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**JOINT TOWN COUNCIL PLANNING COMMISSION MEETING  
6401 E. LINCOLN DRIVE  
PARADISE VALLEY, ARIZONA 85253  
MINUTES  
THURSDAY, JANUARY 21, 2021**

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**1. CALL TO ORDER / ROLL CALL**

Mayor Bien-Willner called to order the Joint Town Council Planning Commission Meeting for Thursday, January 21, 2021 at 6:00 p.m. in the Town Hall Boardroom and through remote participation as authorized by Resolution 2020-08.

**COUNCIL MEMBERS PRESENT**

Mayor Jerry Bien-Willner attended by video conference  
Vice Mayor Mark Stanton attended by video conference  
Council Member Ellen Andeen attended by video conference  
Council Member Paul Dembow attended by video conference  
Council Member Scott Moore attended by video conference  
Council Member Julie Pace attended by video conference  
Council Member Anna Thomasson attended by video conference

**PLANNING COMMISSIONERS PRESENT**

Chair Jonathan Wainwright attended by video conference  
Commissioner Thomas Campbell attended by video conference  
Commissioner Charles Covington attended by video conference  
Commissioner Pamela Georgelos attended by video conference  
Commissioner Orme Lewis was not present  
Commissioner Jim Rose attended by video conference  
Commissioner Daran Wastchak attended by video conference

**STAFF MEMBERS PRESENT**

Town Attorney Jill Keimach attended by video conference  
Acting Town Attorney Deborah Robberson attended by video conference  
Town Engineer Paul Mood attended by video conference  
Community Development Director Lisa Collins attended by video conference  
Town Clerk Duncan Miller

**2. STUDY SESSION**

**21-023          Discussion of Building Pad Heights for Non-Hillside Lots**

Mayor Bien-Willner welcomed the commission and residents.

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Note: Minutes of Town Council meetings are prepared in accordance with the provisions of Arizona Revised Statutes. These minutes are intended to be an accurate reflection of action taken and direction given by the Town Council and are not verbatim transcripts. Video recordings of the meetings along with staff reports and presentations are available online ([www.paradisevalleyaz.gov](http://www.paradisevalleyaz.gov)) and are on file in the Office of the Town Clerk. Persons with disabilities who experience difficulties accessing this information may request accommodation by calling 480-948-7411 (voice) or 480-348-1811 (TDD).

Community Development Director Lisa Collins stated that the purpose of the meeting was to provide information related to building pad heights, applicable Town Codes, resident concerns, and summarize feedback from residents and the development community.

Town Engineer Paul Mood provided a historical background for building pad height and summarized how code provisions have been interpreted over time. He presented examples of how pad heights on non-hillside properties are measured.

He presented potential Town Code clarifications and interpretations for the Planning Commission and Town Council to consider as well as potential Town Code Amendments.

Mr. Mood responded to questions from the Town Council and Planning Commission.

Resident Phil Hagenah expressed concern about perceived changes regarding how grading and pad heights for new homes have been measured in recent years. He said it appears that new homes are raised higher than neighboring homes creating drainage problems and altering the character of neighborhoods.

Resident Phyllis Peshkin offered comments about grading and drainage concerns on non-hillside properties. She suggested that the Cherokee Wash should be deepened as part of a potential CIP project.

The Town Council and Planning Commission discussed the review process moving forward. There was consensus for the Planning Commission to consider staff's recommendations regarding pad height interpretations and Code amendments as well as other potential improvements. It was agreed that the Planning Commission would develop a review timeline and report back to the Town Council.

**A motion was made at 8:50 PM by Council Member Moore, seconded by Vice Mayor Stanton, to go into executive session to discuss item 21-019 The motion carried by the following vote:**

**Aye:** 7 - Mayor Bien-Willner  
Vice Mayor Stanton  
Council Member Andeen  
Council Member Dembow  
Council Member Moore  
Council Member Pace  
Council Member Thomasson

### 3. EXECUTIVE SESSION

- 21-019      Discussion or consultation with the Town representatives concerning negotiations for the purchase, sale, or condemnation of real property in the vicinity of 7100 E Lincoln Drive as authorized by A.R.S. §38 431.03(A)(7), discussion or consultation with the Town Attorney to consider the Town's position and provide instruction regarding Development Agreement negotiations related to the Smoke Tree Resort authorized by A.R.S. §38 431.03(A)(4), and/or legal advice regarding Special Use Permit zoning as authorized by A.R.S. §38 431.03(A)(3.)**

#### **COUNCIL MEMBERS PRESENT**

Mayor Jerry Bien-Willner attended by video conference  
Vice Mayor Mark Stanton attended by video conference  
Council Member Ellen Andeen attended by video conference  
Council Member Paul Dembow attended by video conference  
Council Member Scott Moore attended by video conference  
Council Member Julie Pace attended by video conference  
Council Member Anna Thomasson attended by video conference

#### **STAFF MEMBERS PRESENT**

Town Attorney Jill Keimach attended by video conference  
Acting Town Attorney Deborah Robberson attended by video conference  
Community Development Director Lisa Collins attended by video conference  
Town Clerk Duncan Miller

Mayor Bien-Willner reconvened the meeting at 9:10 PM

**21-021      Discussion of Committee, Commission, and Board Appointment Process**

Town Clerk Duncan Miller briefed the Town Council on the proposed process and timeline for the volunteer committee recruitment and appointment.

The Council provided the following direction:

- Contact residents who applied last year to determine if they are still interested in being considered. Inform them of the number of vacancies. Invite them to update their application in case there are any changes and notify them that they will meet with the Council again.
- Contact all new applicants to confirm their application has been received and invite them to submit a CV if they would like.
- Contact the Chair of each committee and invite them to submit in writing any feedback or

suggestions they may have concerning desired skillsets that would benefit the committee.

- The applicant interviews would be conducted in public, applicant qualifications would be discussed in executive session, and nomination and appointments would be done in public.
- Interviews would be scheduled on February 11, February 25, and March 11. Appointments would be made on March 25. Terms will begin on April 1.

#### 4. ADJOURN

**A motion was made by Council Member Moore, seconded by Council Member Pace, to adjourn. The motion carried by the following vote:**

**Aye:** 7 - Mayor Bien-Willner  
Vice Mayor Stanton  
Council Member Andeen  
Council Member Dembow  
Council Member Moore  
Council Member Pace  
Council Member Thomasson

Mayor Bien-Willner adjourned the meeting at 9:48 PM.

#### TOWN OF PARADISE VALLEY

SUBMITTED BY:

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Duncan Miller, Town Clerk

STATE OF ARIZONA )

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COUNTY OF MARICOPA )

#### CERTIFICATION

I, Duncan Miller, Town Clerk of the Town of Paradise Valley, Arizona hereby certify that the following is a full, true, and correct copy of the minutes of the regular meeting of the Paradise Valley Town Council held on Thursday, January 21, 2021.

I further certify that said Municipal Corporation is duly organized and existing. The meeting was properly called and held and that a quorum was present.

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Duncan Miller, Town Clerk