



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 17, 2021

6:00 PM

Council Chambers

**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

STAFF MEMBERS PRESENT

Town Attorney Andrew McGuire
Community Development Director Lisa Collins
Planning Manager Paul Michaud
Special Projects Planner Loras Rauch

2. ROLL CALL

Commissioner Georgelos entered the meeting at 6:14 p.m.
Commissioner Covington entered the meeting around 8:00 p.m.

Present 7 - Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Karen Liepmann
Commissioner Kristina Locke
Commissioner William Nassikas
Commissioner James Rose

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

- A.** [21-267](#) Consideration of Proposed Zoning Ordinance regarding regulations for Walls, View Fences and Combination View Fences
- Lisa Collins, Community Development Director, stated the Planning Commission can discuss the item during the study session and the action

portion would be continued to the second meeting in September to provide ample time for the Commission to review and to allow for residents to voice their opinions. She reviewed the proposed text amendment, as well as the fence hedge maintenance agreements.

Commissioner Campbell stated he believed most of the Commissioners did not want any changes on the collector streets.

Commissioner Locke and Commissioner Covington agreed with Commissioner Campbell.

Ms. Collins stated she would make that revision. She displayed the current code requirements of the fence hedge maintenance agreements and discussed the current language. She added the actual ordinance was included in the meeting packet. She mentioned she would be making the adjustments in the code language moving forward with the proposed changes.

Commissioner Campbell suggested a compliance plan be implemented as part of the code.

Ms. Collins understood the request and agreed to take the suggestion to the Town Council.

Commissioner Georgelos questioned the enforcement capabilities.

Ms. Collins responded the challenge with landscape was that it is ever changing. She also mentioned the limited staff numbers, with only one code enforcement officer.

Commissioner Covington questioned if verbiage could be added to the code to address the enforcement issues.

Ms. Collins responded she would provide all the input to the Town Council.

Commissioner Campbell suggested adding a phrase such as, "The agreement is to have a plan, as an exhibit, illustrating compliance with the code."

Ms. Collins questioned if this would require a new review and agreement each time the homeowner would like to make changes.

Commissioner Campbell believed the Town should have an exhibit which identified the landscape within the hedge area.

Commissioner Liepmann requested to view the actual agreement.

Commissioner Georgelos reiterated her concern that the lack of enforcement would make any agreement irrelevant.

Ms. Collins read the agreement in its entirety.

Commissioner Liepmann did not see a need to say more in the agreement other than the homeowner would comply with all zoning codes. She believed the issue being raised was more about limited government and enforcement. She did not agree that Commissioner Campbell's suggestion would solve the issue they seemed to be discussing.

Discussion occurred regarding the ability to remedy contract and code violations.

Ms. Collins reiterated she would be forwarding the recommendations to the Town Council. She added they would not see the document again until the second meeting in September, where they would be making a formal recommendation. She clarified she would use the table to revise the code.

Chairman Rose mentioned the homeowner may be confused about what the code states. He questioned if the proposed code amendment will help clear up some of the confusion.

Ms. Collins believed that any change is an improvement, specifically altering the formatting to improve understandability.

Chairman Rose stated the Hillside Building Committee made codes very clear to builders and contractors. He believed the proposed amendments will assist with clarity.

Ms. Collins added she was available for additional comments, suggestions, or questions as they continue to work through the process.

No Reportable Action

5. PUBLIC HEARINGS

- A.** [21-268](#) Continue to September 21 ,2021 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 Nassikas, to continue Item 21-268, consideration of proposed Zoning Ordinance regarding regulations for walls, view fences, and combination view fences to the regular Planning Commission hearing on September 21, 2021. The motion carried by the following vote:

Aye: 7 - Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Liepmann, Commissioner Locke, Commissioner Nassikas and Commissioner Rose

6. STUDY SESSION ITEMS (Continued)

- A. [21-266](#) Discussion on the 2022 General Plan Goals and Policies within the Open Space and Recreation, Environmental Planning and Water Resources, Sustainability, and Public Facilities/Services and Cost of Development Elements.

Matthew Klyszeiko with Michael Baker presented the four elements for discussion this evening. He began with the draft Open Space and Recreation Element covering the four types of open space. He provided examples for each type. He asked if there were any questions regarding this element.

Commissioner Nassikas requested clarification regarding the open area at the southeast corner of Lincoln Drive and 56th Street.

It was clarified that the property in question is private open space, which was also stated in the Special Use Permit zoning for the Mountain Shadows resort.

Mr. Klyszeiko questioned if the Commission would prefer to review the simplified option or the detailed track changes.

Commissioner Georgelos and Commissioner Liepmann requested utilizing the detailed track changes to review the document.

Mr. Klyszeiko stated many of the edits appeared to be more robust due to some sections being moved in their entirety within the document. He mentioned there were many redundancies and inconsistent terminologies, which had been revised. He reviewed changes within the first goal and requested comments or questions.

Commissioner Locke voiced concern regarding Policies 1.1, 1.2, 2.2, and 2.3 on pursuing the gifts of land as it related to the cost of maintenance and safety with additional open space. She suggested the addition of a verbiage to acknowledge that concern.

Mr. Klyszeiko agreed with Commissioner Locke and believed it was a worth while consideration.

Commissioner Georgelos requested the definition of “built environment.”

Mr. Klyszeiko replied it was another way to say “urban environment.” He questioned if the Commission would agree with changing the name of the section to leave out the term “recreation.” It was decided to remove “recreation” from the section heading.

Mr. Klyszeiko moved on to the Environmental Planning and Water Resources Element. He reviewed the revisions made within the section.

Commissioner Georgelos and Commissioner Locke agreed with the language

revisions that had been made.

Mr. Klyszeiko discussed the term “monitor” in Goal 1 and explained it could be considered an outcome action item. He believed the term “encourage” was more appropriate from a policy standpoint. He discussed the tree canopy with the Town being part of the Tree City, USA program and mentioned they had made some minor revisions within the goal. He mentioned they had not made any changes to the Visual Resource Preservation section. He added they were attempting to avoid unnecessary redundancies within the plan. He asked if there were any questions or comments.

There were no comments to the policies on Goal 2, Tree Canopy, or Goal 3, Visual Resource Preservation.

Chairman Rose on the policies of Goal 4, Air and Noise Quality, questioned if it was possible to request Town trash collection vendors use low emission vehicles.

Mr. Klyszeiko responded it is a challenge to identify each vendor, but the text can be changed to say encourage.

Mr. Klyszeiko brought up on Policy 4.6 that in the recent General Plan survey support of EV or autonomous use received the lowest ratings. He added he was unsure whether this was low because of autonomous vehicles or truly both those and electric vehicles.

Commissioner Georgelos suggested removing the verbiage regarding fast tracking the electric charging stations.

Mr. Klyszeiko replied they could use the term encourage, rather than to fast track.

Chairman Rose added he understood the fast-track verbiage pertained to the permitting and review process.

Mr. Klyszeiko agreed with Chairman Rose.

Commissioner Campbell voiced concern that the verbiage seemed to be rather specific, considering the document was intended to be visionary.

Chairman Rose and Commissioner Georgelos agreed with Commissioner Campbell.

Mr. Klyszeiko stated he would remove that verbiage and revise the section to be less specific.

There were no comments on Goal 5, Water Supply.

Mr. Klyszeiko reviewed the policies in Goal 6, Water Quality.

Commissioner Campbell questioned if the term in Policy 6.2 should be “sewer providers” instead of “water providers.”

Mr. Klyszeiko responded yes.

Mr. Klyszeiko moved on to the Sustainability Element. He stated this section is not required by State Statute, noting there have been several edits to this Element due to overlap within the section and other sections, which the consultant team removed or amended to avoid redundancy and increase clarification and consistency.

Discussion occurred regarding the section headings, and it was decided they would remain unchanged.

Commissioner Locke stated she was in favor of the alternative language change proposed in Policy 2.5.

Commissioner Campbell provided additional feedback and suggestions.

Mr. Klyszeiko summarized the guidance for this Element as encouragement for special use permits, government buildings being maintained, not specifying a level, and incorporating some of the additional language currently within the section. He then briefly reviewed the proposed edits in the greenhouse gasses and water conservation goals.

Commissioner Locke suggested the addition of bioswales and bioretention.

Mr. Klyszeiko then moved onto the Public Facilities Element goals and policies. He stated he had left the Public Facilities section to the end, due to it not having many edits. He mentioned safety and law enforcement had been the topic of many public comments and most edits within that section were clarification edits.

Commissioner Campbell questioned if they should add categories for internet or cell phone.

Mr. Klyszeiko replied he believed they had addressed that within other policies, but stated he would make a note and make sure it was sufficiently addressed. He thanked the Commissioners for their input.

Ms. Rauch reviewed the upcoming meeting schedule. She suggested additional special work sessions on August 31, 2021 and September 14, 2021. She added that these special meetings will give the Town Council September and October to review the draft, which would give the ability to begin the 60-day review by November 1, 2021.

Commissioner Nassikas, Commissioner Covington, Commissioner Liepmann, Commissioner Locke, Commissioner Georgelos, and Chairman Rose all stated they would be available for the special meeting on August 31, 2021.

Mr. Klyszeiko clarified the Planning Commission will review the Land Use Plan and the Circulation Plan on August 31, 2021. Then, on September 7, 2021, they would review the action items. During the 60-day review will be a community workshop for residents to comment on the draft plan. Following the 60-day review, the consultant team will make final edits prior to the draft plan moving through the public hearing process. He mentioned that some of the dates may be refined, based upon the preference of the Council and Commission.

No Reportable Action

7. ACTION ITEMS

None

8. CONSENT AGENDA

None

9. STAFF REPORTS

Ms. Collins stated they had scheduled the Planning Commission, Hillside Building Committee and Board of Adjustment orientation on September 10, 2021. She invited all the Commissioners to attend. She believed it was a great opportunity to meet each other and share the functions of each committee or board.

10. PUBLIC BODY REPORTS

None

11. FUTURE AGENDA ITEMS

Mr. Michaud reported that the next scheduled meetings were on August 31, 2021 and September 7, 2021.

12. ADJOURNMENT

A motion was made by Commissioner Liepmann at 9:00 p.m., seconded by Commissioner Georgelos, to adjourn the meeting. The motion carried by the following vote:

Aye: 7 - Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Liepmann, Commissioner Locke, Commissioner Nassikas and Commissioner Rose

Paradise Valley Planning Commission

By: _____
Paul Michaud, Secretary