



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Planning Commission

Tuesday, December 5, 2017

6:00 PM

Council Chambers

1. CALL TO ORDER

STAFF MEMBERS PRESENT

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

2. ROLL CALL

Present 5 - Chairperson Daran Wastchak
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Dolf Strom
Commissioner Jonathan Wainwright
Absent 2 - Commissioner Charles Covington
Commissioner Richard K. Mahrle

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

- A. [17-418](#) Luke Avenue Lot Line Adjustment/Re-orientation (LLA 17-06). Work Study Session
6430 E. Luke Avenue and 5602 N. Wilkinson Road (APN: 173-10-001A and 173-10-001B)

George Burton reviewed the proposed application on the lot line adjustment modification. He explained the change in orientation and that one lot is presently not meeting the lot width. The proposed lot line adjustment would create two lots that deviate from the typical lot width. Staff is supportive for the reasons noted in the action report. Mr. Butron noted that the case is set for action at the meeting of December 19, 2017.

Mr. Burton reviewed the history of when the lot was split, noting that there was an existing home on each lot.

Commissioner Wainwright asked if there were any concerns from adjacent land owners. Mr. Burton replied none at this time.

No Reportable Action

B. [17-410](#)

Discussion of a Minor Amendment Request to the Christ Church Special Use Permit -

Change school stipulation to allow 5th Grade
4015 E Lincoln Drive

Paul Michaud presented the requested application.

Commissioner Strom asked for clarification regarding the student count and the breakdown by grades. He also asked why an updated traffic statement is required. Mr. Michaud replied that it is not uncommon for the applicant to submit an updated parking/traffic statement to verify compliance to the Special Use Permit criteria. Ashley Poter, applicant, provided a copy of the traffic letter at the meeting.

Commissioner Campbell asked why the 5th grade is needed. The applicant explained that offering 5th grade is similar to other schools since most middle schools are 6th grade to 8th grade.

The Planning Commission expressed support for the request and support for processing it as a minor amendment.

No Reportable Action

C. [17-422](#)

Discussion of a Minor Amendment to the Ritz-Carlton Special Use Permit, Area B

SEC Indian Bend Road and Mockingbird Lane, 7000 E Lincoln Drive -
Addition of Entrance Feature Walls and Subdivision Sign.

Eva Cutro presented the application request.

Chairman Wastchak asked for clarification if the walls were 8-feet in height whether the request could go to the Town Manager as a Managerial amendment. Ms. Cutro replied the Town Manager was agreeable to taking the amendment as a managerial if the wall height was 8-feet in height.

Jordan Rose, attorney for the applicant, explained the purpose and intent of the design and wall height. Commissioner Campbell stated the proposed 11-foot wall height will seem minor due to the related Ritz development to the east of this wall. Chairman Wastchak asked that the renderings of the

building on the east side of the Ritz Carlton Boulevard be included for the next meeting.

In discussing what the Special Use Permit allowed and possible impact, Ms. Cutro explained that, except for the guardhouse, the approved Special Use Permit does not contemplate structures on the tracts for this development. Ms. Cutro explained that the proposed wall would be included in lot coverage if the wall is treated as an accessory structure.

Responding to a question on wall location and whether 5-Star who is developing the resort site is in support, Dan Bano with Shea Homes explained that there will be an easement from 5 Star regarding the wall since it crosses onto a small portion of tract owned by 5-Star.

Commissioner Campbell stated he supports the proposed wall since it is so far away from the public street.

Commissioner Strom stated he is ok if the wall is treated as an accessory structure and included in the lot coverage.

Chairman Wastchak is concerned with the height of the wall and the height of the sign as being out of character with the Town, but not out of character with the development.

Commissioner Wainwright sees this as a minor amendment and is supportive of the proposed 11-foot tall wall, but noted some preference for a 10-foot height.

Eva Cutro presented more detail on the sign. Dan Bano will bring in a sample of the sign at the next meeting.

Commissioner Strom asked the applicant if they have used this sign design before. Dan Bano replied that the design firm has used this design before, noting he can provide examples.

No Reportable Action

D. [17-425](#)

Discussion of Hillside Code Updates (Article XXII of the Town Zoning Ordinance)

Chairman Wastchak requested that the Commission review Hillside Committee Chair Tonn's comment at the end of the presentation.

George Burton reviewed the revisions from the last meeting, including changes to the safety section, height section, and hillside assurance.

Commissioner Strom reviewed his proposed revisions on hillside assurance. There are three applications - building, demolition, and grading - the terms and conditions should be consistent among all three applications. Commissioner Strom also stated that the Consumer Price Index reference should be removed from the Hillside Code. It was suggested that the "Consumer Price Index" language be removed and replaced with "periodically updated". It was noted that Bob Lee, Building Official, will update the applications to reflect any revisions to the Hillside Code. It was noted that as a courtesy he should run the revised applications by Commissioner Strom.

Mr. Burton noted that the hillside assurance shall be computed differently for minor versus major projects.

Mr. Burton also reviewed revisions to the storm water standards, cantilevers (Commissioner Strom noted that height dimensions/arrows need to be added to this illustration), and solar panels.

It was noted that this application is scheduled for public hearing on December 19, 2017.

Revisions for the hearing include Commissioner Strom's modifications pertaining to hillside assurance and adding arrows to the illustrations. Commissioner Strom added that he is still dissatisfied with how storm water is addressed in the Hillside Code. He does not agree with referring to the Storm Water Manual.

The Commission reviewed Scott Tonn's concerns from his e-mail dated November 7, 2017. Mr. Burton will continue this review and respond back to Mr. Tonn. He will send his response comments to Scott Tonn and the Commission.

No Reportable Action

5. PUBLIC HEARINGS

None

6. ACTION ITEMS

None

7. CONSENT AGENDA

A. [17-417](#) Approval of November 21, 2017 Planning Commission Minutes

A motion was made by Commissioner Strom, seconded by Commissioner Anton,

to approve the November 21, 2017 minutes with two changes. One, to modify the off-site storm water discussion statement on the Hillside Code item to read "Approaches for off-site and on-site storm water was discussed. " Two, to correct the order of the options for McDonald Drive from Options 2, 1, and 3 to 1, 2, and 3. The preferred option being the use of sharrows. The motion carried by the following vote:

Aye: 5 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Strom and Commissioner Wainwright

Absent: 2 - Commissioner Covington and Commissioner Mahrle

8. STAFF REPORTS

It was noted that the next hillside meeting is December 13, 2017. The hillside meeting packet will be distributed on Friday.

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Future agenda items were noted.

11. ADJOURNMENT

A motion was made by Commissioner Strom at 7:41 p.m., seconded by Commissioner Wainwright, to adjourn the meeting. The motion carried by the following vote:

Aye: 5 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Strom and Commissioner Wainwright

Absent: 2 - Commissioner Covington and Commissioner Mahrle

Paradise Valley Planning Commission

By: 
Eva Cutro, Secretary