

C. [20-085](#)

Discussion of a Minor Special Use Permit Amendment
Mountain Shadows Resort (SUP-20-01). 5445 E. Lincoln Drive.

Mr. Burton presented an overview, including background information and the scope of the request.

Commissioner Anton asked who would pay for everything if it was approved.

Mr. Burton stated that the applicant would be responsible. He then shared some photos to better clarify the location of the proposed left-hand turn.

Commissioner Lewis expressed concern with the traffic safety in the area and suggested the Town repaint the lines at a minimum.

Mr. Mood commented that they felt the traffic impact analysis met all requirements from a traffic engineering stand point. He added that the Town had plans to do mill and overlay on all of Lincoln Drive and make median improvements in 2021.

Mr. Burton indicated they would like to add signs and a turn arrow striped in the lane to clarify that drivers cannot make a left hand turn into west bound traffic out of the entrance.

The Applicant commented that often people miss the entry and can cause problems trying to turn around. He then pointed out how the addition of the left-hand turn would help direct people into the front entry.

No Reportable Action

D. [20-101](#)

Discussion of Noticing for Application Requests

Mr. Michaud presented suggestions for a new mailing radius that was done in a multi-tiered system with newly proposed radiuses of 1,500, 1,000, and 500 feet. Staff also suggested lowering the mailing radius in neighboring jurisdictions to 300 feet in Maricopa County, 300 feet in Phoenix and 750 feet in Scottsdale.

Commissioner Anton asked why they gave Scottsdale 750 feet and the other jurisdictions 300 feet.

Mr. Michaud indicated the radiuses matched the respective jurisdictions requirements. He then shared further details on the legislative applications, which he noted mostly remained the same.

Commissioner Anton asked what group lot splits belonged to.

Mr. Michaud responded it would be under the next grouping administrative applications by public body. He noted this group had the most changes. He then pointed out specific changes including the reduction of plats and lot splits to a radius of 500 square feet and minor special use permits to a radius of 1,000 square feet.

Commissioner Georgelos asked if there was an appetite for accelerated noticing.

Mr. Knapp replied that Council was looking for a recommendation on planning radiuses from the Planning Commission which would be considered in addition to timing and signage changes.

Mr. Michaud explained that for the third category administrative applications by staff there were no changes. He then briefly reviewed the changes made to all three categories. He then gave examples of how the reduction of the radius would look in the number of mailings sent out.

Mr. Michaud presented the sign posting changes proposed by staff. It was noted that signs would include the name and contact information of the contractor in case someone had a question or concern.

Commissioner Anton asked where the signs needed to be posted.

Mr. Michaud indicated that generally staff indicates where the sign should be located and may require more than one sign if it is a large property. He noted that they would see this item again on March 17, 2020 where they can give formal recommendation to Council.

No Reportable Action

6. PUBLIC HEARINGS

None

7. CONSENT AGENDA

None

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

Chairman Wainwright noted that after the meeting on the March 17, 2020 they will make a toast to Commissioner Anton and celebrate his last day on the Planning Commission.

10. FUTURE AGENDA ITEMS

Mr. Knapp stated the March 17, 2020 included a public hearing on the EPCOR booster pump station, continued work study on the St. Barnabas minor amendment, and discussion on the public mailing notification

Commissioner Campbell explained that he believed the site was left open around the transformers, so they could be easily accessed and there was likely not room for additional hedges or fences.

No Reportable Action

B. [20-081](#) Discussion of Noticing for Application Requests

Mr. Michaud provided a brief overview of the item.

Mr. Knapp explained why the item was on the agenda and noted that they would eventually like a recommendation for Council.

Commissioner Wastchak asked if they follow Arizona Revised Statutes and how they could modify from there.

Mr. Michaud responded that they had to at least meet minimums of state statutes but could make more stringent regulations in addition if they desired. Mr. Michaud then reviewed the current Town noticing. He then provided an overview of what was included in Arizona Revised Statutes on noticing. He reiterated that current Town Code met Arizona Revised Statutes.

Mr. Michaud provided information on other communities noticing policies. He noted that most have a much smaller noticing radius than Paradise Valley and they applied to fewer application types. He added that sign postings in other cities were generally larger than Paradise Valley's. Mr. Michaud then provided some direction on how to move forward.

Commissioner Lewis asked how many days prior to the meeting a sign needed to be posted.

Mr. Michaud replied that it was generally 15 days and stayed up for the duration of the decision being made and had to be removed 10 days after a decision had been made.

Commissioner Wastchak asked if the Planning Division had suggestions of how and when to reduce the planning radius on certain applications.

Mr. Knapp explained that they could give some recommendations with direction from the Commission.

Commissioner Lewis inquired who paid for the signage.

Mr. Knapp replied that currently the Town provides the signs and if they moved to another type of posting the applicant would have to pay for and acquire themselves. He added that mailing was done by the applicant as well.

Commissioner Lewis asked how many properties would be included in a 1,500-foot radius in an area with single acre lots.

Mr. Michaud shared that one 1,500-foot radius included 212 parcels while another 1,500-foot radius resulted in 630 parcels.

Commissioner Campbell commented that he liked a multi-tiered option that increased or decreased the noticing radius based on the complexity of an application.

Commissioner Wastchak and Chairman Wainwright indicated they agreed with Commissioner Campbell.

Commissioner Georgelos recommended they also look at noticing outside of the Town limits.

Commissioner Campbell stated that at a minimum they should always notice lots outside the Town if these lots are adjacent to the subject property.

Chairman Wainwright suggested following the minimum stated statute for mailing notices to people outside Town boundaries.

Discussion was made on what was required by Arizona State Statute for neighboring communities.

Mr. Knapp recommended a minimum of 300 feet mailing radius outside of the Town boundaries. He added that this item was scheduled for their next two meetings and he would like to have a recommendation from the Planning Commission by the March 17, 2020 meeting.

Chairman Wainwright commented that he felt there was a consensus that they would like to see a reduction in mailings with a multi-tiered system and an increase in signage.

Commissioner Georgelos asked if they should consider earlier noticing requirements.

Mr. Knapp responded that they have discussed tying the noticing to the first work study session and following up with additional notices on major amendments, though several notices may not be appropriate for minor amendments.

Commissioner Wastchak left the meeting.

No Reportable Action

5. PUBLIC HEARINGS

None

6. ACTION ITEMS

None

7. CONSENT AGENDA

A. [20-068](#) Approval of January 21, 2020 Planning Commission Minutes

A motion was made by Commissioner Anton, seconded by Commissioner Covington, to approve the January 21, 2020 Planning Commission minutes. The motion carried by the following vote:

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

Absent: 1 - Commissioner Wastchak

B. [20-082](#) Approval of February 4, 2020 Planning Commission Minutes

February 4, 2020 Planning Commission Meeting notes amended on page 2, comment (9) to remove the word "that" and replace with "to have".

A motion was made by Commissioner Campbell, seconded by Commissioner Georgelos, to approve the February 4, 2020 Planning Commission minutes. The motion carried by the following vote:

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

Absent: 1 - Commissioner Wastchak

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

None