Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes

Planning Commission

Tuesday, February 4, 2020 | **6:00 PM** | **Council Chambers**

1. CALL TO ORDER

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

STAFF MEMBERS PRESENT
Town Attorney Andrew M. Miller
Community Development Director Jeremy Knapp
Senior Planner George Burton
Town Engineer Paul Mood

2. ROLL CALL

Present 7 - Commissioner Jonathan Wainwright
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Pamela Georgelos
Commissioner Orme Lewis
Commissioner Daran Wastchak

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

A. 20-053 Morning Glory Estates III Lot Split (LS-19-02). Work Study Session
6101 E. Caballo Lane (APN: 168-59-013A)

George Burton, Senior Planner, provided an overview of the staff report on the proposed Morning Glory Estates III Lot Split. He explained the Town's current lot split standards and gave a summary of the request noting that the applicant was requesting a deviation from the circle test. The circle test requires each lot encompass a 165 foot circle, touching at one point on the front setback line without encroaching outside the lot. He then continued to give details about the lot split grading and drainage plans, fire protection, and more.

Commissioner Campbell suggested moving the front yard to Morning Glory Road to help with the setbacks.

Mr. Burton explained how that would create other setback problems.

Commissioner Georgelos asked if this was the prior configuration.

Mr. Burton replied it was the same configuration, with the exception of the drainage easement which is now larger than the original plat's in 1982.

Chairman Wainwright asked if the lot split could be approved as if the existing structure was not there. It was determined that it would, but the same structure could not be built since it would still not meet the circle test setbacks.

Commissioner Campbell recommended the Planning Commission keep in mind the logic of the 165-foot circle test, which is to avoid creating odd shaped lots. He stated he felt the request meets the logic of the 165-foot circle with the lot split configuration.

Commissioner Wastchak asked what was different now then when it was originally platted in 1982.

Mr. Burton stated the Town did not have the circle test at that time.

Commissioner Anton asked to have the changes to the wash be reviewed again.

Mr. Burton stated the primary change was expansion of the wash.

Paul Mood, Town Engineer, clarified that the overall function of the wash has not changed with the expansion. He noted that the restriction for the water sits on the property to the east. He added that the removal of the gates on the east and west end has helped with flow as well. He clarified that he was pleased with the drainage plans.

Commissioner Covington asked if the lot coverage for the existing home exceeds the permitted 25%.

Mr. Burton responded if the home were to remain and the lot subdivided, it would exceed the 25% coverage limit. He added that they would need to do the necessary demolition prior to recordation of the plat if the lot split is approved. He also noted that the new structure would cover 24.95%.

Mr. Doug Jordan, Applicant's Representative, shared a brief history of the property since it was purchased by the current owner in 2005. He added that the plan was to do the lot split and that the property owner would continue to live on one parcel and sell the other.

Chairman Wainwright asked if any members of the public would like to comment on this Item. None were offered.

Commissioner Georgelos asked what changes the wash would make on downstream neighbors.

Mr. Mood indicated it would not negatively affect the neighbors downstream and would actually improve the flows.

No Reportable Action

5. PUBLIC HEARINGS

Discussion was made on what could be discussed during public hearings versus what needed to be placed on an agenda.

6. ACTION ITEMS

None

7. CONSENT AGENDA

A. 20-057 Approval of January 7, 2020 Planning Commission Minutes

A motion was made by Commissioner Campbell, seconded by Commissioner Wastchak, to approve the January 7, 2020 minutes. The motion carried by the following vote:

Aye: 7 - Commissioner Wainwright, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wastchak

8. STAFF REPORTS

Mr. Knapp provided a brief update on the Council Retreat that took place the previous Thursday. He shared some of the items discussed and thanked the Commission for putting together their page of suggested topics. He noted that Council may ask them for more details or suggestions on their recommendations and that most items related to hillside would come back through the Planning Commission.

Mr. Knapp expressed that Council would like more input from the Commission on mailing notifications which would be a topic of discussion at their next meeting.

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Knapp indicated at the next meeting they would have more information and discuss mailing notifications. The following meeting will have the hearing for the lot split discussed earlier.

Andrew Miller, Town Attorney, stated he would not be present at the next meeting.

Commissioner Wastchak asked when the Commission might see bigger items on their agendas.

Mr. Knapp predicted they would see some substantial items in the next four to six weeks.

Commissioner Wastchak inquired if the changes with Kiva Elementary school would come before them.

Mr. Knapp pointed out that public schools are a function of the state, so they are not subject to local zoning laws, but are subject to life safety requirements.

Chairman Wainwright announced that he has filed a declaration to run for Town Council but expected that running for the position would not affect his role on the Planning Commission.

11. ADJOURNMENT

A motion was made by Commissioner Wastchak at 6:35 p.m., seconded by Commissioner Covington, to adjourn the meeting. The motion carried by the following vote:

Aye: 7 - Commissioner Wainwright, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Lewis and Commissioner Wastchak

Paradise Valley Planning Commission

By: _____
Jeremy Knapp, Secretary