



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Planning Commission

Tuesday, August 15, 2017

6:00 PM

Council Chambers

STAFF MEMBERS PRESENT

Town Attorney Andrew M. Miller
Community Development Director Eva Cutro
Senior Planner Paul Michaud
Planner George Burton
Town Engineer Paul Mood

1. CALL TO ORDER

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

2. ROLL CALL

Commissioner Covington attended the meeting via phone.

Present 6 - Chairperson Daran Wastchak
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Richard K. Mahrle
Commissioner Jonathan Wainwright

Absent 1 - Commissioner Dolf Strom

3. EXECUTIVE SESSION

None

6. ACTION ITEMS

- A.** [17-259](#) Consideration of a proposed lot split (LS 17-03)
6001 E Cactus Wren Road
- Paul Michaud presented the application in accordance with the packet. There were no questions from the Planning Commission and no public comment.
- A motion was made by Commissioner Campbell, seconded by Commissioner Mahrle, to forward a recommendation of approval of the lot split request to the Town Council subject to the following stipulations:**
1. The lot split plat must be recorded with the Maricopa County Recorder's

Office, in substantial compliance with the survey plat prepared by Land Development Group, dated June 21, 2017.

2. Prior to the recordation of said lot split plat, the following shall be completed:

a. The property owner or designee shall submit the required improvement plans for Town Engineer approval and provide a procedure and other forms of assurances necessary for the Town to be in a guaranteed position to complete the pavement widening and curbing adjoining Lots 1 and 2 of said lot split plat in accordance with the local roadway standard, Option B, of the Town's General Plan.

b. The property owner shall secure the appropriate demolition permit(s) and related inspections to remove all the vertical structures on Lot 2 as shown on the boundary survey prepared by Land Development Group, dated May 27, 2016.

3. Prior to the issuance of a Certificate of Occupancy for a new single-family residence on said lot split plat, the following shall be completed:

a. The property owner or designee shall complete the pavement improvements of Stipulation 2.a.

4. Within 60 days of approval of the plat, the applicant shall submit Mylars and an electronic version in a pdf format for the Town's permanent record

The motion carried by the following vote:

Aye: 6 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Mahrle and Commissioner Wainwright

Absent: 1 - Commissioner Strom

4. STUDY SESSION ITEMS

- A. [17-267](#) Discussion of several applications to develop a 9.6-acre property for 8 single-family lots located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (The Villas at Cheney Estates - Town Triangle)

Paul Michaud presented the application in accordance with the packet.

Chair Wastchak asked about the timing for this item.

Commissioner Campbell disclosed that he is not supportive of the 12,000 square-foot lots and thinks the development could lose one lot.

Commissioner Covington noted that he finds this sets the bar lower than the R-18 SUP cluster development at Cheney Estates. Both were supportive of a minimum 18,000 square-foot lot. Commissioners Mahrle, Covington, and Anton agreed. Mr. Michaud noted that the minimum lot size in the SUP cluster plan noted is actually 16,000 square feet. The Commissioners were agreeable to a minimum of 16,000 square feet to match that SUP.

Rod Cullum, developer on the project, stated the applicant worked hard at the request of the Council to get at the 9.6 acres to eliminate the Major General Plan amendment and have a project with a gross density that meets the minimum one acre per home. He continued that the lot size is rather arbitrary. The applicant would consider looking into increasing the lot size rather than decreasing the number of lots. Additional discussion continued on reducing setbacks, lot width, and incorporating the golf course tract into the lots similar to Camelback Country Club Estates.

Commissioner Wainwright stated he thinks the Town is lucky to have this plan. He does not think this development will set precedence. The entrance is from Scottsdale and most people will not be able to tell if there are 7 or 8 lots.

No Reportable Action

B. [17-269](#)

Discussion of a Minor Special Use Permit Amendment
Camelback Bible Church (SUP 17-07). 3902 E. Stanford Drive.

Mr. Burton gave a presentation on the request. This includes a new addition at 5,000 square feet at a height of 18 feet. He stated the request meets all SUP guidelines, except for perhaps the shielding of the soffit lights due to roof angle.

Commissioner Anton asked about the parking and shipping container located in the northeast area of the site. The architect stated there is an ongoing renovation of the Fellowship Hall and it is a temporary storage.

Commissioner Campbell inquired about the wall lights on the south elevation. The wall lights will be on each vertical panel. The purpose is to illuminate the wall and pedestrian path. He discourages architectural lighting. Commissioner Campbell likes the dome path light. Chairman Wastchak agrees. After discussion, there was a suggestion to remove these wall lights.

The Planning Commission discussed the vertical and horizontal lights at the entry and options. The only concern was on the vertical light. It was noted that the lumen output is low.

Commissioner Mahrle inquired on the uplights on the trees behind the Fellowship Hall. After discussion, there was no concern on these lights as proposed.

Mr. Burton concluded, noting that the hearing is set for September 5, 2017.

No Reportable Action**C.** [17-270](#)

Discussion of Subdivision Sign and Modified Subdivision Wall . Kachina Estates Subdivision (MI 17-02). Northeast corner of Casa Blanca Drive and Malcomb Drive.

Mr. Burton described the request on the screen wall and subdivision sign. It was noted that these were installed without approval. Staff is not supportive of the screen walls since it reduces the sense of openness.

Commissioner Mahrle remarked on his frustrations when individuals do work without proper approval. He wants stronger penalties. Rich Brock, developer, responded.

Commissioner Anton stated that the residence could be viewed through the original fence in their back yard and swimming pool, creating a lack of privacy. Drew Hyatt, architect, stated the neighbors he heard back from are in support of the request. Homeowner Devin Booker spoke regarding his concerns over safety and privacy. There was discussion on the ability to plant oleanders or similar plants behind the fence and the approved shrubs in front of the fence per the approved landscape plan.

No Reportable Action**D.** [17-265](#)

Discussion of Paradise Valley Bicycle + Pedestrian Master Plan (the "Master Plan")

Paul Michaud introduced the consultant team of Jim Coffman and Justin Azevedo. Lieutenant Carney will join the meeting to discuss enforcement measures that the Town is utilizing.

Mr. Michaud reviewed the pedestrian facilities proposed in the plan. The existing General Plan does not address pedestrian facilities. Mr. Michaud reviewed a map of existing pedestrian sidewalks, those that are in the Capital Improvement Plan, and those that were addressed in the Statement of Direction.

Commissioner Mahrle noted the abundance of recreational paths on the proposed plan. It was stated that the legend on the map is incorrect. Discussion ensued on recreational paths and that these may be 6 - 10 feet in width. 10 to 12 feet is recommended, especially if it is promoted for bicycle use as well. However, the Town may not be able to accommodate a path of this width along Lincoln Drive. Commissioner Campbell stated the desire to have the path less curvilinear if it will also accommodate bicycles.

Mr. Michaud noted that the pedestrian facilities are focused on the non-local streets. There was discussion of what the official pedestrian map

shall look like and that it should be pushed out to the public.

Lieutenant Carney reviewed enforcement. The motorcycle officer has changed his schedule to come in at 5 a.m. to be available to observe the early morning cyclists. A decoy car and police volunteers have also been utilized. A bike detail was done by police on Tuesday morning in the area of Hummingbird Lane. They stopped people for running the stop sign. Fifty bike citations have been issued since January 2017 and 30 traffic deployments have been done in the Hummingbird area since July 1, 2017. The majority of citations are for stop signs, others are for speed or riding more than two abreast. The police have met with leaders of various bicycle groups. At least one has now re-routed their direction. A neighbor commented that the re-routing may prove more dangerous.

Shauna Glazier, a cyclist and resident, has met with the police to try to work with the neighborhood. They have tried to divide the group into sub groups to ease the impact on the neighborhood. She believes they need to find a way to meet in the middle.

Carl Schaeffer, resident of Hummingbird, spoke of the dangerous conditions on his street. He just received a speeding ticket for driving 38 miles in the 25 mile zone on his street. He believes if he gets a ticket the cyclists should as well. A cyclist also complained to him that he needs to keep the street clear of gravel or the cyclists will sue him.

Nan Murley, resident, wrote a letter that is included in the Commission packet. She noted that many neighbors are out of Town and that they should have another chance to speak at a later date. Believes signage and landscape maintenance may aid the situation.

Carly Welch, resident, has teenage kids and is concerned about when they drive. She proposes having cyclists go up Hummingbird instead of down it. Shauna Glazier aid she would bring this request to her bicyclist group.

John McCauley, resident, has no problem if the cyclists obey the law. The speed limit is 25 or 15 miles per hour along the curves.

Marci Johnson, resident, says she has been at her home for 40 years. It is noisy and litter is thrown. It was noted that the litter is from a construction site, not the cyclists. She also stated reflective or bright clothing should be utilized by walkers and cyclists.

Commissioner Wainwright stated he will try to ride this route. He also noted at his previous home the cyclists could be very rude.

Commissioner Anton stated that it doesn't work when too many cyclists are on the same street. He believes cuts in the street may discourage cyclists from going too fast. He believes the residents need to suggest what improvements they would like.

Chairman Wastchak believes the Hummingbird area has a unique situation and may need to be addressed separate from the complete bicycle/pedestrian plan.

Commissioner Covington stated he is an avid cyclist and obeying the law is a priority.

Paul Michaud reviewed the bicycle component of the proposed plan. The Strava map was shown. This shows the heaviest used areas of the Town.

Mr. Michaud reviewed the General Plan map, the existing bicycle facilities, what is in the Capital Improvement Plan, and what is in the Statement of Direction.

The differences between the proposed map and the Statement of Direction were discussed.

1. Mountain View Road west of 52nd st has bike lanes and is heavily used.
2. Tatum Boulevard to the trailhead should be addressed. The City of Phoenix is willing to work with the Town on this connection.
3. 56th St. to Cherokee Elementary would provide a safe connection to a school.
4. 32nd St. is a connection that was supported in the opinion survey.
5. Lincoln/McDonald differs from the Statement of Direction because it recommends an expansion of the resort loop.
6. Invergordon Road north of McDonald has existing bike lanes
7. Jackrabbit road provides a connection to the AZ canal.

Commissioners Campbell and Mahrle are encouraged by the deviations from the SOD. Commissioner Mahrle would like even more facilities on Lincoln Drive and Tatum Boulevard. Commissioner Covington and Chairman Wastchak are also supportive of this compromise between the original plan and the Statement of Direction .

Commissioner Anton believes that the 32nd Street connection is too busy for cyclists and perhaps Palo Cristi Road should be looked at. The Strava map shows very little use of 32nd Street. It was noted that the residents of Palo Cristi Road may not support a recreational path along this road. Also, the draft 1 plan included facilities on Palo Cristi Road.

Jim Coffman asked if the Commission would support a connection on

McDonald Drive from Tatum Boulevard to 40th Street as suggested in the existing General Plan. This would deviate from the Statement of Direction.

Enhanced intersections were discussed next. The intersection of Quartz Mountain Road and Hummingbird Lane was discussed. At a minimum, stop signs are suggested, even a four way stop sign in this area. Consultants recommend a traffic circle with a raised island. Stop signs are not always obeyed. A traffic circle cannot be ignored. A pavement change may also be utilized. Mr. McCauley suggested placing a dip in the road at this location, it would also help with drainage. Shauna Glazier is supportive of traffic circles.

Hummingbird Lane and 61st Place was discussed next. A road straightening and raised median with a change in pavement is suggested. Nan Murley suggested that water flows be taken into consideration.

Rumble strips and cobblestones were also discussed as calming devices. Mrs. Glazier does not believe these calming devices will slow down cyclists or prevent them from using Hummingbird Lane. The consultant believes the rumble strips need additional studies.

The last intersection discussed was Hummingbird Lane and Cheney Drive. Roadway would be re-aligned to simplify the intersection. A roundabout could be added with decorative pavement details.

Roadway cross sections were quickly reviewed, including the Berneil Ditch.

Traffic calming measures were also reviewed and other enhanced intersections were identified. Wayfinding signs were shown and it was noted they would be in limited quantities.

This will come back to Commission on September 5th for further discussion.

It was noted that the Commission may need to go back to Council for the deviations from the Statement of Direction. Commissioner Mahrle did not believe this was necessary. Chairman Wastchak stated he has already discussed the deviations with Councilmember Bien-Willner (the liaison between Council and Commission).

No Reportable Action

5. PUBLIC HEARINGS

None

7. CONSENT AGENDA**A. [17-262](#) Approval of July 25, 2017 Planning Commission Minutes**

A motion was made by Commissioner Mahrle, seconded by Commissioner Wainwright, to approve the July 25, 2017 minutes. The motion carried by the following vote:

Aye: 6 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Mahrle and Commissioner Wainwright

Absent: 1 - Commissioner Strom

B. [17-266](#) Approval of August 1, 2017 Planning Commission Minutes

A motion was made by Commissioner Mahrle, seconded by Commissioner Wainwright, to approve the August 1, 2017 minutes. The motion carried by the following vote:

Aye: 6 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Mahrle and Commissioner Wainwright

Absent: 1 - Commissioner Strom

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Chairman Wastchak reviewed the upcoming meeting items.

11. ADJOURNMENT

A motion was made by Commissioner Wainwright at 9:11 p.m., seconded by Commissioner Mahrle, to adjourn the meeting. The motion carried by the following vote:

Aye: 6 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Mahrle and Commissioner Wainwright

Absent: 1 - Commissioner Strom

Paradise Valley Planning Commission

By: 
Eva Cutro, Secretary