



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Planning Commission

Tuesday, March 17, 2020

6:00 PM

Council Chambers

1. CALL TO ORDER

Chairman Wainwright called the meeting to order at 6:20 p.m. Prior to that there was discussion regarding how the meeting would run based on the circumstance that this was the first all electronic meeting to comply with recent nationwide events. Also, the Planning Commission allowed for time for any public to attend by conference call.

All Planning Commission members attended by phone.

STAFF MEMBERS PRESENT

Town Attorney Andrew M. Miller by phone
Community Development Director Jeremy Knapp
Planning Manager Paul Michaud
Senior Planner George Burton

2. ROLL CALL

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

Absent 1 - Commissioner Orme Lewis

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

None

5. PUBLIC HEARINGS

None

A. [20-126](#)

EPCOR Booster Pump Station Improvements (CUP-20-01)
5402 E Lincoln Dr (APN 169-28-001G and APN 169-28-365E)
Public Hearing

George Burton, Senior Planner, provided an overview of the item including background information and recommendations made by the Planning Commission during previous meetings. He then reviewed the scope of the request which included information on each of the new additions to the pump station. He noted that the proposed Conditional Use Permit (CUP) complied with Town Code and that staff recommended approval with the addition of five proposed stipulations included in the packet.

Chairman Wainwright explained that they would first take comments from the Commissioners and then receive any public comments followed by a presentation from the applicant.

Commissioner Covington asked to see the five stipulations again.

Commissioner Wastchak stated he was happy to see the items they request and discussed at the February 18, 2020 meeting were included in the stipulations. He added that he felt the fence would look nice, but was concerned about them being able to match the fence if they must extend the fence in the future.

Commissioner Campbell pointed out that it would take time for the new fence rusting to catch up with the older one.

Steve Todd, representing Wilson Engineers, agreed with Commissioner Campbell and added that he did not believe they would be able to tell the difference after about six months to a year.

Commissioner Wastchak indicated that he wished the fence went all the way around so that the area was truly secure, but noted it would not prevent him from voting in support of the application.

Commissioner Campbell remarked that from a security stance he believed someone could get over the fence easier than the current vegetation. He added that if an extension needed to be made in the future the location of the transition was ideal since it was on a corner.

Commissioner Campbell asked if they would most likely follow the location of the hedge if they were to replace it with a fence in the future.

Mr. Todd responded that would be the straightest forward way to secure the area and continue the fence.

Commissioner Wastchak shared that the clarifications made him feel more comfortable and he had no more concerns.

Mr. Todd asked if continuing the fence would require another CUP.

Mr. Burton explained it would be subject to the approval. He then clarified what the process would be if the current proposal was approved and noted they would not need to go through the CUP process again.

Commissioner Georgelos stated that she appreciated how responsive the applicant has been to the Commissions concerns. She noted that she felt it was important to keep as much vegetation in the area as possible even though she would like to see a completed fence.

Chairman Wainwright opened the public hearing.

Jeremy Knapp, Community Development Director, announced the posting on the Council Chambers door for meeting attendees to attend online and provide e-comments, or to e-mail him directly with concerns about tonight's meeting applications. He noted that nobody showed up at the door between 6:00 p.m. and 6:15 p.m. and he had not received any e-mails on this application.

Chairman Wainwright noted that if a member of the public did not feel they had an opportunity to comment they could make an appeal to Council within 15 days from approval of this CUP.

Chairman Wainwright closed the public comment.

A motion was made by Commissioner Campbell, seconded by Commissioner Covington, to approve the Conditional Use Permit for the EPCOR booster pump station improvements located at 5402 E Lincoln Dr (APN 169-28-001G and APN 169-28-365E), subject to the following stipulations:

- 1. All improvements to the water booster pump station shall be in substantial compliance with the project narrative and plans:**
 - a. Narrative, pages 1-7, prepared by Wilson Engineers and dated March 6, 2020;**
 - b. Details, pages 1-11, of the Air Release Valve Enclosure, Acoustical Pump Enclosure for Pump, and the Chemical Metering Pump Enclosure, provided by Wilson Engineers and dated March 6, 2020; and**
 - c. EPCOR Paradise Valley Phoenix Interconnect Booster Pump Station (Phase 2) Plans, Sheets G-1 thru G-5, Sheets C-1 thru C-5, Sheets M-1 thru M-8, prepared by Wilson Engineers and dated August 2019,**
- 2. The Chemical Feed Enclosure must have a tan colored roof.**
- 3. The light located inside the acoustical pump enclosure shall only be used for maintenance and emergency purposes and must be turned off at the conclusion of said maintenance/emergency purpose.**
- 4. If the vegetation adjoining the northern part of the pump station (located between 6667 N Mummy Mountain Rd and the pump station driveway) dies or is removed, then the 8' tall rusted metal fence must be extended along the north part of the pump station (e.g. the same alignment as the existing vegetation) and tie into the existing/eastern Camelback Inn maintenance fence. The extended fence is subject to the approval of the Town Manager or designee and its issuance of all appropriate town permits.**
- 5. New oleander plants and/or an oleander alternative like hop bush shall be planted in front of and up to the north edge of the existing utility cabinet in**

accordance with plan Sheets G-5 and C-4. These new plants must also be located and maintained to meet the utility company's minimum clearance standards.

The motion carried by the following vote:

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

Absent: 1 - Commissioner Lewis

6. ACTION ITEMS

A. [20-116](#) Recommendation of Noticing for Application Requests

Mr. Knapp pointed out that Council would be delaying this on their agenda, so they did not need to discuss it at this time unless they wanted to. He then recommended continuing the Item to a future date.

A motion was made by Commissioner Wastchak, seconded by Commissioner Georgelos, to continue the noticing for application requests item to a future date.

The motion carried by the following vote:

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

Absent: 1 - Commissioner Lewis

7. CONSENT AGENDA

A. [20-129](#) Approval of February 18, 2020 Planning Commission Minutes

A motion was made by Commissioner Campbell, seconded by Commissioner Wastchak, to approve the February 18, 2020 minutes. The motion carried by the following vote:

B. [20-130](#) Approval of March 3, 2020 Planning Commission Minutes

A motion was made by Commissioner Campbell, seconded by Commissioner Wastchak, to approve the March 3, 2020 minutes. The motion carried by the following vote:

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

Absent: 1 - Commissioner Lewis

8. STAFF REPORTS

Mr. Knapp stated that they are working to keep as many of their services open as possible while still protecting the health and safety of the staff and Town residents. He added that they are all available by e-mail and phone.

Chairman Wainwright commended them all for quickly adapting to the changes.

Commissioner Wastchak inquired if Council completed the interview process for the new member of the Commission and if that was why the replacement process was being delayed.

Mr. Knapp responded that they completed all but three of the applicants and wishes to interview them at a future date.

Commissioner Wastchak asked what day the new commissioner would have started if plans did not have to be pushed back.

Mr. Knapp replied they would have acted at their next meeting on March 26, 2020 and had a new commissioner at the following meeting on April 7, 2020.

Commissioner Wastchak Inquired if Commissioner Anton would be able to stay with them until he could be replaced.

Mr. Knapp explained that they would have to discuss that with Commissioner Anton as well as Town Council.

Commissioner Anton indicated he would help see them through.

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Knapp remarked that they had the hearing for the St. Barnabas minor amendment to the Special Use Permit scheduled for the April 7, 2020 meeting. He explained that they have reached out to the applicant to try and continue that hearing considering the circumstances. He noted that the only other item on the agenda for that evening was an election of the Chair which he believed code required to happen at that meeting.

Commissioner Wastchak stated he may not be participating at the April 7, 2020 meeting.

Commissioner Georgelos asked if the appointment of a new member would delay the election of the Chair.

Andrew Miller, Town Attorney shared that Town Code specifies that the Commission select a chair at their first meeting in April of each year.

It was noted that Members could also phone into the meeting as an alternative to video conferencing in.

11. ADJOURNMENT

A motion was made by Commissioner Anton at 7:00 p.m., seconded by Commissioner Georgelos, to adjourn the meeting. The motion carried by the following vote:

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

Absent: 1 - Commissioner Lewis

Paradise Valley Planning Commission

By: _____
Jeremy Knapp, Secretary