



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Planning Commission

Tuesday, February 6, 2018

6:00 PM

Council Chambers

1. CALL TO ORDER

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

STAFF MEMBERS PRESENT

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

2. ROLL CALL

Present 6 - Chairperson Daran Wastchak
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Dolf Strom
Commissioner Jonathan Wainwright

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

- A. [18-063](#) 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 -
Modifications to interior walls
- Eva Cutro gave a summary of the requested modification to allow a 6-foot tall wall on top of an up to 3-foot tall retaining wall on certain lots in Area B of the Ritz Carlton development. Ms. Cutro reviewed the locations and permit history. She noted that the applicant did not realize the Town's height measurement includes the retaining wall.

To date, staff has not received any comments on the request. The hearing is scheduled for February 20, 2018.

There was discussion on whether any of the interior walls will be higher in

elevation than the elevation of the perimeter subdivision wall. In particular, the Planning Commission wanted to make sure that no walls taller than 6 feet are visible from the public right-of-way. Jordan Rose, attorney for the applicant, and Dan Bonow, representative for Shea Homes, responded to questions on height and grades. The applicant stated that the walls will not exceed the elevation of the perimeter wall. Also, he added the height is a result of lowering the grade behind the wall and all lots are graded to drain from the back yard to the street adjoining the front yard. It was noted that not all the retaining walls will need to be 3-feet tall.

The Planning Commission requested the following additional information for the hearing:

- Provide an illustration of the wall for Lots 3, 31, and 34.
- Provide elevation data and spot grades on the subject lots.
- Provide a topographic or grading plan for the lots. It was noted that the grading plan summary sheets from the Town Engineer would be acceptable.
- Show the building pads on the plan.
- Provide 3-D sketches on how the tops of the walls blend on Lots 3, 52, and 55.

The applicant was asked to allow for a tour of the site at 5:00 p.m. prior to the February 20, 2018 Planning Commission meeting. Ms. Cutro asked if there was a need for drone footage. The Planning Commission replied no.

The Planning Commission generally found the request to be a minor amendment.

No Reportable Action

B. [18-056](#)

Discussion of a Minor Amendment to the Montessori Academy Special Use Permit
to allow shipping containers for storage
6050 N Invergordon Road

Paul Michaud presented the minor amendment request for allowance of the existing shipping containers on the Montessori school property. The containers are located on the southwest corner of the property. The adjoining neighbor became aware of the containers once oleanders were removed and the shipping containers were visible. The neighbor's caretaker then complained to the Town and a notice of violation was sent to the school.

Mr. Michaud described the Special Use Permit Guidelines for schools, noting that these guidelines recommend a 60-foot setback from residential properties for structures. The current setback is between 5 and 10 feet. The

adjoining neighbor is now constructing an 8-foot tall block wall approximately 3 feet away from the shared property line with the school. The shipping containers are approximately 8 feet and 8 inches in height. Additional landscaping is also being installed behind the wall on the neighbor's property.

Commissioners Anton and Campbell expressed concerns with the setback on these containers and the use of the containers for storage. They stated there is plenty of room on this property to construct additional storage buildings at a greater setback. There was discussion of building storage buildings further to the east of the existing maintenance building. The Planning Commission would consider a 20-foot setback along the south property line since other buildings on the site are located at this setback. The Planning Commission preferred at least a 40-foot setback be provided along the west property line. There was discussion of allowing the storage containers for a limited time until a new storage building can be constructed. There was discussion regarding whether the existing storage building near the shipping containers was constructed at the 40' setback shown on the site plan.

Commissioner Strom does not like the containers or the existing setbacks. Commissioner Wainwright agrees that the storage containers should be removed, and is fine with a 20-foot side yard setback as long as the height is less than 16 feet. Commissioners Covington and Anton also agree that the shipping containers must be removed and a site-built storage building constructed. There is agreement by the Planning Commission that the containers may be allowed for a limited amount of time.

Staff will work with the applicant to come up with a timeframe for removal of the containers and to apply for a storage building. The applicant is requesting a continuance of the application for approximately 60 days. At that time, they will have an idea of the setback, height, and square footage of the proposed building. Staff recommends another work session at the first meeting in April 2018.

No Reportable Action

C. [18-053](#)

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

Paul Michaud discussed that his presentation this evening will cover the edits made to the Walk & Bike Plan from the last meeting. He noted that the Town Engineer, Paul Mood, will provide an update on the traffic study and proposed improvements along Hummingbird Lane. Mr. Michaud explained that this traffic study is noted in the plan, but the proposed work from the study is a sperate project.

Paul Mood, Town Engineer, provided a summary of the traffic study prepared by Kimley Horn. He gave a brief summary of the safety analysis of 61st place and Hummingbird Lane and Quartz Mountain Road and Hummingbird Lane. There are two stop signs at the intersection of Quartz Mountain Road and Hummingbird Lane. Kimley Horn recommends moving the stop signs closer to the intersection, providing stop lines, and adding illuminated raised markers. There was talk of adding speed humps, but the Town does not recommend this due to safety concerns. The consultant looked at adding milled rumble strips. This may require further study. At the intersection of Hummingbird Lane and 61st Place stop signs and illuminated raised markers are being recommended. Mr. Mood stated there have been multiple incidents at this intersection. Kimley Horn also recommends continued police enforcement at these intersections.

Paul Mood's preliminary recommendation would be to start with everything but the rumble strips. The rumble strips will need further study. Responding to where rumble strips are used, there are some in use on Mt. Lemmon near Tucson, Arizona. Commissioner Wainwright has safety concerns with the rumble strips. Commissioner Anton believes additional enforcement at prime cycling times may be the most important measure. Adding, if we could have the cyclists slow down this would be the greatest improvement. Commissioner Covington is opposed to rumble strips. He has ridden over them on his bicycle and they can cause real damage.

Jane White, resident, believes anything placed on the road could be dangerous to cyclists. Even pavement markings can be slick in the rain. She believes it is more an early Tuesday morning problem in this area. She also has concerns with neighbors that place themselves in the road to create a hazard and a distraction. She is working with the police on a solution.

Brett Goett, resident, echoes what Jane White stated. There is a perception in this area that is skewed against the cyclists. Many cars also roll through the stop signs. The cyclist tire traction is very slim and rumble strips are frightening to roll over and dangerous. Painted stripes should not be where the cyclists stop, as these are slippery. The accidents do not result in any cyclists being cited. Raised pavement markers are also dangerous, as these are higher than the bicycle's tread is wide.

There was discussion of the speed limit in this area. It is 25 mph. Chairman Wastchak questioned if the speed was reduced would the rumble strips become less of a problem. It is believed that slower speeds may create more of a problem.

Dwight Lundell is opposed to rumble strips. He is moving to this area of

Town.

Another resident in the Quartz Mountain area stated she had no issues with the cyclists nor do her neighbors. She also explained that the motorists speed faster than the cyclists.

Paul Michaud and Justin Azevedo, consultant, gave an update on the revisions from the last draft plan. The format changed to three columns, colors were changed in graphics, resort loop added on map, and other Commission requested edits.

New items were added including an education and enforcement graphic.

Anna Thomasson, resident, stated the Town may want to consider interactive maps on-line for the proposed projects.

There was discussion of bike sharing. Commissioner Anton suggested that resorts should be encourage to institute a bike "docking" share program, as opposed to "dockless" bike sharing.

The Planning Commission noted a few edits to the plan.

- Provide an additional map for project locations after the project table.
- Relocate the "Words to Know" sheet back to the front.
- Add a title for the graphic on page 1.04.
- Move the graphics up on page 1.07.
- Increase the font size on the "Resort Loop" labels on pages 2.01, 2.02, and 2.03. 3 and 2.04 "Resort Loop".
- Add a date on the "Existing CIP" label, such as "2018-2022".
- Revise the mid-block crossing and bike sensor photos on page 2.20.
- Re-label the worksheet on page 3.02 to "Project Prioritization Worksheet".
- Add a paragraph or policy regarding the preference for "docking" vs "dockless" bike sharing.

The Planning Commission discussed the proposed time period proposed to complete the listed projects on pages 3-03 through 3-05. There was discussion with adding a crosswalk across Lincoln Drive near Hillside Drive. It was noted that the crosswalk was always on the plan to provide a mid-block crossing. A few Commissioners had concerns adding a crosswalk where there is no existing traffic light. There was discussion of the different type of signage for this type of crossing.

The following edits were noted.

- Add "CIP" or a similar text in the description, where warranted.
- Move up the Berneil Ditch project to 2018-2020/2021-2025.
- Provide the subtotals per time period.
- Re-evaluate the "Tatum Blvd" cost having no dollar value.
- Remove the ".00" from all the dollar amounts.

Mr. Michaud noted the hearing by the Planning Commission is set for February 20, 2018.

No Reportable Action

5. PUBLIC HEARINGS

None

6. ACTION ITEMS

None

7. CONSENT AGENDA

A. [18-052](#) Approval of January 16, 2018 Planning Commission Minutes

A motion was made by Commissioner Strom, seconded by Commissioner Covington, to approve the January 16, 2018 minutes. The motion carried by the following vote:

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

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Paul Michaud reviewed the upcoming agenda items.

11. ADJOURNMENT

A motion was made by Commissioner Campbell at 8:50 p.m., seconded by Commissioner Wainwright, to adjourn the meeting. The motion carried by the following vote:

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

Paradise Valley Planning Commission

By: 
Eva Cutro, Secretary