



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Planning Commission

Tuesday, November 21, 2017

6:00 PM

Council Chambers

1. CALL TO ORDER

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

STAFF MEMBERS PRESENT

Assistant Town Attorney Deborah Robberson
Community Development Director Eva Cutro
Senior Planner Paul Michaud
Planner George Burton
Town Engineer Paul Mood

2. ROLL CALL

Commissioner Campbell arrived at 6:05 p.m.

Present 7 - Chairperson Daran Wastchak
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Richard K. Mahrle
Commissioner Dolf Strom
Commissioner Jonathan Wainwright

3. EXECUTIVE SESSION

None

5. PUBLIC HEARINGS

- A. [17-406](#) Consideration of Hillside Code Updates (Article XXII of the Town Zoning Ordinance)
- George Burton, Planner, reviewed the Statement of Direction (SOD) for the Hillside Code revision. He then reviewed changes since the November 7, 2017 meeting. Chairman Wastchak stated he will recommend a continuance of this item.

6:06 p.m. the public comment was opened. No comment. Closed at 6:07 p.m.

The Planning Commission had a continued discussion on the Hillside Code starting at 7:55 p.m.

Chairman Wastchak explained that the redlined copy in the packet did not show track changes from last meeting due to computer issues. He also mentioned that Scott Tonn's comments will also be further explained. Many of Mr. Tonn's comments were outside the scope of the SOD. These will not be included at this time. After staff has incorporated all revisions that are within the SOD parameters Chairman Wastchak and Commissioner Strom will prepare another draft with non-SOD revisions. Both versions will possibly be sent to Town Council.

Mr. Burton went through Commissioner's Strom written concerns. There was discussion of the Hillside bond. This will be based on the grading fee. There was discussion of eliminating the "USA Consumer Price Index" language. It was decided this language will remain. It was noted that new single family homes and major remodels shall have different standards than minor projects. This language will be added in.

Formatting issues were addressed and illustrations were refined.

The overall 40-foot height limit was discussed. Clarifying language regarding driveway entry gates and retaining walls to prevent erosion or flooding will be added.

Approaches for off-site and on-site storm water was discussed.

It was noted that Section 2209. B. will need an illustration.

Commissioner Strom stated that, as written, he would have to vote in opposition. He does not believe the SOD allows enough revision.

A motion was made by Commissioner Mahrle, seconded by Commissioner Wainwright, to continue this item to the hearing of December 19, 2017. The motion carried by the following vote:

Aye: 7 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

6. ACTION ITEMS

None

4. STUDY SESSION ITEMS

- A. [17-405](#) Discussion of Paradise Valley Bicycle + Pedestrian Master Plan (the "Master Plan")

Paul Michaud provided more information on the existing conditions on the resort loop. He identified the right-of-way widths along this corridor and provided cost estimates. Commissioner Mahrle asked if the cost assumes not using the existing sidewalk. Mr. Michaud replied yes, the cost considers the existing sidewalk would be removed and replaced with a new recreation path. There were questions and discussion about the cost estimates and contingency fee.

Responding to discussion on the usefulness of a 10-foot wide path, Commissioner Covington remarked that a 10-foot wide path is typically generous for a bike rider. Commissioner Mahrle stated that a challenge in biking on sidewalks is vegetation that infringes on the sidewalk and the dips for driveways. He remarked that sidewalks are better than nothing.

Responding to a discussion on signage, Commissioners Mahrle and Covington remarked that pavement markings may be appropriate along the resort loop. After some discussion, direction was given to staff to include some amount of pavement signage for the resort loop.

The direction to staff was to provide a revised cost estimate for the resort loop that excludes any acquisition of right-of-way, wash areas, and retaining walls. Also, it was directed to use one-quarter of the intersection component cost since the resort loop is on only one side of the street. Commissioner Mahrle stated that the Planning Commission should forward to the Town Council the best plan with the understanding that this is a long-range plan, and just because something is in the plan that does not mean the Town necessarily has to do it.

There was discussion regarding what items are included in the enhanced intersection cost. Mr. Michaud identified that the attachment to the action report about the enhanced intersections provides the detailed explanation of potential improvements for the identified intersections. It was pointed out that the attached cost template for "Crossing w Pavers" in the action report is the cost estimate that was applied in the specific corridor examples presented.

Mr. Michaud summarized the bicycle corridors on McDonald Drive east of Invergorgon Road and Mockingbird Lane between McDonald Drive and Lincoln Drive.

On McDonald Drive, Mr. Michaud described three different options/cross sections based upon cost. Mr. Michaud explained the scope and attributes of each section, noting the Town could consider a mix of the different options. Option 1 suggested using pavement sharrows with no other changes to the street. Option 2 suggested removing the turn lane to

accommodate bike lanes. Option 3 suggested a full reconstruction with sidewalks and bike lanes. Chairman Wastchak stated that the removal of the turn lane on Option 2 would pose a problem since he and many of his neighbors use the turn lane to access their driveways. Commissioner Strom suggested consideration of replacing the vertical curb with rolled curb so bicyclists have an area to move when a vehicle approaches. The Planning Commissioners ranked the three options. The ranking order was the first choice of Option 1, followed by Option 2 with the enhanced median at the Kiva crosswalk, then Option 3. Commissioner Covington suggested Option 1 should include a 10-foot wide recreation path and reduce the speed limit to 25 mph.

Regarding moving the existing crosswalk at Kiva school on McDonald Drive further east away from the driveway into the cemetery, the Planning Commission did not find a need to relocate the crosswalk and were supportive of adding landscape medians around the crosswalk.

There was discussion on lowering the speed limit to make vehicles and bicyclist speed more compatible.

Mr. Michaud reviewed the Mockingbird options. Both options had full reconstruction to accommodate bike lanes. Option 1 excluded sidewalk on the east side. The Planning Commission preference was Option 1.

Mr. Michaud reviewed the revised Pedestrian and Bicycle Facilities Map. There were no suggested edits from the Planning Commission.

Commissioner Mahrle remarked that the Town has to make a decision on whether it wants to be bike hostile, bike neutral, or bike friendly. He believes the bike map is bike hostile and the overall plan is bike neutral at best.

Mr. Michaud quickly reviewed the enhanced intersections.

Chairman Wastchak stated he would like the December 5, 2017 Planning Commission meeting to focus on hillside and moved the bicycle-pedestrian work study discussion to the meeting of December 19, 2017.

No Reportable Action

7. CONSENT AGENDA

A. [17-404](#) Approval of November 7, 2017 Planning Commission Minutes

A motion was made by Commissioner Mahrle, seconded by Commissioner Campbell, to approve the November 7, 2017 minutes with a change to the motion on the Hillside Code item to the meeting date of November 21, 2017 instead of November 17, 2017. The motion carried by the following vote:

Aye: 7 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

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

Aye: 7 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

Paradise Valley Planning Commission

By: 
Eva Cutro, Secretary