



# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Minutes - Final

### Planning Commission

*Chairman James Rose*  
*Commissioner Thomas G. Campbell*  
*Commissioner Charles Covington*  
*Commissioner Pamela Georgelos*  
*Commissioner Karen Liepmann*  
*Commissioner Kristina Locke*  
*Commissioner William Nassikas*

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Tuesday, June 15, 2021

6:00 PM

Council Chambers

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**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 Rose called the meeting to order at 6:10 p.m. after waiting for additional Planning Commission Members to join the meeting.

#### **STAFF MEMBERS PRESENT**

Town Attorney Andrew J. McGuire  
Community Development Director Lisa Collins  
Planning Manager Paul Michaud  
Town Engineer Paul Mood

#### 2. ROLL CALL

**Commissioner Liepmann entered the meeting at 6:16 p.m.. Commissioner Nassikas entered the meeting at 6:26 p.m. Commissioner Covington left the meeting approximately 7:00 p.m.**

**Present** 7 - Commissioner Thomas G. Campbell  
Commissioner Charles Covington  
Commissioner Pamela Georgelos  
Commissioner Karen Liepmann  
Commissioner Kristina Locke  
Commissioner William Nassikas  
Commissioner James Rose

#### 3. EXECUTIVE SESSION

None

#### 4. STUDY SESSION ITEMS

**A. [21-233](#)**

2022 General Plan project status update, review of community feedback, and discussion of the Vision and Value Statements.

Mr. Klyszeiko, Michael Baker International Representative, provided an update on the General Plan project which began in October 2020. He indicated that his team is taking information they have gathered from the community and other resources and were now in the process of starting a draft document. He indicated his team will bring back draft portions to the Planning Commission throughout the summer and hopefully have a complete plan draft ready to share with the public at the end of the summer. He noted that the Planning Commission will have more time later to refine the plan before going through the public hearing and having Council adopt the plan to be put on the ballot for the community to vote on in August 2022. He indicated that the Planning Commission work sessions for this phase will be June 15, July 20, and August 17.

Mr. Klyszeiko reviewed the results of the community surveys and noted that survey results are on the project website. He shared that the survey included information on what people liked best about the community, negative trends in the community, and detailed feedback on the current General Plan among other things. He then provided a summary of the discussion hubs on Mobility and Connectivity, Quality of Life, and Additional Key Topics: short term rentals, raising of lots/building pads, cell service, and storm water management.

Commissioner Locke remarked that she understood that there were approximately 15,000 residences in Paradise Valley and 386 participants only made up 2% of the population. She asked how they selected residents and why their numbers showed much higher percentage results.

Mr. Klyszeiko explained that the survey was made available to all residents. He shared that the confidence level looks at the population relative to the total surveys. He noted he could provide more information on the equation if desired.

Commissioner Locke inquired why privacy and limited government were not included in the survey when they were identified as important issues to the community in a study performed in March 2010.

Mr. Klyszeiko stated this is on the next slides. He reported that the survey asked residents how they feel about the values identified in the previous General Plan effort and found that while residents still supported some elements, they felt others needed to be removed or revised. He noted that most residents believed limited government meant minimal regulation, fiscal sustainability, minimal taxation, and only providing essential services.

Commissioner Georgelos asked about the efforts made and planned to get people involved with the project.

Mr. Klyszeiko replied that outreach was an important aspect of the project. He indicated the public involvement plan is on the project website and identified how the Town will engage public in the project. He pointed out this outreach included community workshops, discussion hubs, community survey,

information booth, and the website, among other means to gather information from the community.

Commissioner Georgelos indicated it may be helpful to think of other ways to inform and encourage the community to participate.

Mr. Klyszeiko presented a revised version of the 2011 vision statement and asked what comments they had and what adjustments they felt needed to be made. He noted that this vision statement would help guide the General Plan revision process over the summer.

Commissioner Liepmann inquired if she should make suggested revisions at this time or at a later meeting.

Lisa Collins, Community Development Director, stated that she could make comments at this time and at future meetings as well.

Mr. Klyszeiko pointed out that the Planning Commission feedback will help in the drafting process. This will allow the Town Council to understand the work the Commission did over the summer prior to the next community workshop in late September. He added that the final draft of the General Plan which will go through a 60-day review process followed by a final public hearing.

Commissioner Rose inquired where the short-term rentals, pad heights, and storm water management would be included in the plan.

Mr. Klyszeiko pointed out that the General Plan is holistic, but noted there are several ways to include references to those things if the Planning Commission believed they are an important enough topic.

Ms. Collins recommended the Commission gives staff concept and ideas, and staff will work on the wordsmithing to include those suggestions.

Commissioner Campbell noted he would like to see new technology addressed in the plan.

Commissioner Nassikas stated they needed to be mindful of their future from an environmental perspective.

Commissioner Georgelos remarked that she believed it would be prudent for them to take some time to digest the vision statement and make sure that is what they want and there is nothing else to add.

Commissioner Campbell remarked that much of the community outreach was done during the pandemic and inquired about opportunities that were not available such as in-person outreach.

Ms. Collins expressed that the second workshop in September is tentatively set as an in-person open house workshop.

Commissioner Georgelos remarked that it was important to get as much

community involvement every step of the way.

Mr. Klyszeiko requested that the Planning Commission submit their recommendations to Loras Rauch and that information would be worked into the report for them to review at their next meeting on July 20th.

Commissioner Georgelos requested that staff indicate to the Commission what will specifically be discussed and what feedback is requested before each meeting.

**No Reportable Action**

## 5. PUBLIC HEARINGS

### A. [21-237](#) Consideration of Proposed Zoning Ordinance regarding regulations for Walls, View Fences and Combination View Fences

Ms. Collins requested that the Planning Commission continue the item to July 20, 2021.

Chairman Rose called for any public comments on the proposed zoning ordinance.

Jennifer Polera indicated she lived on the lot at the southeast corner of Lincoln Drive and Mockingbird Lane. She commented that there is a lot of traffic in front of her home and desired to have additional privacy. She indicated it was concerning to see the proposed addition of hedges to the wall ordinance since she planted and intended to plant more to create additional privacy. She clarified that the proposed amendment will not allow her to plant or build anything taller than three feet for privacy.

He closed the public comment period.

**A motion was made by Commissioner Campbell, seconded by Commissioner Nassikas, to continue the public hearing on the text amendment regarding regulations for walls and fences to the July 20, 2021 regular meeting. The motion carried by the following vote:**

**Aye:** 6 - Commissioner Campbell, Commissioner Georgelos, Commissioner Liepmann, Commissioner Locke, Commissioner Nassikas and Commissioner Rose

**Absent:** 1 - Commissioner Covington

**A motion was made by Commissioner Campbell, seconded by Commissioner Nassikas, to reconsider the motion in an effort to provide opportunity to have a work session prior to the rescheduled public hearing. The motion carried by the following vote:**

**Aye:** 6 - Commissioner Campbell, Commissioner Georgelos, Commissioner Liepmann, Commissioner Locke, Commissioner Nassikas and Commissioner Rose

**Absent:** 1 - Commissioner Covington

**A motion was made by Commissioner Campbell, seconded by Commissioner Liepmann, to continue the public hearing on the text amendment regarding regulations for walls and fences to the August 3, 2021 regular meeting. The**

**motion carried by the following vote:**

**Aye:** 6 - Commissioner Campbell, Commissioner Georgelos, Commissioner Liepmann, Commissioner Locke, Commissioner Nassikas and Commissioner Rose

**Absent:** 1 - Commissioner Covington

**6. STUDY SESSION ITEMS (Continued)**

**A.**      [21-236](#)      Discussion of a Zoning Ordinance text amendment regarding regulations for Wall and Fences

Ms. Collins presented an overview of the zoning ordinance text amendment which included the purpose of the code amendment to increase clarity, simplicity, options, and privacy and security. She listed what was currently allowed in front and side yards adjacent to roadways and provided examples. She noted some of the specific suggested changes, including allowing combination and view fences at the 10-foot setback and oleander hedges allowed at the 10-foot setback or closer to the roadway. She pointed out that she is not suggesting any modifications on local streets which make up most of the streets in town.

Commissioner Nassikas inquired if the oleanders were simply the preferred term of vegetation and if other plants such as sour oranges or other plants could be used.

Ms. Collins clarified plants other than oleanders could be used to make hedges.

Commissioner Locke remarked that 10-foot setbacks could help with aesthetics in terms of maintenance and would allow the property owner to use more of their land.

Jim Kuykendall, resident, asked if the setbacks were impacted by the size of the lot.

Ms. Collins replied that setbacks for walls and fences are the same and based on street classification.

Commissioner Georgelos requested additional clarification on properties with lot lines in the center of the right-of-way versus properties with lot lines on the edge of the right-of-way.

Ms. Collins noted that in those unique situations where the property line does not line up with the edge of the right-of-way, staff will have to make an interpretation and will most likely measure the setback from the edge of the right-of-way.

Commissioner Campbell noted that one of the goals behind the development of the current code was to maintain and improve the quality of the Town's open spaces. He expressed concern about fences not lining up on neighboring lots along streets with different setbacks for fences and hedges.

Commissioner Georgelos pointed out that the Planning Commission should consider these changes carefully since once they allow the proposed additional options it would be difficult to take them away.

Ms. Collins agreed that it would be difficult to change back, but noted that it would offer more variety in wall and fencing options to property owners.

Chairman Rose asked if a property like Ms. Polera's could have a hedge higher than three feet in front of a view fence.

Ms. Collins replied that the current code will not allow for that. She noted that the current vegetation in front of Ms. Polera's view fence was not considered a hedge.

Commissioner Liepmann asked if Ms. Polera's property would be allowed some sort of variance due to the proposed sidewalk being placed next to her property.

Ms. Collins responded that an application for a variance could be submitted. She acknowledged that Ms. Polera's property was unique. She remarked that she would follow up with Ms. Polera regarding removing some of the landscaping outside her three-foot tall view fence to put in a meandering sidewalk.

Commissioner Campbell remarked that he would rather not change miles of streetscape and open space to deal with a few lots with special conditions. He clarified that he was against the proposed changes along collector roads, but is more sympathetic to the changes along minor arterials.

Ms. Collins explained the next step is for the Planning Commission to review the text amendment at their next meeting at which point they would make a recommendation to the Town Council.

Discussion was made on when the Commission could have another work session on the item before a decision and recommendation was made to Council. It was determined a vote to reconsider the earlier July 20th continued public hearing date to August 3rd was in order.

**No Reportable Action**

## **7. ACTION ITEMS**

None

## **8. CONSENT AGENDA**

None

## **9. STAFF REPORTS**

None

## **10. PUBLIC BODY REPORTS**

None

## 11. FUTURE AGENDA ITEMS

Paul Michaud indicated that the July 6, 2021 meeting would be cancelled and the July 20, 2021 meeting agenda would include a work session on walls and fences as well as the General Plan.

## 12. ADJOURNMENT

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

**Aye:** 6 - Commissioner Campbell, Commissioner Georgelos, Commissioner Liepmann, Commissioner Locke, Commissioner Nassikas and Commissioner Rose

**Absent:** 1 - Commissioner Covington

## Paradise Valley Planning Commission

By: \_\_\_\_\_  
Paul Michaud, Secretary