

would only apply to properties with the same restrictions as this lot (if any similar parcels exist).

Staff would like to see more detail on the area around the entry cul-de-sac and more detail on signage.

There was also a request for a dimension from the call box to the ROW. It was noted it is 75'. There is also room for residents to pass any cars that are stopped at the call box. Additional graphics were requested.

Open Space Criteria applied to these lots would pose a large problem according to the applicant. General direction seemed to not apply the open space criteria. It was noted that this criteria is only required for R-43 and R-175.

There was discussion regarding how height will be measured. The grade elevations are still being discussed with the Engineering department. Height may be an issue with lots 6, 7, and 8.

There was a concern that there may be confusion with calling this the Villas at Cheney Estates.

No Reportable Action

B. [17-254](#)

Discussion of Paradise Valley Bicycle + Pedestrian Master Plan (the "Master Plan")

Paul Michaud introduced the consultants, Jim Coffman and Justin Azevedo.

Mr. Michaud presented per the Planning Commission packet. He reviewed the Statement of Direction (SOD). Introduced the Resort Loop and safety concerns, and the focus on bicycle and pedestrian routes while avoiding "urban" design elements. The SOD also calls for addressing mitigation of conflicts and minimizing signage when possible. This study should be paired with the Visually Significant Corridors plan, identify rough costs and phasing, prioritize projects while being clear and legible.

The survey results were reviewed as well as the maps of pedestrian facilities.

Gaps in sidewalks were discussed.

Bicycle related survey results were discussed. The STRAVA bicycle usage map was analyzed. There was discussion of speed humps. There was a request for additional information on the STRAVA map and to include it in the next packet.

There was a request to invite a police officer to a Commission meeting to discuss enforcement measures.

It was stated that the shared use path on Lincoln Drive has been revised to a resort loop in the SOD. There was discussion of the Capital Improvement Program and how it aligns with the proposed plan.

Missing bicycle connections were also shown.

Chairman Wastchak believes there must be a connection from the Resort Loop to someplace. The Commissioners were all in agreement. It should not be a stranded island, but we also need to be cautious of costs.

Commissioner Mahrle is beyond disappointed on the SOD as it relates to bicyclists. He believes it ignores reality and cyclists will continue to ride in the Town. He believes the SOD is short sighted and naive. It sends the message to residents that we don't care about bike paths or pedestrian paths.

Commissioner Campbell does not understand the Resort Loop to nowhere. He believes we should look at McDonald Drive or some other connection.

Tim Welsh, resident, believes McDonald Drive is horrible for bicyclists and automobiles due to the medians. He prefers the concept of a 10-foot wide shared path as originally proposed. McDonald Drive would have been a great option if not for the medians.

Commissioner Campbell is flabbergasted by the whole process. Mr. Michaud explained that bicyclists can still use sidewalks on McDonald Drive or the roadway. He added there may be an option to make improvements, such as widening part of the pavement or where there are medians or use of ribbon curb to address the ability of a motorist to more safely pass a cyclist.

Commissioner Anton believes the SOD plan may work to direct tourists, but all other cyclists are going to continue riding where they currently ride regardless of a new bike map.

Chairman Wastchak believes it is a balancing act and this study should guide where the Town invests its money.

John McCauley, resident, bicyclists use side roads so they don't have to compete with vehicles. This could lead to a conflict between cyclists and pedestrians. His concern is with the safety of pedestrians and residents

that live on these streets (Hummingbird).

Chairman Wastchak noted that the Council realized that there are issues on certain streets in the Town that are dangerous and need to be addressed. The Commission needs to respect these concerns, but not let that overly influence what happens elsewhere in the Town.

There was discussion of how we move forward. Chairman Wastchak asked if there will be a convening of stakeholders to work through some of these concerns. This is not currently in the scope of work. Chairman Wastchak would like to take the time to get this right.

Mr. Michaud explained that input was received from all stakeholders and there are opposing points of view. The Commission may have to move forward knowing this matter.

Jim Coffman suggests that a focus should be on the missed bicycle connections. He reviewed a map illustrating these missed connections.

Commissioner Anton stated that there are different bicycle users. Those that are getting from point A to point B and others that are just riding around. Their needs may have to be addressed separately.

Heidi McCauley, resident, discussed runners' and walkers' fear of the cyclists on Hummingbird Road.

Mr. Michaud stated the goal of the next meeting was to go over goal and policies, but the direction is up to the Planning Commission.

Mr. Michaud explained that the Commission must keep in mind that this is a long range plan and not a Capital Improvement Program.

Jim Coffman explained that there are many more details not discussed, but it is up to the Commission what to focus on. One of his main focuses is safety.

Chairman Wastchak believes that the plan must include options. Must be a tool box, not a telling of what needs to be done.

Chairman Wastchak believes it is okay to keep options in the toolbox, but specific illustration on streets could be misinterpreted. Standard details may be a better option.

It was discussed whether cyclists want to ride on sidewalks. It was noted they do not and sidewalks are not a good alternative for mature cyclists,

maybe for kids.

Rick Mahrle agrees that there are the destination cyclists and recreational cyclists. He is a recreational rider but could follow a destination if there is a good one offered.

No Reportable Action

8. CONSENT AGENDA

A. [17-255](#) Approval of July 11, 2017 Planning Commission Minutes

A motion was made by Commissioner Wainwright, seconded by Commissioner Anton, to approve the July 11, 2017 minutes. The motion carried by the following vote:

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

Absent: 2 - Commissioner Covington and Commissioner Strom

9. STAFF REPORTS

Paul Michaud provided the Commission the upcoming packet.

10. PUBLIC BODY REPORTS

None

11. FUTURE AGENDA ITEMS

12. ADJOURNMENT

A motion was made by Commissioner Campbell at 9:40 p.m., seconded by Commissioner Wainwright, to adjourn the meeting. The motion carried by the following vote:

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

Absent: 2 - Commissioner Covington and Commissioner Strom

Paradise Valley Planning Commission

By: _____
Eva Cutro, Secretary