



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Draft

Planning Commission

Tuesday, October 6, 2020

6:00 PM

Council Chambers

**IN-PERSON ATTENDANCE AT PUBLIC MEETINGS HAS BEEN SUSPENDED UNTIL
FURTHER NOTICE. WATCH LIVE STREAMED MEETINGS AT:
<https://paradisevalleyaz.legistar.com/Calendar.aspx>**

1. CALL TO ORDER

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

STAFF MEMBERS PRESENT

Town Attorney Andrew M. Miller (attended remotely)
Planning Manager Paul Michaud
Senior Planner George Burton
Town Engineer Paul Mood (attended remotely)

2. ROLL CALL

Except for Commissioner Lewis, all other Commission members attended remotely.

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

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

- A.** [20-385](#) Continued Discussion of a Major Special Use Permit Amendment
(SUP-18-05) - 7101 E Lincoln Drive - Smoke Tree Resort
- Chair Wainwright introduced the application item and turned the time over to the applicant.

Paul Gilbert, legal counsel for the applicant, mentioned that they will review the parking management plan, Quail Run Road, acoustical study, and lighting plan. They are also working on renderings and visuals in response to comments they heard from the Commission in the past. He requested that Dawn Cartier, traffic engineer for the applicant, be able to discuss the traffic management report and Quail Run Road towards the end of the meeting because she has a conflicting engagement at the beginning.

Chair Wainwright indicated that they were aware of this and will accommodate her schedule.

Mr. Gilbert stated Mike Dickenson will present on the acoustical report and Mark Greenwalt will discuss the project lighting.

Paul Michaud, Planning Manager, mentioned that no public comments have been received since the last meeting. He indicated the documents being discussed tonight were included in the Planning Commission packet. He showed the location of the site in an aerial view and commented there are 122 keys and a stand-alone restaurant with a bar and lounge. There will be a market, coffee shop, and an indoor/outdoor event space with a pavilion. He then reviewed the three floor levels. He indicated that the Town Council on September 10, 2020 modified the Statement of Direction to provide the Commission four additional meetings to provide a recommendation. The Commission continued the public hearing on September 15, 2020 to November 17, 2020. He mentioned staff is working on the stipulations to be reviewed on October 20, 2020. The applicant will host a third neighborhood meeting at the resort on October 21, 2020 from 6-7 p.m.

Mr. Michaud described the items that are still under review which included the density/third story, stipulations, Quail Run Road design, and the development agreement (which the Council will approve). He began with noise and referred to the Statement of Direction and highlighted several elements requiring further evaluation. He indicated that the Town Code Section 10-7-3 applies uniformly to all property in the town limits, to onsite noise at the property line, and the acoustical study provided by the applicant addresses this section. He stated the regulations of the noise ordinance and mentioned Section 10-7-4 and Article 8-10 for vehicle and construction noise. The Special Use Permit (SUP) Guidelines only contain one provision pertaining to loading, truck parking, trash containers requiring a distance of at least 100 feet from residentially zoned property. He indicated the project trash and loading areas are located 230 feet to 280 feet from the property line of the Five Star project to the north and 360 feet to 400 feet from the residential parcels to the west. He provided information regarding noise complaints received from the Police Department over the last 18 months which totals 36 complaints.

He stated that the acoustical study was completed by MD Acoustics and was modeled based on the proposed project elements. The Town hired a third-party reviewer, Acoustical Consulting Services. The third-party reviewer has determined that the study meets all industry standards. He mentioned the study complies with the Town Code with a few caveats: delivery/garbage bin location, modeling assumptions, and ambient noise. The modeling was based on the 56

dBA and 45 dBA scenarios. He provided a map showing the two scenarios overlayed on the site plan. He mentioned the trash area exceeds the 45 dBA within the provided time limits. A recommended stipulation would prohibit activity during the 45 dBA periods. The resort would be responsible for managing activities and for closing doors and windows at 10 p.m. and no amplified music in specified areas of the resort. Ambient noise exceeds limits along Lincoln Drive currently due to vehicular noise.

Chair Wainwright suggested they stop and address these issues before moving on.

Commissioner Wastchak stated his main concern is the residential areas and believes the applicant has placed the point source noise away from the residential on the east side of the project. Due to the building location, the noise would not extend west or north, but would move east towards the commercial building. He asked how concerned do they need to be with the commercial neighbor.

Mr. Michaud stated the Town would still enforce the noise regulations at 45 dBA.

Commissioner Wastchak asked what feedback is requested if the problem is already resolved.

Mr. Michaud mentioned that the noise could exceed and wanted to know if there is concern from the Planning Commission in this regard.

Commissioner Wastchak indicated he is not concerned since there is a stipulation in place.

Commissioner Georgelos asked what the nature of exceedance is with other resorts.

Mr. Michaud commented that the ordinance is uniformly applied to all resorts.

Commissioner Georgelos asked to what extent do they have excess noise at other resorts due to loading and trucks.

Mr. Michaud stated that staff looks at loading and unloading with the other resorts to limit exceedances.

Commissioner Lewis asked how high the wall is and its impact to the neighboring property.

Mr. Gilbert stated the wall surrounding the trash area is six feet tall.

Commissioner Lewis asked which side the truck is loading from.

Mr. Michaud stated the truck would come in from Lincoln Drive and then leave the same way.

Mr. Gilbert stated that Lincoln Plaza Medical Center owner reviewed the site

plan and has no objection.

Commissioner Covington stated he is okay with the noise issue since the source point is on the east side of the project.

Commissioner Campbell mentioned what the dBA level is on southeast corner and what does the sound do when heading south. He asked if it is in compliance before hitting this corner.

Mr. Michaud reviewed the dBA level diagram and noted the color level is shown in compliance at the southeast corner.

Mr. Gilbert noted the dBA level is at 37 at this corner.

Chair Wainwright asked where the medical center's trash is located.

Mr. Michaud indicated it is on their west side.

Commissioner Campbell asked for clarification on how trucks enter the site and load.

Taylor Robinson, owner, stated the trucks will come through the shared entrance on the northeast side of the site to keep truck traffic off of Quail Run Drive. He then overviewed the site movements of the trucks and explained they would exit the same way they came in.

Commissioner Georgelos asked if the trucks would complete a loop around the property or do a 3-point turn.

Mr. Robinson indicate they would not loop the site. He mentioned the contracts with the service providers would require this and limit the service hours. Trucks will not be permitted to use Quail Run Road. He believes they would have pick up 2-3 times a week. This could be scaled back if trash is not produced at this rate.

Chair Wainwright suggested the resort owner work with the neighboring property to have the same provider and reduce overall trips.

Commissioner Georgelos asked what the effect is from these trucks and the guest rooms in the area.

Mr. Robinson stated the trucks using the loading area and trash pick up would be scheduled during transition times of guests. The rooms have been engineered to have less acoustical transmission through the walls.

Commissioner Georgelos asked about the ambient noise surrounding Lincoln Drive and how it affects the study.

Mr. Robinson stated the ambient noise along Lincoln Drive was measured at 64 dBA. The code allows separate acceptance levels along these streets.

Mike Dickerson, Acoustic Engineer, mentioned that the study ignored the road noise and focuses on the noise from within the property. He indicated that event noise from Monday-Saturday generated the 49 dBA across the street.

Commissioner Lewis asked if the structure for the event pavilion is permanent and what material is proposed.

Mr. Robinson replied that the pavilion is 4,000 sf and is open for hosting small events.

Eric Peterson, architect for the applicant, commented that the pavilion will be open and occupied similar to a park pavilion. There is an exposed truss system and column that would retain a door system that would remain open. The doors will shut when there is an event to mitigate noise. There are solid doors on the residential side to force noise to the center of the property. The acoustical engineer will work with the architect to ensure the sound is retained.

Commissioner Georgelos asked for more information on how the modeling was completed and how noise is retained when there is a band playing.

Commissioner Campbell asked for more information regarding the type of sound used in the analysis.

Mr. Robinson noted that the red dots in the study are the point source areas. He provided an explanation of each of the point sources.

Robert Pearson, with MD Acoustics, stated that it was modeled as a two-speaker system on the event lawn. He provided an overview of the dBA levels and distances from the speakers. At night, the events are moved indoors and levels drop significantly. He mentioned that the pool area was modeled as a point source with a reference of 70dBA three feet away. The report is based a worse case situation where all source points are generating noise concurrently.

Mr. Michaud explained that the conditions in the contract will be incorporated into the development agreement.

Commissioner Georgelos asked how the model was affected by the third-floor element and what protections were in place during the time the doors were open.

Mr. Pearson stated that the third floor had a 70 dBA at five feet away. There won't be any speakers on the outside of the third-floor amenity. There is a parapet wall that will shield some of the sound. Noise levels will vary when doors are opened and closed.

Mr. Robinson stated that they have accepted a stipulation to prohibit the outdoor speakers on the third floor.

Mr. Michaud continued with his presentation and moved onto lighting. He indicated the applicant removed lighting from along Quail Run Road and Lincoln Drive. He presented a lighting map and indicated the lighting is in compliance.

The pole lights are 16 feet tall. There are six more accent lights on the trellises since the last time the Commission looked at it. A new carriage light has been added that meets all standards. The pathway lights, temperature and shielding are in compliance with the SUP Guidelines. The eight bollards on Lincoln Drive has been relocated into the project. The 24 palm tree ring lights at 16 feet in height are still in the plan. There are hand rail lights on the second story. The sign illumination and water features are in compliance. He presented a plan of the proposed second and third floor lighting and mentioned they are in compliance. He showed the photometric plan.

Commissioner Lewis stated that when he did the walk through at the St Barnabas church lighting was a serious issue for the neighbors. The height was reduced from 24 feet to 16 feet.

Mr. Burton, Senior Planner, clarified that a height of 12 feet got approved. The SUP Guidelines suggest the setback to meet the height of the pole lights.

Commissioner Wastchak commented that he is more worried with lights that could impact residential properties and mentioned that this is not the case with this development. He stated that on the adjoining Andaz Resort property line the poles are moved back 16 feet. He asked what is preventing them from doing the same on east property line.

Mark Greenwalt stated that their preference is to move the poles to the front where the cars won't hit them. He indicated that they tried to follow this on the Lincoln Drive side. They added as much buffer on the residential side as they could.

Commissioner Wastchak referenced the site plan and asked if the Commission were to ask the poles on Lincoln Drive to be moved back 16 feet from their current two-foot setback, how big of a lighting impact difference would there be.

Mr. Greenwalt replied that it would not make a large difference and they could move them 20 feet south.

Commissioner Wastchak indicated that he is okay with keeping them in their current location.

Commissioner Campbell mentioned that if they pushed the poles back to 20 feet it could create a landscape peninsula.

Commissioner Georgelos commented that the majority of light poles are in a landscape island, except for the ones in the southwest island. She asked if the poles will be protected not being in an island.

Mr. Greenwalt replied that having the poles closer to the curb is due to aesthetics. Having a pole at the rear of a parked car creates more impacts with pulling out. He indicated they are willing to change the plan if requested.

Commissioner Georgelos asked if there are any statistics for parking lot accidents and placement of lighting poles.

Mr. Greenwalt mentioned that he is unaware of any.

Mr. Michaud stated the Town does not have this type of data.

Commissioner Rose asked if the light poles on the north side are 16 feet tall.

Mr. Greenwalt confirmed they are 16 feet tall.

Commissioner Rose asked the applicant if the poles can be lowered in height.

Mr. Greenwalt mentioned that they are trying to preserve safety and maintain at least ½ foot candles across the site. The lower the pole height will create increased light intensity and less of a spread. He added that reducing a foot or two is fine.

Commissioner Rose referenced St Barnabas church and mentioned they have a height of 12 feet.

Commissioner Campbell mentioned that these lights were adjacent to people's rear yards.

Commissioner Lewis stated that 12 feet will work aesthetically very well and 16 feet is too much.

Mr. Robinson stated that they are happy to make 12 feet work.

Commissioner Georgelos asked if the applicant is going to do the height of 12 feet throughout the site or only along Lincoln Drive. She mentioned that her preference is to do it throughout the site.

Mr. Robinson commented that they will work on doing 12 feet throughout the site.

Commissioner Georgelos asked for elaboration on up-lighting on the buildings.

Mr. Greenwalt stated the plans show where they could do some up lighting on the front of the building and around the pool. There are some architectural points that can be better defined with up-lighting.

Commissioner Georgelos noted that the plan shows a lot of potential building wash lighting. She is concerned with affecting dark skies.

Commissioner Covington indicated that he agrees, and does not want to have the lighting washing the walls and does not want any light fixtures within the rights-of-way.

Commissioner Campbell stated that he is not concerned with lighting around the pool and the rooms building. He does not want the uplighting near Lincoln Drive and Quail Run Road.

Mr. Greenwalt stated that they want people to see the resort and have some presence as visitors pull into the property and believes it would hurt the building not to have some lighting. He mentioned he can provide a rendering to see how it would look.

Commissioner Wastchak agreed that he would like to see how the lighting will look. He recommended the applicant provide options showing 30% and 50% reduction from the street sides.

Commissioner Covington mentioned there is plenty of landscape lights and the building should be lit.

Mr. Robinson commented that he is happy to remove the lights from the plan that the Planning Commission is concerned with if he can keep the remainder of the lights.

Commissioner Wastchak replied that he believes the Commission would be fine if the lights were removed.

Commissioner Campbell asked if the Planning Commission could get some examples of the uplights that they can drive out and take a look at it.

Commissioner Lewis stated that there is a balance that needs to be achieved. He is okay with a 50% reduction.

Mr. Gilbert asked if they would be okay with removing the lights on Lincoln Drive and Quail Run Road if they kept the interior lights.

Chair Wainwright commented that it would be helpful to have an example of what can be kept.

Commissioner Rose wants there to be low level way finding signage. He is okay with the proposed lighting along Quail Run Road and Lincoln Drive.

Commissioner Lewis indicated that people want to see the silhouette of the building and something needs to be done to highlight the building.

Commissioner Georgelos asked for a depiction of how it will look.

Mr. Greenwalt commented the lighting will be low. The bollards will only be three feet high and will be down lit. There will be handrail lighting to avoid the look of poles. Some of the palm trees will have tree ring lighting. The pole lighting is for the parking lot only. There are a few wall sconces on the patios and casitas throughout. You will be able to see a light glow, but not the source. The intent is not to light all of the walls, but to define the architecture. He mentioned some examples.

Commissioner Rose asked for a few examples of the lighting they are considering so they can go see them.

Mr. Greenwalt suggested checking out the drop off area at the Mountain

Shadows resort. He also suggested visiting the Scottsdale waterfront lighting on the arches. He mentioned the statue is called One Eye Jack in Old Town.

Commissioner Campbell suggested they visit the properties indicated and learn more what it will look like. They could always take Mr. Gilberts compromise to eliminate the lights in the future.

Commissioner Campbell requested a follow up email from the applicant of where to go look.

Commissioner Georgelos asked regarding the landscape lighting within the Lincoln Drive right-of-way.

Mr. Greenwalt stated that there is none in this location.

Mr. Robinson commented that they are willing to accept a condition that if members of the community have issues with the LU fixture upright that they be shut off.

Commissioner Campbell mentioned that he would like to take two weeks to educate themselves.

Chair Wainwright agreed with visiting the sites and mentioned that the stipulation is generous.

Commissioner Georgelos stated that she agrees with Commissioner Campbell. She mentioned that all resorts have some lighting in the thoroughfare.

Mr. Greenwalt stated that there will be a shield on the pole light. There may be some light spill-over but they have done everything possible to prevent this from happening.

Chair Wainwright asked regarding the sidewalk and if people will feel comfortable walking there without the lighting.

Mr. Robinson stated that it is less comfortable without the lighting. He liked it with the landscaping lighting. He believes it is consistent with the rest of the town.

Commissioner Campbell asked for the applicant to review the lighting along the north side of the site. He commented there are 11 lights in that area.

Mr. Greenwalt stated that these are flush-grade up-lights to light the trees. Being flush to grade makes them so they won't get damaged.

Commissioner Campbell mentioned that there would be landscape lighting from the tree that would spill over onto the sidewalk. He explained that the sidewalk would be safe to walk down between the two sources of light.

Mr. Greenwalt agreed with Commissioner Campbell and indicated there would be some lighting spilling onto the sidewalk.

Mr. Michaud continued with his presentation and moved onto parking. He explained that the Statement of Direction was to ensure the development does not have a negative impact on traffic safety, parking, and circulation. The Planning Commission needs to ensure there is adequate parking provided for the proposed uses. The Zoning Ordinance requires a minimum of 180 square feet per stall with a minimum dimension of 9 feet x 18 feet with a two-foot overhang. The proposed plan does not meet the 40-foot setback along the street, but does comply with the three-foot-tall screening of headlights. He indicated that the study used the ULI shared parking method for modeling. Peak weekday demand is in the evening at 181-187 spaces and on the weekend in the evening at 175-178 spaces. There are 170 traditional parking spaces and 199 on-site parking spaces when in the valet mode. They have a month to month agreement with the medical center to use 25 spaces from 5:30 pm - 4:30 am Monday-Thursday and starting 5:30 pm Friday to 4:30 am on Monday. He then summarized the Parking Management Plan. The valet plan would be triggered when they are at 90% or 153 parking spaces of the total 170 spaces. This would be monitored based on hotel occupancy and event booking. Additional measures would take place and could require employees to take alternatives modes to work.

Paul Mood, Town Engineer, commented that the applicant submitted the Parking Management Plan and he and the third-party reviewer have reviewed it. He indicated that due to staff comments, the applicant is showing 162 feet of stacking off of Quail Run Road to the valet stand. They have added a second exit only onto Quail Run Road. He denoted the site of a second valet stand that could be utilized for large events. He mentioned that staff and the third-party reviewer, Kimberly Horn, feel their comments have been addressed.

Chair Wainwright asked the applicant's traffic consultant to introduce themselves.

Commissioner Lewis commented that the fountain will help mitigate the traffic noise. He asked where they are with this element.

Mr. Michaud identified the location of the fountains on the site.

Mr. Robinson stated that the intent with the fountain was acoustic. The splashing water has the ability to mask certain frequency sounds. They have been placed strategically throughout the site.

Eric Peterson mentioned that the fountains are small and low in height. Their sound is localized within the areas in which they are placed.

Commissioner Wastchak asked for clarity for what triggers the valet mode.

Dawn Cartier with Civ Tech stated that valet mode is triggered by the events and resort booking operations. The resort should know this information ahead of time. They will begin to transition to valet mode typically 24 hours beforehand.

Commissioner Wastchak asked how many spaces will be filled when all rooms

are occupied and the resort is fully staffed with no events.

Ms. Cartier explained referred to her study and indicated it is 141 spaces. She indicated that the valet mode would be primarily for events.

Commissioner Georgelos mentioned that there is a restaurant and market, and believes it may be easier to trigger valet mode at 153 occupied spaces.

Ms. Cartier clarified that parking is highly dependent on the number of visitors and other uses that will be used at the same time. She explained that most resorts are not at 100% occupancy very often and floats in the 90% range. She does not expect to see the resort in valet mode more than 20% of the time.

Mr. Robinson referred to the Parking Management Plan matrix and explained that these are the main drivers they use to ensure parking is adequate when planning events.

Ms. Cartier stated that a non-captive ratio is those coming to the resort for an event but are not staying at the resort.

Commissioner Rose stated that it is not always the amount of parking spaces, but the buildup of those trying to get into the site at one time. He is concerned the resort won't be able to handle the traffic under a valet scenario.

Ms. Cartier stated that they have looked at this point. They believe the second valet in the northeast corner of the property can be pushed to the northwest corner and provide lots of internal stacking. She commented that the 162 feet of stacking will accommodate eight vehicle and Epic Valet told her team that turnover time per vehicle is 2-4 minutes. Understanding these numbers helps them decide staffing numbers.

Commissioner Rose asked how people will know about the second driveway.

Ms. Cartier stated through the use of external signage and parking instructions are typically given in the invitation with events.

Commissioner Georgelos stated the valet stands will be operated as a relief valve. She asked how would the vehicles move around the site.

Ms. Cartier indicated that the valet will meter the parking and will be responsible to pulling in and out. She explained that the one-way traffic flow shown on the valet plan helps to circulate traffic.

Commissioner Wastchak asked how are they getting the additional spaces with valet.

Ms. Cartier responded they do not have double stacking opportunities. She explained they pick up cars in the entry on the front. Eight additional spots are picked up on the side with parallel parking. There are two spots south of the trash containers. This area will be left open. Five spaces are near the north side of the dumpsters.

Commissioner Rose commented that going into valet mode lasts longer than one night to accommodate guests in the hotels.

Commissioner Wastchak assumed if the customer is a hotel guest, the valet may not park them in a nontraditional space.

Ms. Cartier stated that at the end of an event, the valet will often move the cars to parking spaces and the keys will be placed at the front desk.

Mr. Robinson commented that typically when they move into valet parking, they will stay in that mode for a long period of time.

Mr. Michaud continued with his presentation and suggested opening public comment.

Chair Wainwright opened public comment and provided his number for those having problems connecting in.

Maria Ruttle, resident, stated she is residing and is speaking on behalf of the residents on Quail Run Road to the west side of the road. She thanked the Commission for the discussion and asking great questions. She believes her privacy has been encroached upon since the Andaz Resort parking lot was changed. She stated that Andaz resort then placed an emergency exit on Quail Run Road on her private family parcel. This has created a liability because those using the exit are entering private property. The four way stop light has created traffic problems, privacy issues, and devalued her property value. She mentioned they are in favor of Smoke Tree Resort redevelopment and believes the applicant has been willing to work with residents. Their goal is to maintain privacy. She wants zero traffic on her private road. She asked Mr. Robinson to review the proposal they discussed in the past.

Mr. Robinson referred to the drawing on the screen. He explained the layout of the street and stated they are proposing that once you are south of the resort entrance there will be two low monuments stating that the area is different and will dissuade traffic from entering (which may include signs). As you progress south you encounter Ms. Ruttle's property. They worked this solution out with the Town Engineer. They tied the east side of Quail Run Road into the private parcel to discourage cars from driving past that point. A relief exit drive was added on the resort site for valet operations. This serves as a hammer head to allow a 3-point turn to turn around. He mentioned the desire by Mrs. Ruttle for a gate on her family private parcel to prohibit going further south.

Mr. Michaud stated that gates and private roads are typically approved through a private road Conditional Use Permit (CUP) and private roadway gate Special Use Permit (SUP). He added there is a draft stipulation and development agreement that provides allowance for independent study that would trigger the CUP/SUP process for the proposed gate.

Ms. Ruttle stated that the value of the property has changed since they have moved away from a private driveway. She wants some assurance from the

Town acknowledging that the property values have diminished. She was told that the ordinance states a gate is not allowed, but she has not found this code.

Chair Wainwright mentioned that the Commission is not in a position to discuss this question tonight, but they can try to incorporate her concerns in the approval process.

Andrew Miller, Town Attorney, stated the Town is redoing Lincoln Drive to make it safer. As part of this effort, the Town is trying to eliminate the multiple driveways and funnel this traffic to two driveways. One of these is the shared driveway that will be on the east end of the Smoke Tree Resort property and the other would be to use Quail Run Road which is a signalized intersection. Doing this will result in more traffic going down Quail Run Road. The west half of Quail Run Road is presently a public street. The street dead ends onto private property. The code does not allow for a structure on a property without a home. He indicated that the granting of a SUP is a legislative act to be approved by the Town Council. The Council can study this gate option, but cannot guarantee it. The General Plan suggests that Quail Run Road should be a through street from Lincoln Drive to McDonald Drive. Many residents would like to see the through street removed from the General Plan. Today, the Town's direction is to follow the General Plan. He believes the applicant has been responsive in his proposed improvements.

Mr. Mood referenced the street exhibit and noted that parcel "H" is the private land being discussed. He then stated that there would need to be an analysis to determine if a large truck can safely turn around. Currently the Smoke Tree Resort would need to improve their half of the street. When the property to the west is developed, these owners will need to improve their half.

Commissioner Wastchak asked how the roadway is similar to what was done in Echo Canyon.

Mr. Mood stated that the Town could sign the road, but the resident would like the gate for the added protection.

Mr. Robinson mentioned that his internal analysis shows that the turnaround is sufficient with the sliding gate. He mentioned they are happy to make adjustments to accommodate what needs to be done.

Commissioner Wastchak asked if the street drawing would be included in the approved drawings.

Mr. Michaud replied yes.

Ms. Ruttle mentioned that it will be a burden to have to wait 2-3 years to see if a gate is warranted. She indicated that the resort owner is willing to work with them to install the gate with his project. She does not want to do a traffic report and go through another process in 2-3 years. She mentioned she is willing to maintain the gate. They have been talking about the installation of a gate for a while and this is not the first time.

Chair Wainwright explained that if they want to gate this street it would require a

new SUP.

Mr. Miller indicated that a separate application would be required. Typically, private roads require a separate application track. This is not something that can happen today. They would need to discuss the issue thoroughly.

Chair Wainwright indicated that this is not an element that can be incorporated into the current application time track. He then closed public comment.

Commissioner Wastchak asked when they would return to the APS Cabinet.

Mr. Michaud commented that two potential cabinet locations are shown on the illustration with Quail Run Road.

No Reportable Action

5. PUBLIC HEARINGS

None

6. ACTION ITEMS

None

7. CONSENT AGENDA

A. [20-387](#) Approval of the September 15, 2020 Planning Commission Minutes

A motion was made by Commissioner Campbell, seconded by Commissioner Georgelos, to approve the September 15, 2020 minutes. The motion carried by the following vote:

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

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Michaud stated that their next meeting is October 20, 2020 and their only item is the Smoke Tree Resort for a work session. He indicated 7171 E. Paradise Canyon Estates Minor SUP amendment is ready to move forward. The Commission requested scheduling this item for a work session on December 1, 2020 and action on December 15, 2020.

Mr. Miller stated that the Council will consider a resolution to prohibit the sales of recreational marijuana and will require a tight timeline for the Commission's

review.

11. ADJOURNMENT

Commissioner Lewis left the meeting at 9:05 p.m.

A motion was made by Commissioner Georgelos at 9:20 p.m. , seconded by Commissioner Wastchak, to adjourn the meeting. The motion carried by the following vote:

Aye: 6 - Commissioner Wainwright, Commissioner Covington, Commissioner Georgelos, Commissioner Wastchak, Commissioner Campbell and Commissioner Rose

Absent: 1 - Commissioner Lewis

Paradise Valley Planning Commission

By: _____
Paul Michaud, Secretary