



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Planning Commission

Chairman James Rose
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Karen Liepmann
Commissioner Kristina Locke
Commissioner William Nassikas

Tuesday, August 3, 2021

6:00 PM

Council Chambers

Planning Commission

Minutes - Draft

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**IN-PERSON ATTENDANCE AT PUBLIC MEETINGS HAS BEEN SUSPENDED UNTIL
FURTHER NOTICE. WATCH LIVE STREAMED MEETINGS AT:
<https://paradisevalleyaz.legistar.com/Calendar.aspx>**

1. CALL TO ORDER

Chairman Rose called the meeting to order at 6:10 p.m.

STAFF MEMBERS PRESENT

Deputy Town Attorney Deborah Robberson
Community Development Director Lisa Collins
Planning Manager Paul Michaud
Special Projects Planner Loras Rauch
Town Engineer Paul Mood

2. ROLL CALL

Present 6 - Commissioner Thomas G. Campbell
Commissioner Pamela Georgelos
Commissioner Karen Liepmann
Commissioner Kristina Locke
Commissioner William Nassikas
Commissioner James Rose
Absent 1 - Commissioner Charles Covington

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

- A. [21-261](#) Continued 2022 General Plan discussion of the Goals and Policies within the Community Character and Housing, Mobility, and Land Use and Growth Elements.

Loras Rauch, Special Projects Planner, explained the progress that had been done since the July meeting. She proposed a starting point and explained the changes. She listed the goals and elaborated on the policies.

Commissioner Locke asked about using the term “shall support” in Policies 1.2 and 2.6 under Community Character & Housing related to encouraging new development that respects and responds to the existing physical characteristics, drainage patterns etc.

Commissioner Liepmann agreed.

Commissioner Georgelos suggested rephrasing the above policies to permissive language such as the Town “may encourage”.

Commissioner Locke agreed.

Commissioner Locke asked about the comments in the residents’ survey of “peace, tranquility, and privacy” and use of these terms in the introduction section.

Ms. Rauch clarified there is more text for the introduction section of each Element that the Planning Commission will get later.

Commissioner Liepmann asked about defining the community culture and character.

Ms. Rauch explained that there is more text, but the main focus this evening is on the goals and policies.

Commissioner Georgelos asked about the wording in Policy 1.2 and suggested including the word “shall” in the text on the second part of the policy.

Commissioner Locke asked about certain statements in Policy 1.2 and suggested adding the words “to the Town Code” to the text.

Ms. Rauch confirmed that she understands the direction on Policy 1.2 and suggested they continue to the next goal.

Commissioner Locke asked about including the words “sustainable materials” into Policy 1.4.

Commissioner Georgelos agreed.

Chairman Rose also agreed and expounded on what constitutes sustainable

materials.

Commissioner Liepmann agreed and suggested adding the concept or word “sustainable” into Policy 1.4.

Commissioner Georgelos asked about supporting design quality and sustainable material.

Commissioner Liepmann asked about environmental sustainability in addition to sustainable materials.

Chairman Rose agreed.

Commissioner Locke agreed as well.

Ms. Rauch made all of the notes and read the next goal.

Commissioner Liepmann asked about the references to the Visually Significant Corridors Plan.

Ms. Rauch explained that the Town has adopted a master plan, which includes new language. She explained the changes that have been made to the policies.

Commissioner Locke asked about the language in Policy 2.5 in marketing the Town’s unique character.

Chairman Rose agreed that the language is vague.

Commissioner Georgelos suggested they change the word “market” to “promote” in the text.

Commissioner Locke agreed.

Ms. Rauch noted the changes and asked if there are any further questions.

Commissioner Georgelos stated that the words “shall support” is a good addition to the text.

Ms. Rauch suggested moving on to the next goal. She read the next goal as it is written and summarized the policies.

Commissioner Liepmann stated that the added Policy 3.3 regarding that the Town shall monitor regulations that mitigate and limit impacts from the raising of lots/building pads on surrounding properties seems like a weak obligation. She stated that she’s concerned about the word “monitor” in the text.

Ms. Rauch stated that the regulations are new and that’s where the word “monitor” comes into play.

Commissioner Liepmann suggested revising the text to include the phrase “shall monitor regulations to mitigate and limit impacts” in the text.

Lisa Collins agreed with the suggested changes.

Ms. Rauch continued to the next goal. She read the goal as it is written and explained the policies. She stated that most of the policies have had minimal changes.

Chairman Rose asked about the phrase "Town Campus" in Policy 4.1.

Commissioner Georgelos asked if "Town Campus" is a defined phrase.

Ms. Rauch explained what the Town Campus is and asked if the Commissioners would like the phrase to be listed among the defined terms.

Commissioner Georgelos suggested either defining it or elaborating on the phrase.

Commissioner Locke agreed that they should be more specific if it's not defined.

Chairman Rose asked about Policy 4.3 that states the Town shall encourage Special Use Permit properties to incorporate strategically located (e.g., accessible to surrounding neighborhoods) community gathering spaces that include small and appropriately scaled community-oriented services or amenities designed to support the interaction of Town residents and what that refers to.

Ms. Rauch stated that it applies to any nonresidential amendments that are required through a special use permit.

Chairman Rose stated that there is no town square, so the resorts act as gathering places. He wondered if the policy should be clearer.

Commissioner Georgelos stated that special use permit term is an umbrella term for places where people gather.

Lisa Collins stated that the phrase "Town Hall Campus" may be a more clarifying term.

Commissioner Nassikas agreed to support the phrase "Town Hall Campus."

Ms. Rauch continued to the next goal. She read the goal as it is written and summarized the policies. She stated that Policy 5.4 that reads the Town will continue to evaluate opportunities to work with State lawmakers to address community concerns regarding short term rentals in the community is an addition.

Commissioner Liepmann expressed concerns about Policy 5.4. She stated that the Town's obligations should be more than evaluating opportunities and working with state lawmakers.

Ms. Rauch stated that cities and towns used to have the ability to regulate short term rentals; however, the state law changed that. She stated that this is the reason for working with the state lawmakers in this way.

Commissioner Liepmann suggested rewording it.

Commissioner Georgelos agreed to reword to continue to address short term rentals in the community and keep it broad.

Regarding Policies 5.1 and 5.2, Commissioner Campbell asked about other residential lots that are less than one acre like the cluster plan without a special use permit.

Commissioner Liepmann suggested changing 5.1 and 5.2.

Commissioner Georgelos asked about addressing other issues under this goal, giving an example of white roofs.

Ms. Rauch stated that this particular goal talks about the types of housing. She stated that the suggested changes is best under Policy 5.1 regarding the character of the housing.

Commissioner Liepmann asked about white roofs being included in the sustainable materials.

Ms. Rauch continued onto the Circulation Element. She read the first goal as it is written and summarized the policies. She stated that this goal and policies had more changes than others.

Lisa Collins stated that it may be best to start with existing motorized circulation routes.

Commissioner Locke asked about enforcing traffic laws and traffic violations for the bicyclists' safety.

Ms. Rauch stated that Policy 1.8 would cover bicyclists. She suggested moving to the next goal. She read the goal as written and summarized the policies.

Commissioner Liepmann asked about the definition of the word 'roadway' and what that entails.

Ms. Rauch clarified 'roadway' as anything within the public right-of-way, including bike lanes and sidewalks. She stated that intent is for the Town to assign specific aspects of the roadway on a case-by-case basis.

Commissioner Locke asked about traffic congestion becoming an increasing concern with the residents.

Lisa Collins stated that they would use a traffic impact analysis to address high density congestion.

Ms. Rauch stated many of the policies have been combined or eliminated. She continued to the next goal. She read the goal as it is written and summarized the policies. She stated that the policies have been revised or combined with other policies.

Commissioner Liepmann asked about the wording of Policy 3.2 that reads the Town shall promote shuttle and/or special event transit services for resort visitors during high season and/or valley-wide events. Vehicles shall be restricted as possible to major and minor arterial streets and be absent of excessive or distracting external advertising., specifically the word “promote”. She suggested it be changed to “support”.

Commissioner Campbell stated that the Town gets involved in promoting resorts and shuttle options. He stated that he is comfortable with the word “promote.”

Commissioner Georgelos agreed that the word “promote” works well in this instance.

Commissioner Liepmann suggested changing the word “promote” to “encourage”.

All Commissioners agreed that “encourage” is a better word.

Commissioner Campbell asked about Policy 3.1 and future public transit along Lincoln Drive

Commissioner Liepmann suggested including the phrase “including along Tatum Boulevard”.

Commissioner Nassikas noted that the bus stops on Tatum Boulevard is too far from many resort.

There was suggestion to change Tatum Boulevard to major arterials.

Ms. Rauch continued to the next goal on environmental impacts. She read the goal as it is written and summarized the policies.

Commissioner Campbell asked if this would be an appropriate place to add something about sustainable materials.

Commissioner Locke agreed.

Ms. Rauch continued to the next goal on visual character. She read the goal as it is written and summarized the policies.

Commissioner Georgelos asked about environmental concerns and being open to new technological advances as they relate to climate change and sustainable roadway designs.

Commissioner Campbell asked about Policy 5.10 and having safe and

maintainable streets.

Commissioner Georgelos agreed.

Ms. Rauch stated that they have made it through all of the Mobility goals and policies.

Commissioner Campbell inquired about land use and what an LID is.

Ms. Rauch defined LID as a low-impact design.

Commissioner Campbell suggested spelling it out in the plan.

Chairman Rose asked whether to continue land use tonight or if the Commissioners would prefer to defer to the next meeting.

Chairman Rose agreed to continue talking about land use in this meeting.

Ms. Rauch continued to the first goal on quality of life. She read the goal as it is written and summarized the policies. She stated that there have been minimal changes to the policies.

Commissioner Liepmann asked whether Policy 1.7 that reads coordinate new development and land use within adjoining jurisdictions with existing and planned development along Town boundary edges is a shall or a should.

Ms. Rauch stated that it's up to the Commissioners.

Commissioner Campbell suggested that they change it to "shall".

Ms. Rauch noted the changes.

Commissioner Liepmann suggested that Policy 1.9 be changed to "shall".

Ms. Rauch noted the changes.

Chairman Rose asked for clarification for Policy 1.2 that reads the Town shall preserve a streetscape that is visually open to large yards and limited walls setback from the road and the preservation of native desert landscaping.

Ms. Rauch expounded upon Policy 1.2 regarding boundaries.

Chairman Rose asked about the phrase "limited walls".

Commissioner Campbell stated that the phrase "limited walls setbacks" is confusing.

Ms. Rauch stated that this discussion may be better held when talking about specifics.

Commissioner Campbell suggested clarifying the phrase "limited walls

setback”.

Commissioner Georgelos agreed.

Ms. Rauch agreed to work on that sentence.

Commissioner Locke suggested including the phrase “large front yards” in the text.

Commissioner Liepmann suggested using the word “perimeter”.

Ms. Rauch stated that they would see this again with a new draft. She continued to the next goal. She read the goal as it is written and summarized the policies.

Commissioner Locke suggested that Policy 2.4 that reads ensure that construction projects are completed in a timely manner with minimal impact on surrounding residences, including minimizing the visual, traffic, dust, noise and odor impacts related to the on-site schedule of work, location of temporary facilities, and placement of construction materials and debris.be changed to “shall”.

Commissioner Liepmann suggested rephrasing “native landscaping” to “drought tolerant native landscaping”.

Ms. Rauch asked for a preference for consistency.

Commissioner Georgelos agreed.

Commissioner Campbell for clarification on a policy.

Ms. Rauch explained that the policy has been deleted. She continued to the next goal on growth areas. She read the goal as it is written and summarized the policies.

Commissioner Georgelos asked for more background about special use permit property establishment.

Ms. Rauch gave examples.

Paul Michaud stated that they could remove the word “establishments” in the goal to clarify.

Ms. Rauch continued to the next goal on community spaces. She read the goal as it is written and summarized the policies. She explained that the consultant is in the process of wording the types of open spaces in Paradise Valley.

Ms. Rauch continued to the next goal on efficient infrastructure. She read the goal as it is written and summarized the policies. She stated that the land use element is a sort of umbrella element.

Ms. Rauch continued to the last land use goal on revitalization She read the

goal as it is written and summarized the policies.

Commissioner Campbell asked about the shading in the text.

Ms. Rauch stated that the shading is to clarify where the text should be.

Commissioner Campbell clarified what the intent was of the text.

Ms. Rauch stated that there has been some discussion on the project team on whether to keep the text and, if so, where to put it.

Commissioner Campbell supported keeping the text.

Commissioner Georgelos agreed.

Ms. Rauch asked for any further questions or remarks. She stated that the next four elements would be discussed at the August 17, 2021 work session.

No Reportable Action

B. [21-263](#)

Consideration of Proposed Zoning Ordinance regarding regulations for Walls, View Fences and Combination View Fences

Lisa Collins reviewed the proposal. She stated that the goal is to have a recommendation provided to the Town Council. She explained the purpose of the code amendment. She reviewed what is currently allowed in front and side yards adjacent to roadways.

Commissioner Campbell asked about whether the hedge is allowed.

Ms. Collins stated that the current code would allow a low wall without the wrought iron and a hedge. She stated that if it's a combination view fence, there could not be a hedge.

Commissioner Campbell clarified that the image being presented doesn't adhere to the current code.

Ms. Collins reviewed the comments from last meeting. She stated that there are certain limitations to landscaping and that special use permits may come into play. She explained why the code is the way it is now.

Chairman Rose noted that there is a considerable amount of conversation about landscaping. He asked about being more vigilant.

Ms. Collins stated that the hillside is a different zoning classification. She stated that the code requirements might differ some between hillside homes and flat land homes.

Chairman Rose asked about the impact of landscaping.

Commissioner Campbell stated that he's only supportive of the changes if they get a handle on landscaping. He stated that he doesn't understand the existing

code because he doesn't see much of it happening in practice.

Ms. Collins stated that there has been no code enforcement on the landscaping unless there is a safety issue.

Commissioner Campbell stated that it may well be a matter of safety and open street view. He stated that he's skeptical about changing anything in the code if the Town is not enforcing the current code.

Ms. Collins explained the current requirement for view fences and landscaping. She suggested it be moved to a separate area of code. She stated that she agrees with Commissioner Campbell. She presented a street view map. She presented the current and proposed code.

Chairman Rose asked whether they'd already made a decision on the collector street. He clarified that the two big things they need to make a decision about are the major arterials and the minor arterials.

Ms. Collins stated that major arterials and minor arterials differ somewhat.

Chairman Rose asked about the original code and the suggested differences.

Ms. Collins clarified.

Commissioner Campbell stated that they were given a hierarchy of walls. He stated that the three categories would be enough to cover it. He asked why the combination view fence was not addressed.

Chairman Rose asked for the opinions of the other Commissioners.

Commissioner Campbell stated that he doesn't like it because they're not getting any landscaping enforcement. He stated that he's discouraged by the inability to enforce the code in this area.

Ms. Collins stated that it gets a little odd. She stated that it's a little bit contradictory.

Commissioner Campbell stated that there appears to be some discrepancies between what's listed in the code and what's seen in the town.

Ms. Collins stated that they need a recommendation from the Commissioners.

Commissioner Campbell stated that he is concerned about variety.

Ms. Collins stated that the view fences are more like subdivision walls and not necessarily in peoples' front yards.

Commissioner Campbell disagreed. He asked whether walls were reviewed.

Ms. Collins confirmed that walls are reviewed.

Commissioner Locke stated that she understands Commissioner Campbell's perspective on landscaping not being enforced. She inquired about the right-of-way. She asked whether there could be some sort of parameters to the right-of-way.

Ms. Collins explained the average situation with a right-of-way. She stated that there could be situations where there is a request to the Board of Adjustment. She stated that, more frequently, there isn't enough right-of-way. She clarified the footage for major and minor arterials.

Commissioner Campbell clarified that the footage is split between each side of the street.

Chairman Rose asked to hear from the Commissioners regarding major arterials.

Commissioner Nassikas stated that he agrees with the staff's suggestions.

Commissioner Campbell asked about meandering sidewalks and lot lines.

Ms. Collins stated that there's about 45 feet of improvement so there's about 20 feet of back of sidewalk.

Commissioner Liepmann agreed with the 10-foot minimum setback is appropriate for major arterials.

Commissioner Georgelos stated that many of these issues are negligible.

Chairman Rose asked for clarification.

Commissioner Georgelos stated that she's not supportive of the changes.

Chairman Rose asked if Commissioner Georgelos would be supportive of more landscaping enforcement.

Ms. Collins suggested that they move into the action item. She stated that there may not be enough support for this to move forward. She stated that there could be comments along with the motion or recommendation to inform the Council.

Commissioner Campbell stated that they should come to a consensus.

Ms. Collins suggested they continue.

Commissioner Locke suggested including variants.

Commissioner Campbell disagreed with the changes.

Commissioner Liepmann stated that she's in favor of some of the changes, but not others.

Ms. Collins stated that the Commissioners can vote line by line if they like during

the hearing portion.

Commissioner Locke stated that she's in favor of creative ideas. She stated that she would like to talk through it.

Commissioner Campbell suggested compromising.

Chairman Rose asked how many people would support a compromise of 15 feet for major arterials.

Commissioner Nassikas agreed to support the compromise.

Commissioner Campbell agreed to support the compromise.

Commissioner Liepmann agreed to support the compromise.

Commissioner Locke agreed to support the compromise.

Chairman Rose agreed to support the compromise.

Commissioner Georgelos disagreed.

Commissioner Campbell stated that they'd reached a consensus with the major arterials, but not the minor arterials. He stated that the same things that make the majors desirable would make the minors desirable.

Chairman Rose asked about "N/A" on the presentation.

Ms. Collins stated that it doesn't have its own requirements.

Commissioner Campbell asked about meandering walls.

Commissioner Nassikas asked for clarification about meandering walls in the minor arterials at 15 feet.

Ms. Collins stated that the other walls are see-thru so they're allowed a different footage.

Commissioner Campbell suggested a hierarchy for the walls.

Commissioner Nassikas agreed.

Commissioner Locke asked about feedback from residents about meandering walls.

Ms. Collins stated that she has not received any feedback about meandering walls.

Commissioner Campbell explained his proposed hierarchy of walls.

Commissioner Locke agreed to support Commissioner Campbell's ideas.

Commissioner Liepmann agreed. She stated that she has concerns about the hedges with combination view fences.

Chairman Rose asked about combination view fences and landscaping.

Commissioner Liepmann asked about defining landscaping hedges.

Commissioner Campbell stated that he'd like to make amendments to paragraph D.

Commissioner Georgelos asked about oleander hedges, view fences, and meandering walls and how they relate to the original goal.

Chairman Rose asked if a majority was reached for major arterials and minor arterials.

Commissioner Campbell suggested a compromise. He suggested 20 feet for the view fence, 20 feet for the combination view fence, 30 feet for the meandering, and 40 feet for the remaining walls.

Commissioner Georgelos stated that they need to be certain that this is what they want because they won't be able to take it back.

Chairman Rose asked about the reason for changing the codes.

Ms. Collins stated that there was one home that precipitated the discussion, which led to the need for clarity in the code.

Chairman Rose asked about working on the verbiage rather than the numbers.

Ms. Collins stated that the proposed draft is a reorganized version of the current code. She stated that the numbers need clarifying as well as making it less cumbersome to understand.

Chairman Rose asked if there is a way to make things more succinct.

Ms. Collins stated that the language and the chart that has been put together is more succinct.

Commissioner Locke stated that the chart is very helpful. She asked about referencing the chart to the content of the document.

Commissioner Georgelos stated that she is supportive of the reformat. She stated that things should be as clear as possible. She stated that she disagrees with the changes to the numbers.

Commissioner Campbell asked about amendments to the amendment. He suggested deferring the public hearing until the next meeting.

Chairman Rose asked whether everyone agrees.

Ms. Collins stated that the draft code would include the chart as well as the reformatted written word.

Commissioner Campbell stated that he would like to continue speaking on the subject.

Commissioner Georgelos stated that it's imperative that there are no inconsistencies.

Commissioner Campbell suggested a compromise.

Commissioner Nassikas agreed with the proposed changes.

Commissioner Liepmann agreed with the proposed changes.

Commissioner Campbell stated that he would like to spend some time reviewing paragraph D, but not tonight.

Commissioner Georgelos stated that the walls, fences, and landscaping should all be looked at together because they work together.

Chairman Rose suggested making a comment to the Council.

No Reportable Action

5. PUBLIC HEARINGS

- A. [21-262](#) Consideration of Proposed Zoning Ordinance regarding regulations for Walls, View Fences and Combination View Fences

A motion was made by Commissioner Campbell, seconded by Commissioner Georgelos, to continue Item 21-262, Consideration of proposed Zoning Ordinance regarding regulations for walls, view fences, and combination view fences. The motion carried by the following vote:

Aye: 6 - Commissioner Campbell, Commissioner Georgelos, Commissioner Liepmann, Commissioner Locke, Commissioner Nassikas and Commissioner Rose

Absent: 1 - Commissioner Covington

6. ACTION ITEMS

None

7. CONSENT AGENDA

- A. [21-260](#) Approval of the July 20, 2021 Planning Commission Minutes

A motion was made by Commissioner Liepmann, seconded by Commissioner Georgelos, to approve the July 20, 2021 minutes. The motion carried by the following vote:

Aye: 6 - Commissioner Campbell, Commissioner Georgelos, Commissioner Liepmann, Commissioner Locke, Commissioner Nassikas and Commissioner Rose

Absent: 1 - Commissioner Covington

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Michaud reported that the next meeting was on August 17, 2021 with a public hearing on walls and fences as well as a general plan to discuss 4 elements.

11. ADJOURNMENT

A motion was made by Commissioner Georgelos at 10:06 p.m., seconded by Commissioner Nassikas, to adjourn the meeting. The motion carried by the following vote:

Aye: 6 - Commissioner Campbell, Commissioner Georgelos, Commissioner Liepmann, Commissioner Locke, Commissioner Nassikas and Commissioner Rose

Absent: 1 - Commissioner Covington

Paradise Valley Planning Commission

By: _____
Paul Michaud, Secretary