



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Planning Commission

Tuesday, February 20, 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

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

None

5. PUBLIC HEARINGS

- A.** [18-084](#) Consideration 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 overview of the application request and discussion from the last Planning Commission meeting on this item.
- Commissioner Strom asked that the approval reference the site plan dated February 20, 2018.

Commissioner Campbell asked for clarification of the location of the 6-foot tall walls on lots 30, 31, 34, and 35. The applicant explained the location of the walls.

The meeting was opened to the public. There was no comment and the public hearing was closed.

A motion was made by Commissioner Wainwright, seconded by Commissioner Strom, to deem the request for interior, rear yard walls to exceed the six foot height limitation in Area B (Shea Homes) as a minor amendment to the Special Use Permit zoning per the criteria listed in Section 1102.7.B of the Zoning Ordinance. The motion carried by the following vote:

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

A motion was made by Commissioner Campbell, seconded by Commissioner Covington, to approve the request with one amended stipulation:

All building shall be in accordance with the applicant's February 12, 2018 submittals and the site plan dated February 20, 2018.

The motion carried by the following vote:

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

B. [18-081](#)

Consideration of Resolution 2018-06

Acceptance of the Walk & Bike Plan and a Minor General Plan

Amendment to modify portions of the 2012 General Plan with the Walk & Bike Plan

Paul Michaud gave an overview of the Walk and Bike Plan focusing on the differences from the last draft the Commission reviewed. Mr. Michaud then reviewed the edits from the last meeting. Mr. Michaud summarized the four sections of the Plan, including: Introduction, The Plan, Projects & Costs, and Moving Forward. He focused on the maps and cross sections as well as the supporting elements.

Chairman Wastchak questioned the proposed mid-block crossing proposed at Lincoln Drive and Hillside Drive. He has concerns about slowing traffic on Lincoln Drive to allow a crossing. Commissioners Wainwright and Strom shared these concerns. It was noted that keeping it in the plan allows for more consideration, it doesn't mean that the mid-block crossing will be installed.

There was discussion of materials used for marking streets and that these shall not be slick or raised as this could cause a hazard to cyclists.

The Projects & Costs were reviewed. The Goals and Policies were also summarized. There was discussion of removing the reference to the "new"

language from the final draft. Mr. Michaud noted this will be done in the final document.

Mr. Michaud explained that after action tonight the Plan will move to a study session by Town Council on March 22, 2018.

Staff recommends the Planning Commission forward this item to the Town Council with a recommendation for approval.

Commissioner Anton discussed implementation methods for the traffic study on Hummingbird Lane. On page 3-03 he would like additional text regarding a speed limit study for a school zone to limit speed for a short time. There was discussion of the separate study that is being presently being completed in this area. It was noted that Commissioner Anton's suggestion will be passed on to the Town Engineer. Commissioner Anton believes it should be embedded in the Walk & Bike Plan. "and a speed study for a time of day variable speed limit zone similar to that used for schools" should be added to page 3-03.

Commissioner Strom discussed the statistics on p 1-07. It was noted that this shall be changed to, "85% of the people in Paradise Valley who walk or bike do so for health and leisure". On page 2-22, it was noted that the sharrow image should be reversed. Commissioner Strom also questioned the Bike Share policy and whether the Town can charge for pick up of these bicycles. He questioned whether additional language needs to be added. Mr. Michaud explained that there is additional language elsewhere in the Plan. It was agreed that this language is sufficient. Commissioner Strom also noted that the dates on the drafts are the same, February 13th, but there are two different versions. It was noted that the final revised February 13th version is the most current. The PDF on-line is the most current.

The meeting was opened to the public. There was no comment and the public hearing was closed.

A motion was made by Commissioner Strom, seconded by Commissioner Anton, to recommend that the Town Council approve Resolution 2018-06, regarding the acceptance of the Walk & Bike Plan and its associated Minor General Plan amendment that makes the Walk & Bike Plan a supplement of the Town's General Plan. This motion was subject to the following amendments:

- To revise the description of the Traffic Study project on page 3-03 to read as follows: "The Traffic Study focuses on Hummingbird Ln at the intersections with Quartz Mountain Rd. and 61st Pl. Improvements relate to adding stop signs, improved striping, and possible use of bicycle-tolerant milled rumble strips, and a speed study for a time of day variable speed limit zone similar to that used for schools."

- To revise the statistic on the top of page 1-07 to read "85% of the people in

Paradise Valley who walk or bike do so for health + leisure"

- To revise the image on page 2-22, reversing the direction of the bicyclist.

The motion carried by the following vote:

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

6. ACTION ITEMS

None

7. CONSENT AGENDA

- A.** 18-080 Approval of February 6, 2018 Planning Commission Minutes

A motion was made by Commissioner Covington, seconded by Commissioner Anton, to approve the February 6, 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**9. PUBLIC BODY REPORTS****10. FUTURE AGENDA ITEMS**

It was noted that there are no agenda items for the next Commission meeting so this meeting will be cancelled.


There was a request that the Hillside meeting rotation be submitted to the Commission. It was noted that this request will be forwarded to Town Engineer, Paul Mood.

11. ADJOURNMENT

A motion was made by Commissioner Covington at 7:39 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