



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Planning Commission

Tuesday, October 17, 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

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. [17-354](#) Discussion of Paradise Valley Bicycle + Pedestrian Master Plan (the "Master Plan")
- Paul Michaud updated the Planning Commission on the direction from the Town Council on the Statement of Direction (SOD) reconsideration. Dawn-Marie Buckland emphasized that the Council was clear that staff and Commission stick to the original SOD.

Mr. Michaud reviewed the original SOD point by point. It was noted that the SOD points are met by many of the goals, policies, and implementation measures in the draft plan reviewed by the Planning Commission over the

past few months.

Chairman Wastchak summarized the various bicycle facility slides. It was noted that the consultant provided some preliminary cost estimates that will be reviewed at a subsequent meeting. Chairman Wastchak would like to see the cost estimates for the SOD bicycle facilities not already in the Capital Improvement Plan (CIP).

There was discussion on the resort loop and whether or not Council direction is to construct it at 10-feet in width. Mr. Michaud replied that in past meetings he has noted that reaching 10-feet in width will be a challenge in certain areas. Chairman Wastchak and Mr. Michaud did not believe it was the Council intent to construct a 10-foot wide path, but Chairman Wastchak will follow up with Council on this matter.

There was discussion on the two street segments identified on the bicycle facilities SOD map that are not presently in the CIP. These street segments are McDonald Drive east of Invergordon Road and Mockingbird Lane between Lincoln Drive and McDonald Drive. Chairman Wastchak requested more detailed information on these segments for the next meeting.

Commissioner Anton asked if there was any demand for the resort loop. Mr. Michaud described the outreach to the resort concierges, including the bike rentals offered by the resorts. The Planning Commission asked Mr. Michaud to follow up with the resorts along the resort loop with the following questions: How many bikes do the resort have available on-site? How often do people rent/use these bikes? Do the resorts offer bike racks/locks for those riding to the resort on a bike? Can they valet the bike?

There was discussion where many bicyclists ride and the routes they take (e.g. south on Mockingbird Lane, across McDonald Drive and Casa Blanca Drive and other local roads). Chairman Wastchak relayed concerns that spending money on McDonald Drive to Invergordon Road may be wasteful if bicyclists use local streets like Casa Blanca Drive.

Chairman Wastchak identified that Council discussed several safety items. He stated that safety issues may be brought back to Council.

Paul Mood provided an update on the engineering process progressing along Hummingbird Lane.

Paul Michaud presented the evaluation criteria. There were no suggested edits.

Mr. Michaud stated that this item will be set for discussion at the November 16, 2017 Planning Commission work session.

No Reportable Action

B. [17-355](#)

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

George Burton updated the Planning Commission on the direction from the Town Council on the Statement of Direction (SOD) reconsideration. Dawn-Marie Buckland emphasized that the Council was clear that staff and Commission stick to the original SOD.

Mr. Burton reviewed the four remaining SOD topics of lighting, solar panels, safety, and cantilevers.

Lighting

The revisions related to adding LUX, modifying when holiday lights can be used, and adding Kelvin to 3,000 was discussed. It was noted to keep foot-candles and add LUX.

Solar Panels

The Planning Commission had no edits to the solar panel text.

Safety

Mr. Burton explained eight safety criteria he researched from other communities based on Planning Commission input at a prior meeting in an attempt to address the SOD. It was noted to modify the beginning paragraph to state the points "may be required by the Town to be addressed." There was a lot of discussion on the criteria, including making them more objective and/or adding triggers. Overall, the direction was to have three criteria. This includes the construction site criteria with the added traffic circulation, parking management, and construction fencing components. The other two criteria of geologic reports and blasting would remain. The grading & drainage criteria was deemed unnecessary in this section since it is addressed elsewhere.

There was discussion regarding on-site retention and the Storm Drain Design Manual. Revisions to the text were suggested.

Cantilevers

Mr. Burton described the replacement illustration. It was noted to add dimension lines for the width and height. It was directed to also keep the existing illustration with a modification to remove the brace shown on the existing illustration.

On Figure 5, regarding the 12-foot high column with a deck show on top of

this illustration, the Planning Commission stated that a two-foot overhang is acceptable. It was suggested to make sure the definition of cantilever addresses the allowable overhang.

There was discussion on the existing ridge line graphic. Commissioner Campbell suggested to change "no construction may occur" arc the other direction to the top of the graphic.

It was noted that the public hearing on this item will be November 7, 2017.

One resident was in attendance. Phylis Peshkin, questioned whether flat land has the same grading and drainage requirements as hillside. She asked when there are elevation changes and changes in the historic entry/exit point for storm water, would the Town consider suing the engineer/landscaper. Mrs. Peshkin suggested the placement of retention and related items in the front yard, not only the side and back yard.

No Reportable Action

5. PUBLIC HEARINGS

None

6. ACTION ITEMS

None

7. CONSENT AGENDA

- A. [17-347](#) Approval of October 3, 2017 Planning Commission Minutes

A motion was made by Commissioner Wainwright, seconded by Commissioner Anton, to approve the October 3, 2017 minutes with the one typographical change on page 2 to change "od" to "of." 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

None

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Michaud reviewed the upcoming agenda items

11. ADJOURNMENT

A motion was made by Commissioner Campbell at 8:55 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