



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, October 5, 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 6:03 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

STAFF MEMBERS PRESENT

Town Attorney Andrew McGuire
Community Development Director Lisa Collins
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. [21-315](#) Discussion of Proposed Zoning Ordinance regarding regulations for Walls, View Fences and Combination View Fences

Lisa Collins, Community Development Director, presented the proposed text amendment which included setback reductions for view fences and combination view fences on major arterials, minor arterials, and collectors from 20 feet to 10 feet. She noted that the amendments made it easier to read and allowed people additional options to use more space on their lots. She indicated that at their last meeting the Planning Commission recommended a 15-foot setback rather than 20-foot setback and allowing for a meandering wall with a 30-foot average setback on minor arterials.

Ms. Collins reviewed the fence hedge maintenance agreement which indicated hedges could not be over three feet in height between the 20-foot and 40-foot front yard setback. She also noted that the hedge maintenance was the responsibility of the property owner. She explained there are challenges with enforcement of this agreement, but staff will continue to monitor things. She shared a comment sent in earlier that day expressing busy minor arterials, such as Invergordon Road, should be treated the same as major arterials and that front and side yards adjacent to minor arterials should also be treated in the same way. She read a second public comment which encouraged the Town to keep the setbacks as they currently were and not change them.

Commissioner Campbell asked if there was anything that clarified that the meander wall with an average setback of 30 feet should meander between 10 feet and 40 feet.

Ms. Collins indicated it would be a good idea to include a minimum of 25-foot setback on the chart for the meandering wall.

Commissioner Locke inquired how many requests the Town had from property owners about reducing the setback in the front yard and if their desire was for maximizing front yard use or privacy.

Ms. Collins responded that residents look for both security and privacy.

Commissioner Georgelos stated that she was in favor of leaving everything as is and only doing a text amendment to improve readability.

Commissioner Covington agreed with only making readability alterations to the text. He noted there was a Board of Adjustment for homeowners that needed amelioration of their problem.

Commissioner Liepmann indicated she agreed with Commissioners Georgelos and Covington, and noted that if these changes were made that they would be impossible to undo.

Commissioner Campbell agreed with the three other Commissioners who have spoken. He reiterated his concern about proposition 207 being an issue if they

made these changes and tried to change back. He noted the original goal of the existing ordinance is to create openness as well as attractive safe streetscapes.

Chairman Rose remarked that he would also like to see it left as it was originally prepared.

Commission Locke commented that she also agreed with the other Commissioners who have spoken.

Paul Michaud, Planning Manager, reported that Commissioner William Nassikas had stated in the chat that he agreed with the desire to keep the setbacks as is.

No Reportable Action

5. PUBLIC HEARINGS

A. [21-316](#) Consideration of Proposed Zoning Ordinance regarding regulations for Walls, View Fences and Combination View Fences

Ms. Collins remarked that based on the work session discussion it sounded like the Commission was in favor of the reformatting of the text with no changes to the setbacks.

Chairman Rose opened the public hearing for this item.

Jeff Garrett indicated he was acquiring the property located at 6641 Invergordon and noted they had a combination view fence being built at the 20-foot setback. He indicated that in front of the view fence he had planted about 13 Texas Ebony trees and has been asked by code enforcement to remove most of the trees. He pointed out that there was only a five mile an hour difference in the speed limit between a major and minor arterial in Paradise Valley, but minor arterials were being treated more like collector or local roads. He stated that he believed these standards were eliminating the potential for great landscaping along the Town's corridors.

Commissioner Campbell asked what the distance was between the trunks of the trees.

Mr. Garrett replied that they were 12 feet apart from center to center but were also set apart diagonally since they are alternated being closer and further away from the view fence. He estimated the depth of the staggering was about eight feet.

Commissioner Campbell noted that one of the reasons the code was written how it is currently was for safety. He pointed out that trees could become shrubs if not trimmed properly and tightly spaced.

Mr. Garrett reiterated that the current standards would lead to lower quality landscaping and directly conflicts with the General Plan and landscape guidelines. He asked if they could work together to allow them to plant some

trees to create some shade and good landscaping. He pointed out that Invergordon Road is also getting busier and busier every day.

Commissioner Campbell suggested the Planning Commission leave the code as is and the resident take other avenues available such as the Board of Adjustment or a possible agreement with the Town on maintenance of the trees.

Chairman Rose closed the public hearing.

A motion was made by Commissioner Campbell, seconded by Commissioner Covington, to recommend denial of the proposed amendment related to changing setbacks for combination view fences, noting that reformatting for better clarity is supportive. 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

None

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Paul Michaud, Planning Manager, announced the next meeting was on October 19, 2021, but there were currently no agenda items, so the meeting will likely be canceled. He indicated that the agenda for the following meeting on November 2, 2021, may include a two-lot plat.

11. ADJOURNMENT

A motion was made by Commissioner Locke at 7:21 p.m., seconded by Commissioner Liepmann, 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