



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Planning Commission

Tuesday, June 18, 2019

6:00 PM

Council Chambers

1. CALL TO ORDER

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

STAFF MEMBERS PRESENT

Senior Planner Paul Michaud

Planner George Burton

2. ROLL CALL

Present 6 - Commissioner Jonathan Wainwright
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Orme Lewis
Commissioner Daran Wastchak

Absent 1 - Commissioner Pamela Georgelos

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

None

5. PUBLIC HEARINGS

A. [19-300](#) **Consideration of Major Special Use Permit Amendment (SUP-18-12)
10555 N Tatum Boulevard - Mountain View Medical Center
Recommendation for Continuance**

Paul Michaud, Senior Planner, introduced the item and reviewed the request. He pointed out what does and does not meet Town Special Use Permit guidelines. He then shared aspects that need to be further reviewed including the two-story building height and construction schedule among others. He then shared public concerns and noted that staff's recommendation is to continue the public hearing.

Commissioner Wastchak asked if the intention is to not do work on this project over the summer. Mr. Michaud responded the applicant should be working on their application and reaching out to neighbors, but it is discouraged from meeting and voting on things over the summer.

Chairman Wainwright expressed he has concern about urgent care, sleep center, height, traffic, and time frame.

Commissioner Anton asked what happens if for financial reasons they are not able to finish the project. Mr. Michaud responded there is a stipulation drafted to get a bond and the applicant is willing to agree to that stipulation. Chairman Wainwright noted that the bond would not be enough for the Town to finish the project but only enough to demolish something that was not finished.

Chairman Wainwright opened the meeting up for public comments.

John Nelson, resident, remarked that he does not see a legal way that the Town can enforce the project to be finished at all or by any time line. He added that he performed his own survey to see the supply and demand of the buildings in the area and he found 40,000-50,000 square feet of available medical office space.

Paul Couture, resident, commented that adding the subterranean level would not make it that much harder to control than it already will be from a safety monitoring standpoint. He asked that the Commission allow the applicant to continue perusing the idea of a subterranean level.

Joanne Ceimo, resident, shared her experiences working in academic medicine and that she is concerned about the consolidating going on in healthcare and that the developer may be overextending themselves and will wind up with a lot of unleased space which she feels will negatively affect the neighbors.

Commissioner Campbell explained the construction phases. He noted that some of the spaces that are available may not work for people anymore with all the changes in health care and noted that may be why there is a need for the remodel, so they do not end up with more unusable space.

Commissioner Lewis indicated that he is not as concerned with the project being partially subterranean, but is more concerned with traffic, specifically the left hand turn on Tatum Boulevard.

Commissioner Anton stated the Town will stick firm to what is agreed upon. He explained more of why the police chief was concerned about the safety of a subterranean level.

Chairman Wainwright encouraged people to continue reaching out to the developer about any concerns they have with the project.

A motion was made by Commissioner Wastchak, seconded by Commissioner Covington, to recommended that the Planning Commission continue the public hearing on the Major Special Use Permit Amendment (SUP-18-12) for Mountain View Medical Center located at 10555, 10565, 10575, 10585, 10595, and 10599 North Tatum Boulevard (Assessor Parcel No. 168-07-001C) from June 18, 2019 to its regular meeting of October 15, 2019. This continuance will allow for more time to discuss the proposed amendment. The motion carried by the following vote:

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

Absent: 1 - Commissioner Georgelos

6. ACTION ITEMS

None

7. CONSENT AGENDA

A. [19-301](#) Approval of May 21, 2019 Planning Commission Minutes

A motion was made by Commissioner Campbell, seconded by Commissioner Anton, to approve the May 21, 2019 minutes. The motion carried by the following vote:

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

Absent: 1 - Commissioner Georgelos

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

Chairman Wainwright asked if there was any action taken on changing the makeup of the Hillside Building Committee. Mr. Michaud responded not to his knowledge. Further discussion was made on the makeup of the Hillside Building Committee and making changes to it.

10. FUTURE AGENDA ITEMS

Mr. Michaud reviewed the upcoming items. It was noted that the July 2, 2019 Commission meeting is cancelled. Commissioner Covington noted

he will not be in attendance for the July, 2019 meeting.

11. ADJOURNMENT

A motion was made by Commissioner Anton at 6:55 p.m., seconded by Commissioner Covington, to adjourn the meeting. The motion carried by the following vote:

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

Absent: 1 - Commissioner Georgelos

Paradise Valley Planning Commission

By: _____
Jeremy Knapp, Secretary