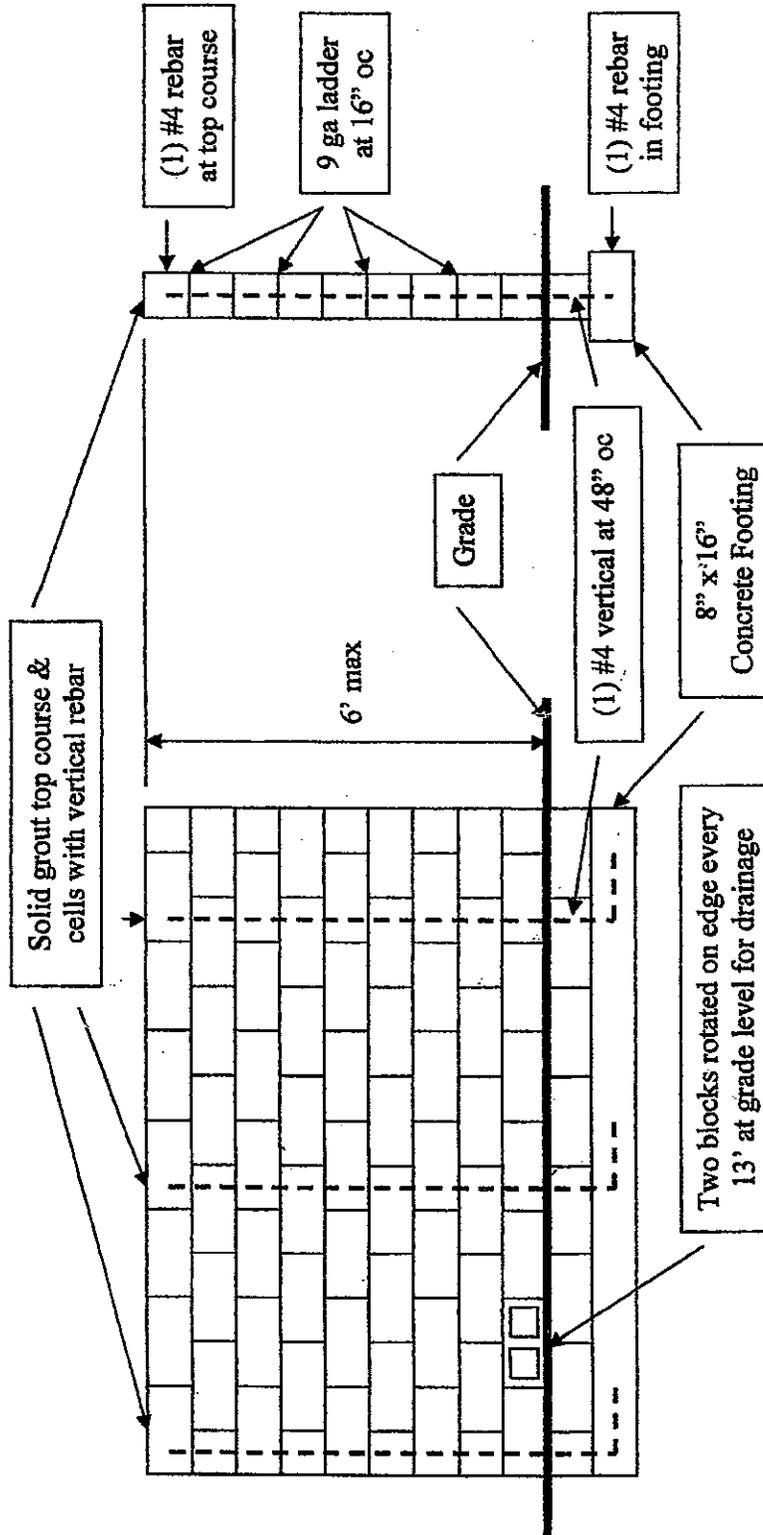
NEW BLOCKS FILLED WITH CONCRETE

# 4 REBAR 4'0" ON CENTER DRILLED INTO EXISTING CONCRETE WALL AND GPOXYED (12" PER CODE)

REMOVE EXISTING CONCRETE CAP  
EXISTING WALL



# 8" Masonry Fence



Height is measured on the exterior side of the fence (away from the property upon which the wall is built -- this includes washes).

The minimum finish on both sides of the fence is stucco and paint.

For most zoning classifications 6' high fences can be no closer than 40' to the front property line.

For most zoning classifications 3' high fences can be no closer than 10' to the front property line.

All construction must be accomplished on the lot of the permit holder unless a written agreement is reached with the neighbor.

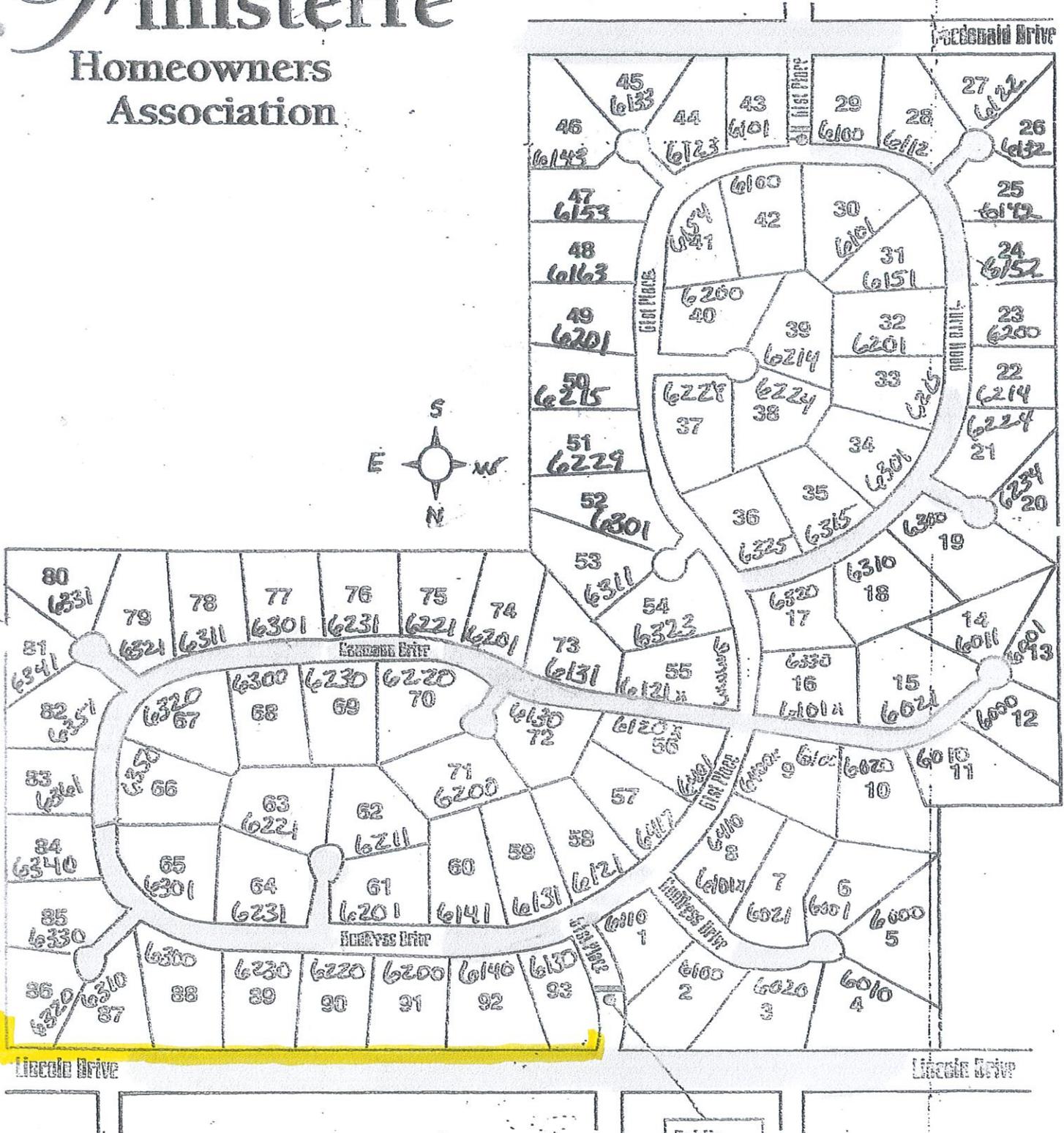
Engineering is required on all retaining walls that retain more than 24" of material.

Engineering is required on fences constructed of 4" fence blocks and pilasters.

The height of retaining walls is limited to no more than 6" above the material that is being retained.

# Finisterre

Homeowners  
Association



HIGHLIGHTED AREAS ARE PROPERTIES  
 BACKING TO LINCOLN DRIVE WHERE  
 At Lincoln Drive and 61st Place  
 WALL HEIGHT REQUEST IS  
 Paradise Valley Arizona  
 MADE

Public  
Entrance  
(Gate House)

On Feb 22, 2018, at 5:21 PM, George Burton <[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)> wrote:

Hi Mr. Pulatie,

Staff reviewed the April 13, 2005 letter from former Town Manager, Tom Martinson, regarding the increased subdivision wall height along Lincoln Drive. However, due to current code, staff cannot honor the April 13<sup>th</sup> letter and the proposed raise in wall height will require Planning Commission and Town Council review and approval. Staff is supportive of the increased wall height of 6' tall and the Town Manager will wave the application fee.

Also, regarding your inquiry, the asphalt/pavement behind the guard house may be extended. However, please provide a plan for Town Engineering Department review to ensure that there will be no damage to water valves, sewer valves, or other affected utilities that may be in that area.

If you have any questions, please contact me at [480-348-3525](tel:480-348-3525).

Best Regards,  
George Burton  
Town of Paradise Valley  
Planner  
480-348-3525  
480-951-3715 Fax  
[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)

**From:** George Burton  
**Sent:** Friday, June 30, 2017 2:47 PM  
**To:** [timmm@mg-az.com](mailto:timmm@mg-az.com)  
**Cc:** [dpulatie1@cox.net](mailto:dpulatie1@cox.net)  
**Subject:** Finisterre Pre-Application

Hi Tim,

Staff's review of the pre-application to raise the height of the Finisterre subdivision wall generated the following comments:

1. Please identify the maximum height of each fence wall.
2. Please identify if a berm will be placed next to the wall in order to limit the exposed vertical plane of the wall to 6' in accordance with Section 2404.a.3 (see attached Article 24).
3. Please identify if there is any additional landscaping will be placed in front of the raised walls? If so, please provide a landscape plan and any associated landscape lighting (if applicable).
4. Please identify the color and finish of the modified fence walls.
5. Please verify if the affected walls are located on the property line (and is not located in the Town's right-of-way).
6. Since the original subdivision wall was approved by Planning Commission and Town Council action, the modification to raise the height of the walls must go through the same process. Please complete the attached Subdivision Wall Application along with the updated plans and documents. Please be advised that the Planning Commission does not take any action during July and August. The Commission can perform work study reviews, but cannot take action (via a public hearing) until September.

If you have any questions, please contact me at [480-348-3525](tel:480-348-3525).

Best Regards,  
George Burton  
Town of Paradise Valley  
Planner  
480-348-3525  
480-951-3715 Fax  
[gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)

All points reviewed with  
George Burton



<Subdivision Wall Application Form.pdf>  
<Article 24.pdf>  
<Fee Schedule.pdf>

✓ Received 4/18/05  
by Beth Mulcahy



**TOWN OF  
PARADISE VALLEY**

PHONE: (480) 948-7411  
FAX: (480) 951-3715  
TDD: (480) 483-1811

OFFICE OF: TOWN MANAGER

8401 EAST LINCOLN DRIVE  
TOWN OF PARADISE VALLEY, ARIZONA 85253 4399

April 13, 2005

Beth Mulcahy  
Mulcahy Law Firm, P.C.  
1232 East Missouri  
Phoenix, AZ 85014

Re: Lincoln Drive Sidewalk Project – Finisterre Perimeter Wall

Dear Ms. Mulcahy:

Sincerely,

Your letter of April 9, 2005 regarding the Lincoln Drive Sidewalk Project with reference to the Finisterre perimeter wall along Lincoln Drive, will be provided to members of the Paradise Valley Town Council. Please consider this letter in response to the issues you raised on behalf of Finisterre residents, and in the event that the matter is scheduled for formal Town Council action at some point in the future, the Town staff will recommend the following.

The Town will allow raising the height of the Lincoln Drive perimeter wall to an elevation eight feet higher than the south Lincoln Drive curb. The wall can be no higher than six feet with a berm two feet in height, totaling eight feet. There are several properties within Finisterre who have already raised the wall adjacent to their properties to conform to this additional height.

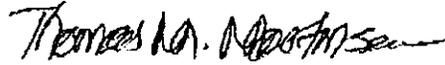
The Town does not pay for improvements on private property, such as the raising of the perimeter wall. All improvements on private property are the responsibility of the respective owner or association. A Town building permit is required for the wall construction.

At such time as a sidewalk may be built along Lincoln Drive, care will be taken to minimize the impact upon existing landscape and other features. The aesthetics of the right of way outside the perimeter wall will be maintained, and the cost of such work will be included as part of the sidewalk construction.

Beth Mulcahy  
April 13, 2005  
Page 2

I hope that this letter satisfactorily responds to the issues you raised. If you would like to discuss the Lincoln Drive Sidewalk Project or raising of the Finisterre perimeter wall further, please do not hesitate to call.

Sincerely,

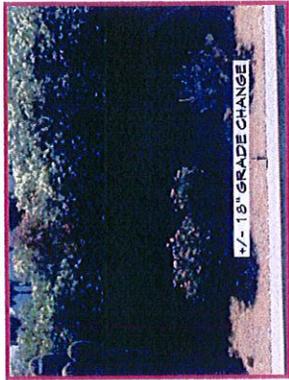


Thomas M. Martinsen  
Town Manager

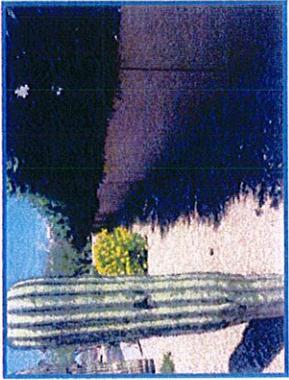
TMM/nm



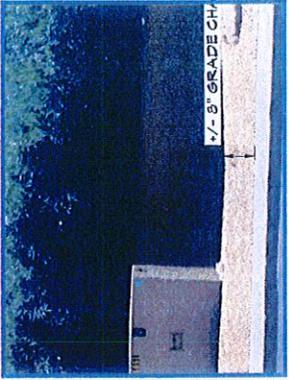
WEST



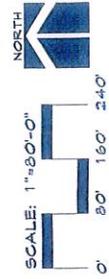
WEST



EAST

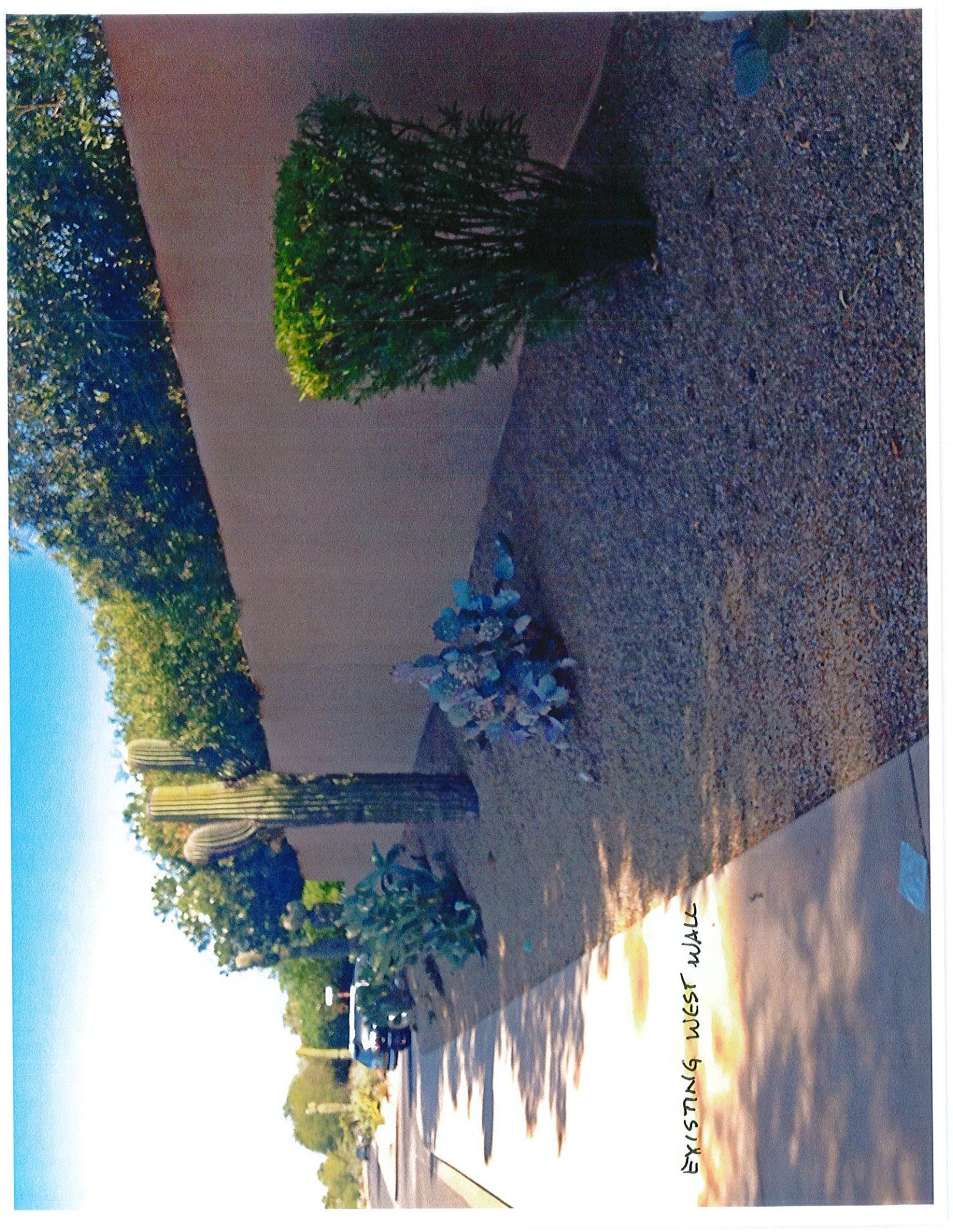


EAST



**FINSTERER**  
 LINCOLN STREET PERIMETER WALL AMENDMENT  
 61ST PLACE AND LINCOLN STREET  
 MAY 8, 2017





EXISTING WEST WALL

EXISTING WEST WALL





EXISTING EAST WALL



EXISTING EAST WALL



12" FOOTING BASE  
ALONG EAST WALL

FEB 28, 2018

TO: Paradise Valley Town Council  
AND Planning Commission

FM: David Pulate

SUBJECT: BUILDING PERMIT APPLICATION

ENCLOSED PLEASE FIND REQUIRED DRAWING SUPPORT AND APPLICATION MATERIALS FOR A BUILDING PERMIT TO RAISE MY RESIDENTIAL SUBDIVISION WALL ALONG INVERGORDON RD. THE PURPOSE OF THIS WALL RAISING IS TO IMPROVE PRIVACY, ENHANCE SECURITY AND REDUCE NOISE FOR MY PROPERTY.

WHILE THE WALL IS 170' IN LENGTH, THE RAISING BY ONE 8" BLOCK APPLIES TO THE TWO LOWEST SECTIONS OF THE EXISTING WALL, AT EITHER END, BOTH WALL HEIGHTS MEASURING BETWEEN 4'8" AND 4'10" BEFORE THE REQUESTED ADDITION. TOTAL ADDED LENGTH IS ABOUT 110'. WALL HEIGHTS AFTER RAISING ARE 5'4" TO 5'7". ALLOWABLE IS 6'. NO BURMING WILL BE REQUIRED.

DESIGN CARE HAS BEEN TAKEN TO INSURE STEPS/DOWNS ARE CONSISTENT WITH OVERALL WALL DESIGN AND FLOW FROM ADJACENT PROPERTIES.

Thank you for your review and consideration.



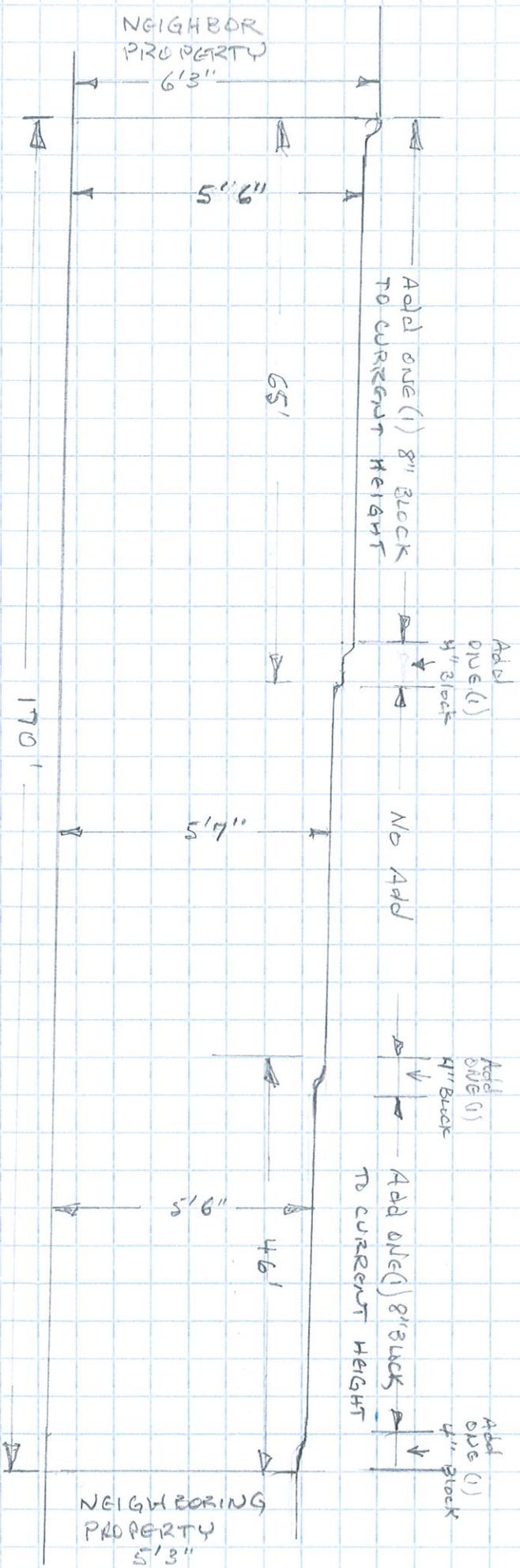
# WALL RAISING PROJECT

LOCATION: INVERGORDON PERIMETER WALL TO 6361 E. NADYMAN DR.

PROJECT: RAISE WALL IN TWO PLACES BY 8" (ONE BLOCK)

PURPOSE: REDUCE NOISE; IMPROVE SECURITY AND PRIVACY FOR RESIDENCE

PARAMETERS: CONSTRUCTED TO TOWN CODE (ATTACHED). NO BURM REQUIRED  
BLENDS TO NEIGHBORING PROPERTIES, FINISH AND PAINT TO EXISTING

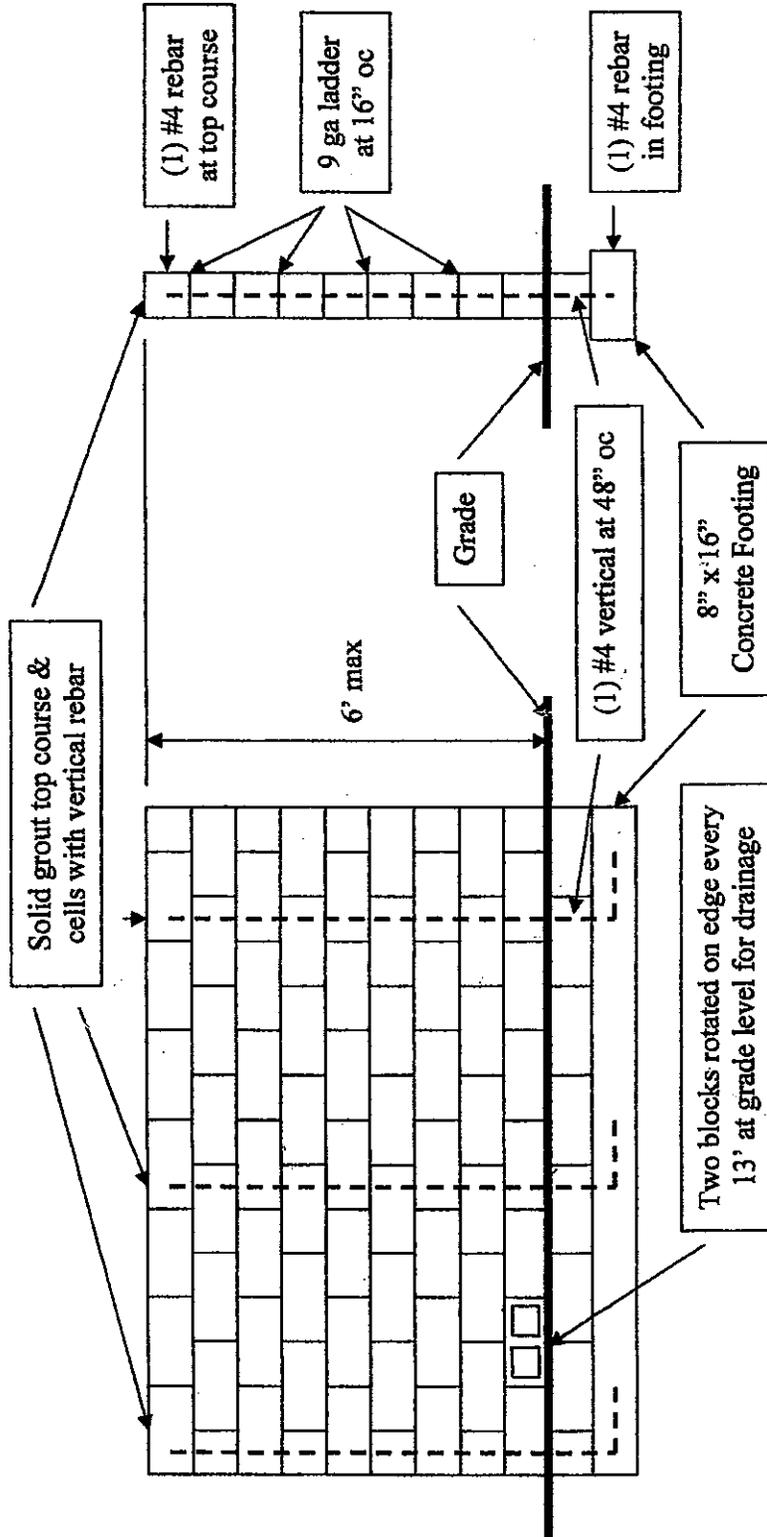


- INVERGORDON RD. PERIMETER WALL
- NOTE NATURAL GRADE DESCENT
- NO BURM NOW OR PLANNED

- DIMENSIONS ARE AFTER RAISED WALL
- PRIOR HEIGHT IN RAISED AREAS BELOW 5'
- FINISHED WALL IS BELOW 6' LIMIT.



# 8" Masonry Fence



Height is measured on the exterior side of the fence (away from the property upon which the wall is built – this includes washes). The minimum finish on both sides of the fence is stucco and paint. For most zoning classifications 6' high fences can be no closer than 40' to the front property line. For most zoning classifications 3' high fences can be no closer than 10' to the front property line. All construction must be accomplished on the lot of the permit holder unless a written agreement is reached with the neighbor. Engineering is required on all retaining walls that retain more than 24" of material. Engineering is required on fences constructed of 4" fence blocks and pilasters. The height of retaining walls is limited to no more than 6" above the material that is being retained.

From: George Burton [gburton@paradisevalleyaz.gov](mailto:gburton@paradisevalleyaz.gov)  
Subject: RE: Finisterre Pre-Application  
Date: Feb 23, 2018, 10:16:17 AM  
To: David Pulatie [dpulatie1@cox.net](mailto:dpulatie1@cox.net)

Hi Mr. Pulatie,

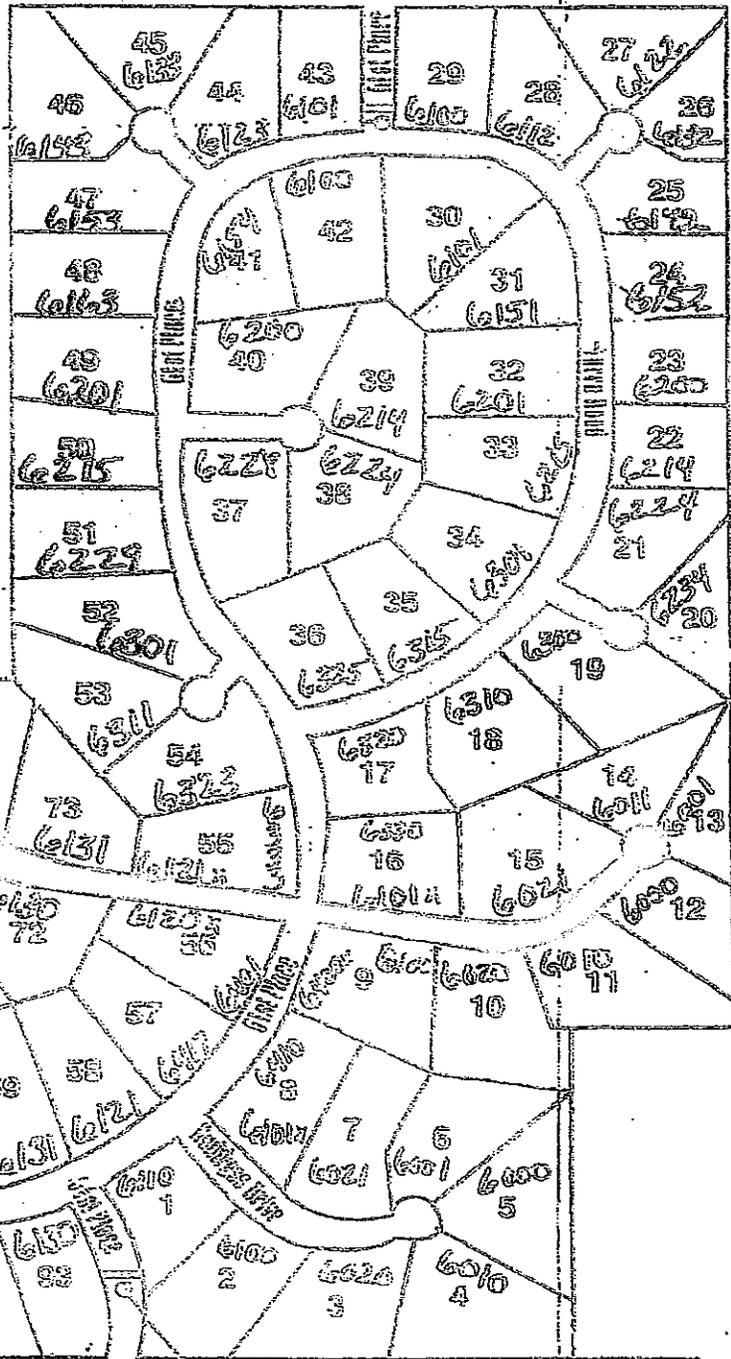
Please incorporate the raise in your wall height with the request to raise the Lincoln Dr wall height. If the request is approved by Council, then the next step will be the issuance of a building permit. If you have any questions, please contact me at 480-348-3525.

Best Regards,  
George Burton  
Town of Paradise Valley  
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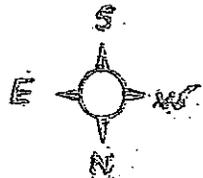
# Ministerre

Homeowners  
Association

Paradise Valley Drive



\* HIGHLIGHTED AREAS FOR WALL RAISING.



Lincoln Drive

Lincoln Drive



At Lincoln Drive and 61st Place  
Paradise Valley Arizona







# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Action Report

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**File #:** 18-179

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# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Minutes - Draft

### Planning Commission

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Tuesday, April 17, 2018

6:00 PM

Council Chambers

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#### 1. CALL TO ORDER

##### **STAFF MEMBERS PRESENT**

Town Attorney Andrew M. Miller  
Community Development Director Eva Cutro  
Senior Planner Paul Michaud  
Planner George Burton

#### 2. ROLL CALL

**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

#### 6. ACTION ITEMS

##### A. [18-157](#) Election of Chairperson

Vice Mayor Bien-Willner welcomed the new Commissioners and explained his role as liaison to the Commission. Duncan Miller, Town Clerk, swore in Commissioners Wainwright, Georgelos, Lewis, and Chairman Wastchak. Chairman Wastchak called for nominations for Chairperson.

**A motion was made by Commissioner Anton, seconded by Commissioner Wainwright, to nominate Commissioner Wastchak as chairperson. This will be Commissioner Wastchak's second term as chairman. There were no other nominations. 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. STUDY SESSION ITEMS

**A.**     [18-158](#)

Discussion of Finisterre Subdivision Wall (MI-18-02)  
6440 N 61st Place (Assessor's Parcel Number 169-39-125)

George Burton presented the application request. He noted that the subdivision and wall were platted in 1977. The request is to raise the wall along eight lots bordering Lincoln Drive and one lot bordering Invergordon Road.

Dave Pulatti, representing the Finisterre home owner association, gave background on the height of the wall along Invergordon Road.

The height of the finished wall will not exceed six feet. There was discussion of raising the height of the wall to eight feet along Lincoln Drive, however this is not the desire of the applicant. Mr. Pulatti stated the home owner association believes the six-foot height will serve their purpose. There was discussion of landscaping in front of the wall. This application does not include landscaping but the applicant is planning on improved landscaping along Lincoln Drive. The home owner association is aware of the Visually Significant Corridors Plan and is willing to research this while planning their landscape. There was discussion regarding ownership of the wall. It was built by the association. The outside maintenance is completed by the association while the inside maintenance is completed by the individual homeowners. Due to the noise from Lincoln Drive several Commissioners were very sympathetic to this request.

Mr. Burton noted that this application is scheduled for action on May 1st.

**No Reportable Action**

**B.**     [18-156](#)

Discussion of a Minor Amendment to the Montessori Academy Special Use Permit to allow for storage at 6050 N Invergordon Road

Paul Michaud presented the application and the history of the Special Use Permit (SUP). The applicant has agreed to remove two existing shipping containers that were in violation of the SUP. The existing storage structure will then be enlarged by 500 square feet to provide the necessary storage. The proposed height of the addition will be approximately 12' and setback 30' to the west and 20' to the south property line. This request is proposed as a minor amendment. Mr. Michaud explained the minor amendment criteria.

There was discussion of allowing the existing, non-conforming section of the storage building to remain. The wire attached to the shipping containers is also not part of the SUP but is used on a temporary basis to attach a net to keep balls from leaving the property. This wire is also not currently part of the SUP. This netting is used during the summer camp only.

There was discussion of exterior lighting on the structure. Lighting is required at all exits and will meet all Town Codes. The applicant suggested that the lighting can be placed on a motion sensor.

There was discussion of the addition at the rear of the storage structure that appears to have been built without a permit. Commission recommends that this portion be removed. It will increase the setback between the neighbor. The applicant was in agreement and will remove this portion of the structure if this application is approved.

Materials were discussed. Commissioner Campbell believes an offset in the addition may provide for a better transition between the new material and the existing slump block.

Commissioner Anton would like the wire cable removed. He would also like construction debris along the property line removed prior to proceeding with this application. He recommends that the wire should be affixed properly to poles. Commissioners Campbell, Lewis, Wainwright, and Covington agree that the SUP shall address the wire and its placement. There was discussion of adding a stipulation regarding the time of year the temporary netting could be in use.

**No Reportable Action**

**C. [18-160](#)**

Discussion of Draft Visually Significant Corridors Master Plan (VSC)

Eva Cutro introduced the consultants. John Griffin, consultant with Environmental Planning Group (EPG), gave an overview of the requested edits from the last study session and how these were incorporated into the revised draft plan.

Chairman Wastchak requested formatting revision to the definitions of good, better and best. It was directed to clarify in the plan who needs to meet these levels (e.g., a homeowner along Lincoln Boulevard or Tatum Boulevard must meet the good level). This direction was to pull some of the information to the front of the plan and reference the table to get more information.

Eva Cutro addressed a question from Commissioner Lewis regarding the oleander blight. She explained how the Town on Special Use Permit sites typically includes a stipulation to replant with an oleander alternative.

There was discussion on the entry monument signs, page 2.6, Figure 2.3. The direction was to include a design where the welcome lettering was removed. Later in the meeting this topic was discussed again, asking for the etched design on each of the four monument signs to be different on

each sign and based on a different theme using the character zones (e.g. barrel cactus, lizard, tortoise, agave). It was clarified the monument signs will not be lighted.

On the location maps showing the character zones using the wider line width, it was suggested to use a dashed line around the subject areas.

Regarding page 2.20 on the 60% live cover, it was noted to add the word "approximately."

There was discussion on the color banding on the various pages. It was suggested to lower the "Design Guidelines" text and add a color band on the open side of the page.

Mr. Griffin discussed the design of the Lincoln Drive/Tatum Boulevard intersection, including the turn lines and extension of curb lines. It was noted that this design is technically accurate.

Commissioner Lewis had a question whether maintenance was a considered factor in the plants selected for good, better, and best. Mr. Griffin explained the plant selection was based on Town landscaping guidelines and valley-wide guidelines. It was noted that plant selection from the lists will be left up to the owner/designer. After much discussion, the consultant was directed to add a category of maintenance to the plant lists to determine if the plant is low, medium, or high. Later in the meeting, there was discussion on whether to differentiate on the plant lists the distinction of water use for the low-water use plants similar to the maintenance. After much discussion, the direction was not to add such a distinction.

Commissioner Lewis suggested that the designs in the plan should be more natural versus manicured. He gave the example of not having barrel cactus in a geometric shape. It was noted that such design will vary based on the specific character zone, with note that the Resort Living zone will likely be more manicured.

It was noted the plan does not address perennials, which Commissioner Lewis was supportive.

Commissioner Georgelos inquired about the significance of the different colors on the plant lists. Mr. Griffin noted these represent the seasonal year-round colors. It was directed to add a footnote so the person reading the plan knows the color is the color of plant flower

Regarding the center design at the Lincoln Drive/Tatum Boulevard intersection on page 4.13, the consultant was directed to provide an

enlarged view of the center medallion. Commissioner Lewis stated the brown and gold color choices are not inviting. This led to a discussion about the durability of the colors, need to confer with the Town Engineer, and that the color choices came out of an earlier public preference survey. Commissioner Lewis will look at the preference survey and Davis color samples to bring forth specific alternatives to give to staff and the consultant for future Commission review.

Mr. Griffin reviewed the good, better, and best table.

Commissioner Georgelos presented some alternatives to display the data related to the Opinion of Probable Cost table on page 4.7. It was noted that the term "opinion of probable cost" is a term of art and will be retained. Revisions to the chart were suggested. The chart should address the overlap between the good, better and best levels, a shadow box should be added, and a suggestion was made to not include many cost increments on the y-axis.

Commissioner Georgelos noted she had some various typos and related matters marked up on her draft plan. She was instructed to provide these to Ms. Cutro prior to the next meeting.

The Commission requested there be another work session, then the plan can be set for a public hearing for recommendation to Town Council.

**No Reportable Action**

## 5. PUBLIC HEARINGS

None

## 7. CONSENT AGENDA

- A. [18-135](#) Approval of March 20, 2018 Planning Commission Minutes

**A motion was made by Commissioner Covington, seconded by Commissioner Wainwright, to approve the March 20, 2018 minutes with one deletion on page 3 related to option being require and enforceable. 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

Eva Cutro informed the Commission about her change in position, noting that Mr. Michaud will be the interim Community Development Director until the Town interviews and selects a new Community Development Director. She also updated the Commission on the limited staffing next week due to

the National Planning Conference.

**9. PUBLIC BODY REPORTS**

Chairman Wastchak gave an update on upcoming summer projects, including the Statement of Direction for the Sanctuary Resort.

Commissioner Covington inquired about the Azure entry wall that was approved by Commission. He heard that this wall might not be built. Ms. Cutro explained that the applicant modified the wall that broke the wall in sections, increasing the setback from the street. As such, staff determined the modification was in substantial compliance and did not require review by the Commission.

**10. FUTURE AGENDA ITEMS**

Mr. Michaud noted that the next meeting will be a light agenda. The Finisterre wall application is set for recommendation and possibly there will be another work session on the Visually Significant Corridors Plan.

**11. ADJOURNMENT**

**A motion was made by Commissioner Campbell at 9:00 p.m., seconded by Commissioner Anton, to adjourn the meeting. The motion carried by the following vote:**

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

**Paradise Valley Planning Commission**

By: \_\_\_\_\_  
Eva Cutro, Secretary