



# 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 31, 2021

6:00 PM

Council Chambers

---

**Special Meeting. 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 6:00 p.m.

#### **STAFF MEMBERS PRESENT**

Town Attorney Andrew McGuire  
Community Development Director Lisa Collins  
Senior Planner George Burton  
Special Projects Planner Loras Rauch  
Town Engineer Paul Mood

#### 2. ROLL CALL

**Commissioner Georgelos entered the meeting at 6:15 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. [21-284](#) Discussion on the 2022 General Plan Land Use Map, Circulation Map and Classification Standards, Open Space Map, and review of the public comments received by the Town during the summer Work Sessions and Special Work Sessions of the Planning Commission.

Loras Rauch, Special Projects Planner, provided a brief overview of the project timeline. She indicated the project is currently in the enrich stage which included reviewing draft elements of the plan with the Commission and Council. She noted that the land use plan was essentially the same. She indicated some of the changes included the removal of the mixed land use categories of low density residential or resort country club and private open space or resort country club that were associated with development areas. She stated that they also included any Council approved updates that had happened since the 2012 General Plan. She shared those open spaces had also been removed from the land use map and put on their own new map for the 2022 General Plan.

Commissioner Locke inquired if staff considered identifying areas that were affected by flood plains as a reference for future development.

Ms. Rauch replied that she believed those maps were included in the community assessment report and noted an appendix to the General Plan could be discussed. She added that these maps are also available on the flood plain viewer website with Maricopa County.

Commissioner Locke asked if there was a reference to the storm water management plan in the General Plan.

Ms. Rauch indicated it was in the environmental section.

Ms. Rauch provided an overview of the open space map. She noted this was a new map that better defines the different types and locations of the existing open space. She noted as in the 2012 General Plan that both public and private rights-of-way are considered open space.

Commissioner Locke recommended it be made clearer on the open space map that roadways are considered public open space.

Ms. Rauch presented the roadway classifications map and pointed out changes including the change in designation of Lincoln Drive and Tatum Boulevard as visually significant corridors. She noted the dashed major arterial lines indicating a non-Paradise Valley street classification were removed since these are still major arterials and that local streets have been drawn with a lighter weight compared to the 2012 General Plan roadway classification map.

Commissioner Nassikas proposed the idea of having the names of certain streets imposed on the map if it did not make the maps too busy.

Ms. Rauch replied she will speak with the consultant about adding street names to the map.

Ms. Rauch reviewed the public comments regarding the General Plan. She noted that she received 11 comments between June 7, 2021, and August 16, 2021. She indicated that most comments discussed the removal of the Development Area designation, open space, and public transit. She pointed out that some of the comments were premature, but identified some unintended consequences and shortcomings. She noted public comments are encouraged during the Council review in September and October as well as at upcoming community workshop.

Ms. Rauch provided an overview of the next steps including a Commission work session on September 7th, in addition to other work sessions for the Commission and Council throughout September and October. She pointed out there is a required 60-day public comment review period, tentatively set for November 1st to December 31st and a second community workshop that will be held during the first part of November.

Chairman Rose called for any public comments. No comments were made.

**No Reportable Action**

## 5. PUBLIC HEARINGS

None

## 6. ACTION ITEMS

None

## 7. CONSENT AGENDA

- A. [21-269](#) Approval of the August 3, 2021 Planning Commission Minutes

**A motion was made by Commissioner Campbell, seconded by Commissioner Covington, to The motion carried by the following vote:**

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

## 8. STAFF REPORTS

Ms. Collins announced that the Planning Commission training is scheduled for September 10th at 9:00 a.m. and members of the Commission could reach out to her if they had any questions regarding the orientation.

## 9. PUBLIC BODY REPORTS

Commissioner Campbell reminded everyone of the Board of Adjustment meeting taking place tomorrow where they will discuss disregarding code requirements to screen solar panels on a hillside property.

Lisa Collins, Community Development Director, noted that if enough members of the Commission were planning to attend that it is necessary to notify the public 24 hours in advance to avoid violating any open meeting laws. She noted

that some could submit comments before hand to express their views, but avoid a quorum being present.

## 10. FUTURE AGENDA ITEMS

George Burton, Senior Planner, stated their agenda for the September 7, 2021, meeting would include the General Plan.

Ms. Collins pointed out the agenda for the following meeting on September 21, 2021, would include discussion on walls and fences.

## 11. ADJOURNMENT

**A motion was made by Commissioner Covington at 6:58 p.m., seconded by Commissioner Liepmann, 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