



# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Minutes - Final

### Planning Commission

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Tuesday, February 7, 2017

6:00 PM

Council Chambers

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#### 1. CALL TO ORDER

Chairman Strom called the meeting to order at 6:00 p.m.

#### STAFF MEMBERS PRESENT

Deputy Town Attorney Debbie Robberson  
Community Development Director Eva Cutro  
Senior Planner Paul Michaud

#### 2. ROLL CALL

**Present** 5 - Chairperson Dolf Strom  
Commissioner Jonathan Wainwright  
Commissioner Daran Wastchak  
Commissioner Jeff Wincel  
Commissioner Richard K. Mahrle  
**Absent** 1 - Commissioner Thomas G. Campbell

#### 3. EXECUTIVE SESSION

None

#### 4. STUDY SESSION ITEMS

##### A. [17-026](#) Introduction of Town Council Liaison

Vice Mayor Bien-Wilner introduced himself as the current Planning Commission liaison.

Chairman Strom stated the Statement of Direction (SOD) is not as informative as it could be. He remarked a preference for Planning Commission input at the same time Town Council reviews the SOD.

The Vice Mayor discussed the topic of last minute submittals and a need to reconsider procedural rules.

**No Reportable Action**

**B. [17-025](#) Visually Significant Corridors Master Plan**

Eva Cutro gave an update on the charette meeting held last night, there were approximately 20 residents in attendance, and a visual preference study was done.

The consultant gave the Planning Commission the visual preference survey to take and return back. He noted that the intent of the survey is to provide big ideas of design characteristics for the streetscape.

Michael Park with EPG spoke. He stated he was in front of the Planning Commission last month and asked five questions. The responses from other stakeholders were similar to the Planning Commission responses. He reviewed a scaled map of Tatum Boulevard and Lincoln Drive. He described the public comments received during the charette. He noted the plan uses the concept of good, better, and best. He explained gateway features, primary features, prominent features, and foundation treatment. It was noted that if a special treatment is done in front of a particular land use that this treatment should be compatible if the use changes.

The consultant gave a presentation on three big concepts. These concepts were patterns of nature, rural elegance, and resort living. The patterns of nature included bringing the mountain motive into the right-of-way. The rural elegance concept included bringing back expansive views/openness/vistas, with a focus on horizontal. The resort living concept included bringing the resort idea into the right-of-way at intersections/gateways through the use of colorful plant material, modern and clean designs, outdoor rooms, and framing views.

Commissioner Wainwright raised a concern regarding the idea of slowing traffic on Lincoln Drive and Tatum Boulevard. The consultant clarified the intent is to slow down traffic to the 40 mph design speed of the street.

Commissioner Mahrle questioned the use of the vertical panels in the right-of-way. The consultant replied that these panels would be scattered. Also, he stated the panels could block the view of less-visually interesting items like equipment boxes or to add visual interest along existing walls. Commissioner Wincel suggested the design take heat into consideration if metal is used.

Chairman Strom inquired about the ability of a professional to use what will be in the plan. The consultant replied the plan will have vignettes to inspire and not require so that a professional can develop detailed plans. He noted that this plan is to provide guidelines.

Responding to a question about the framed view idea, the applicant stated

the plan can identify specific locations.

There was discussion on the three themes. The consultant stated only one theme will be developed. The Planning Commission stated they like differences to avoid uniformity. There needs to be more than a single theme. It was noted that the four levels of features create the variations in the theme. It was also noted to focus design at transition areas.

Vice Mayor Bien-Wilner inquired if the scope included looking at the existing material palette outside of Lincoln Drive and Tatum Boulevard. The consultant replied yes. Responding to a second question about existing resort landscaping, the consultant stated if the existing landscaping is not in harmony with the guidelines that compliance would occur over many years.

Final comments included to use the resort living near resorts, to simplify the design in resort living, and to use rusted steel over aluminum.

**No Reportable Action**

**C. [17-024](#)**

Lighting Code Revisions to Article 22 Hillside Development Regulations, Section 2208 Outdoor Lighting; as contained in Ordinance # 2016-04.

Eva Cutro updated the Planning Commission. She stated that a resident who worked on the original hillside code expressed opposition to the holiday light extension into October.

The Planning Commission reviewed the code update page-by-page.

Chairman Strom mentioned he met with a lighting expert at Creative Lighting. He emphasized the importance of using the term "dark sky," particularly to address the three types of light cutoff. Ms. Cutro stated the term "dark sky" is a defined term with its own standards. She added that using this specific term may limit the Town's control should the association that sets the "dark sky" standards make modifications.

It was noted under the definition of security lighting to add in "down light" after "Fully Shielded."

The Planning Commission stated a preference to use 2.5 Lux over 2.7 Lux.

There was discussion on lighting functions. It was suggested to adjust the 2700 Kelvins to 3000 Kelvins. Commissioner Wastchak stated it will be hard to enforce this provision, adding this may result in grandfathering. Ms. Cutro stated that there are many non-compliant light fixtures today. She remarked that the proposed code change is less restrictive.

It was generally agreed that a chandelier can be a pendant, and does not

need to have branches.

There was discussion on the number of lighting fixtures at the garage doors. It was suggested to add the term "adjacent."

The Planning Commission discussed walkway and driveway entry markers. This included consideration to extend the spacing standard to not less than a 4 to 1 ratio. It was noted that not all driveways are created equal for the minimum or maximum placement to work. The Planning Commission agreed that an entry marker can be located on the property line and not need Hillside Committee approval.

There was discussion again on "dark sky" and concerns with defining it. This is where the group will pick up at the next meeting.

**No Reportable Action**

## 5. PUBLIC HEARINGS

## 6. ACTION ITEMS

## 7. CONSENT AGENDA

### A. [17-021](#) Approval of January 3, 2017 Planning Commission Minutes

**A motion was made by Commissioner Wincel, seconded by Commissioner Mahrle, to approve the January 3, 2017 minutes noting the correction on who motioned to adjourn. The motion carried by the following vote:**

**Aye:** 5 - Chairperson Strom, Commissioner Wainwright, Commissioner Wastchak, Commissioner Wincel and Commissioner Mahrle

**Absent:** 1 - Commissioner Campbell

### B. [17-022](#) Approval of January 17, 2017 Planning Commission Minutes

**A motion was made by Commissioner Wincel, seconded by Commissioner Mahrle, to approve the January 17, 2017 minutes. The motion carried by the following vote:**

**Aye:** 5 - Chairperson Strom, Commissioner Wainwright, Commissioner Wastchak, Commissioner Wincel and Commissioner Mahrle

**Absent:** 1 - Commissioner Campbell

## 8. STAFF REPORTS

## 9. PUBLIC BODY REPORTS

## 10. FUTURE AGENDA ITEMS

## 11. ADJOURNMENT

A motion was made by Commissioner Wincel at 8:42 p.m., seconded by Commissioner Wainwright, to adjourn the meeting. The motion carried by the following vote:

**Aye:** 5 - Chairperson Strom, Commissioner Wainwright, Commissioner Wastchak, Commissioner Wincel and Commissioner Mahle

**Absent:** 1 - Commissioner Campbell

**Paradise Valley Planning Commission**

By:   
Eva Cutro, Secretary