



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

Tuesday, September 21, 2021

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

STAFF MEMBERS PRESENT

Town Attorney Andrew McGuire
Community Development Director Lisa Collins
Special Projects Planner Loras Rauch
Planning Manager Paul Michaud
Town Engineer Paul Mood

2. ROLL CALL

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. [21-303](#) Discussion on the Paradise Valley, Together 2022 General Plan - "Draft".

Vice Mayor Mark Stanton thanked the Planning Commission for the work they are doing. He additionally thanked the residents who have offered and continue to offer feedback which is vital to the update of the General Plan. He thanked staff and the consultant for the work they are doing and make sure everything is accurate and done properly.

Loras Rauch, Special Projects Planner, provided a brief history of the work that has been done to create the current draft document. She indicated that Town Council would review the same document through October. She noted that the 2022 General Plan met all the state statues and was on target for voter ratification in August 2022.

Matthew Klyszeiko, Michael Baker International, thanked the Commission for the work they have done to help refine the General Plan. He emphasized that what they have was still a working draft and that they were still refining things. He noted that elements such as graphics would be the last thing to be updated. He reviewed the overall format of the plan.

Mr. Klyszeiko indicated that another guiding element of the plan is the vision statement. He shared that through community outreach they found that the previous vision statement held true today, so most changes to the statement were to the organization and phrasing. He noted that within each chapter the draft plan has a more standard organization format which he then reviewed.

Mr. Klyszeiko reviewed the changes and updates to the land use element, including the removal of development areas from the map and explained that the Special Use Permit zoning process will identify and manage growth within the community. He stated the goals and policies were refreshed or consolidated. He shared that terminology was also updated to be consistent throughout the document. He noted that the land use map had no substantial edits, giving the example of map changes to reflect general plan amendments approved by the Town since the 2012 General Plan was adopted.

Mr. Klyszeiko then reviewed the Community Character and Housing element of the plan. He indicated that the plan kept all the primary goals in this section, with minor wordsmithing, clarification of terminology, and addition of policy texts for regulations associated with pad heights, short term rentals, and telecommunication.

Mr. Klyszeiko noted that the Mobility element received the most significant changes, including updates to background information, removal of roadway cross-sections, updates to roadway facility descriptions, removal of emphasis on creating a separate pedestrian and bicycle circulation system, and refreshing of goals and policies. He noted that minor graphic improvements and addition of visually significant corridors were added to the circulation map.

Mr. Klyszeiko presented the changes to the Open Space element, including updated background information, clarified public and private open space, added an open space plan/map, as well as refreshed the goals and policies. He noted that the new open space map captured public right of way as open space and clarified which open spaces were private versus public.

Mr. Klyszeiko stated that the changes to the Environmental Planning and Water Resources element were minimal. He indicated the changes were limited to updates to background info and refreshing of the goals and policies.

Mr. Klyszeiko reviewed the Sustainability element which also had several updates to goals and policies to clarify edits and avoid redundancies and overlap with other sections.

Mr. Klyszeiko noted that the Public Facilities/Services and Cost of Development element had minimal changes with edits to terminology and removal of policies that were already included in the document.

Mr. Klyszeiko explained the key changes to the implementation plan which consisted of consolidation of actions placed in a central table and simplification of policy references and timing to allow flexibility. He noted there were no changes to the major/minor amendment criteria.

Chairman Rose commented that there was a lot of citizen input on open space, and many may

Have thought that promote development meant parks.

Mr. Klyszeiko replied verbiage was changed in the Opens Space and Land Use elements to emphasize preserving open space and passive uses where appropriate.

Commissioner Campbell inquired if there was a plan to implement adding public open space within the Paradise Valley Mountain Trust.

Mr. Klyszeiko indicated that the Open Space element talked about the trust and the name change and clarified that access to open space should only be provided where appropriate. He pointed out that currently access to Mummy Mountain is not in the Town's future plans, but access to other existing trailheads and open space preserves were acknowledged in that section.

Commissioner Georgelos pointed out that the Town has had significantly more air traffic lately and wondered if there was a place that issue could be addressed in the plan.

Mr. Klyszeiko responded that noise mitigation is addressed under the Environmental element, including a policy about monitoring flight paths.

Mr. Klyszeiko reviewed Goals 1-6 under the Land Use element and asked for any questions or comments.

Commissioner Liepmann noted that in the vision on page 9 it uses the word "church" while in the remainder of the document uses "places of worship." She recommended that be changed for consistency.

Commissioner Locke remarked that she liked that the plan is comprehensive

and detailed. She indicated that she especially liked the current trends and future conditions.

Mr. Klyszeiko shared the Community Character and Housing element Goals 1-5, Mobility element Goals 1-5, Open Space element Goals 1-3, Environmental Planning and Water Resources element Goals 1-7, and Sustainability element Goals 1-6.

Commissioner Covington inquired why the goals under Sustainability use encourage and support while others say require.

Mr. Klyszeiko replied that he would have to check if that terminology was carried over from the 2012 General Plan or if it was changed and what the reason was behind that.

Commissioner Campbell noted that it may be due to what is under the Town's direct control or not.

Lisa Collins, Community Development Director, commented that staff is currently looking into words such as promote or require and could later provide responses as to why certain words were chosen.

Mr. Klyszeiko remarked that he will continue to scrutinize how and where certain terms are used as the team goes back through the document.

Mr. Klyszeiko presented Goals 1-6 for the Public Facilities/Services and Costs of Development element. He provided a graph of the 32 implementation actions and what was updated.

Commissioner Liepmann remarked that Action 8 on the Visually Significant Corridors Master Plan seems like an ongoing effort and is not identified as such.

Mr. Klyszeiko replied that can be switched that over to an ongoing effort if desired.

Commissioner Liepmann commented that in Table 5 on page 20 there was the abbreviation ROW and could not find what it meant.

Mr. Klyszeiko responded that it stood for right of way. It was suggested that it simply be written out to avoid any confusion.

Commissioner Liepmann inquired about information on family households on page 30. She asked what the rest of the residential housing if it was not family households.

Mr. Klyszeiko explained that information was from the 2020 census and noted that not all recent data is available at this time from the census.

Mr. Klyszeiko announced the process moving forward, including a presentation on all the work completed to this point to Council on September 23rd and a 60-day review period over November and December after which the

Commission will have another work session and public hearing for recommendation of the 2022 General Plan to Town Council. He noted the ratification vote for the plan would take place in August 2022.

No Reportable Action

5. PUBLIC HEARINGS

- A. [21-307](#) Continue to October 5, 2021 Consideration of Proposed Zoning Ordinance regarding regulations for Walls, View Fences and Combination View Fences

A motion was made by Commissioner Campbell, seconded by Commissioner Nassikas, to continue Item 21-307, consideration of proposed text amendment regarding regulations for walls, view fences, and combination view fences to the regular Planning Commission meeting of October 5, 2021. The motion carried by the following vote:

Aye: 7 - Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Liepmann, Commissioner Locke, Commissioner Nassikas and Commissioner Rose

6. ACTION ITEMS

None

7. CONSENT AGENDA

- A. [21-295](#) Approval of the August 17, 2021 Planning Commission Minutes

A motion was made by Commissioner Georgelos, seconded by Commissioner Covington, to approve the August 17, 2021 minutes. The motion carried by the following vote:

Aye: 7 - Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Liepmann, Commissioner Locke, Commissioner Nassikas and Commissioner Rose

- B. [21-296](#) Approval of the August 31, 2021 Planning Commission Minutes

A motion was made by Commissioner Liepmann, seconded by Commissioner Nassikas, to approve the August 31, 2021 minutes. The motion carried by the following vote:

Aye: 7 - Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Liepmann, Commissioner Locke, Commissioner Nassikas and Commissioner Rose

8. STAFF REPORTS

Ms. Collins reported the Town was in the process of migrating their email to the cloud and should be finished by Monday, September 27, 2021. She noted staff may be getting in contact with them to help them move their individual Town emails.

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Paul Michaud, Planning Manager, announced the only agenda item for their next meeting on October 5, 2021, was discussion on updates to the walls and fences ordinance.

11. ADJOURNMENT

A motion was made by Commissioner Covington at 7:45 p.m., seconded by Commissioner Georgelos, to adjourn the meeting. The motion carried by the following vote:

Aye: 7 - Commissioner Campbell, Commissioner Covington, Commissioner Georgelos, Commissioner Liepmann, Commissioner Locke, Commissioner Nassikas and Commissioner Rose

Paradise Valley Planning Commission

By: _____
Paul Michaud, Secretary