TOWN
Of
PARADISE VALLEY

TOWN COUNCIL MEETING
6401 E. LINCOLN DRIVE
PARADISE VALLEY, ARIZONA 85253
SUMMARIZED MINUTES

October 13, 2011

CALL TO ORDER

Mayor LeMarr called to order the Town Council meeting of the Town of Paradise Valley, Arizona, held at Town Hall 6401 E. Lincoln Drive, on Thursday, October 13, 2011 at 3:30 PM.

COUNCIL MEMBERS PRESENT

Mayor Scott P. LeMarr
Vice Mayor Mary Hamway
Council Member Michael Collins arrived at 3:39 p.m.
Council Member Paul E. Dembow
Council Member Pam Kirby
Council Member Vernon B. Parker
Council Member Lisa Trueblood

STAFF MEMBERS PRESENT

Town Manager James C. Bacon, Jr.
Town Attorney Andrew Miller
Town Clerk Duncan Miller
Town Engineer William Mead
Finance Director David Andrews
Public Works Director Andrew Cooper
Police Chief John Bennett
Planner George Burton
Senior Planner Molly Hood

Report by Cox Communications

This item was not discussed

Discussion of Committee Appointments

Town Manager Jim Bacon stated that the Council discussed Committee appointments at the September 29th meeting. Staff was directed to advertise for positions on the Board of Adjustment, Planning Commission, Hillside Building Committee, and Water Utility Committee. He reported that applications will be accepted through October 28, 2011.

There was Council consensus to hold interviews at a Special Meeting on November 1, 2011, starting at 4:30 p.m. It will also be noticed as an executive session. Appointments to all committees, commissions and boards would be made at the regular meeting on November 3, 2011.

Mr. Bacon stated that Staff was also asked to research if other cities have adopted term limits for committee members or removal of members for excessive absences. He said a comparison of 10 cities found that committee term limits are not common, but for those cities which do have them, two terms seems to be the standard. Automatic removal for absences is more common. Six of the 10 cities surveyed have code provisions automatically removing a member for three or more consecutive absences and / or some variant of a total number of absences over a one-year period. Some cities allow members to be absent if they are excused.

Council favored amending the code to provide for removal of committee members for excessive absences unless excused, but there was not enough support for term limits. Staff was directed to draft an ordinance based on the Town of Gilbert's code provisions on absences. Mayor LeMarr stated that the draft language may be discussed at the Special Meeting on November 1.

2012 General Plan Update

Senior Planner Molly Hood reviewed that the Planning Commission and Town Council held a joint work session on September 29, 2011 to discuss the 2012 General Plan Update. At that meeting she described the purpose of the General Plan and the processed used to develop the updated Plan. She also summarized each of the Plan's elements. Discussion then focused on the redevelopment areas and the proposal to show cross-hatching on the land use map to allow property owners of those identified properties to develop them as either single family residential or SUP resort.

Responding to a request for more information on the differences between the recommendations from the General Plan Advisory Committee, Planning Commission, and Staff, Ms. Hood stated that there is not much difference between the three recommendations. There is almost unanimous support for the majority of the Plan by all those who participated in its development. There is agreement on language concerning the Town's low density residential character, open space, scenic views, transportation plan, sustainability element, and public facilities and services. She presented the following chart comparing the differences that do exist between the recommendations:

	General Plan Advisory Committee	Planning Commission	Town Manager/Staff
East Lincoln Development Area	Include R-43 Properties in East Lincoln South Dev. Area	Do **Not** include R-43 Properties in east Lincoln South Dev. Area	Include R-43 Properties in East Lincoln South Development Area
Sanctuary – cross-hatch land use on three adjacent lots	Discussed but not included in recommendation.	Removed cross-hatching from three lots adjacent to Sanctuary Resort.	Cross-hatch Lots Adjacent to Sanctuary on Land Use Map as Single-Family/Resort
Policy LU 2.1.1.8	**Continuing Care Residential Community.** The Town should consider the development of a Continuing Care Residential Community within either of the East Lincoln Drive Development Areas.	**Consideration of Senior Lifestyle Residential Options.** The Town should conduct a policy discussion on the type of senior lifestyle residential options for the Town and where they are most appropriate in order to accommodate Town residents who wish to remain residents throughout the later stages of life.	**Consideration of Senior Lifestyle Residential Options.** The Town should conduct a policy discussion on the type of senior lifestyle residential options for the Town and where they are most appropriate in order to accommodate Town residents who wish to remain residents throughout the later stages of life.
Land Use Implementation Measure Number 6	**Land Use Conversion and CCRC.** Consider the conversion of land from residential to non-residential uses only within Development Areas as shown on Figure 2.3 and consider the development of a Continuing Care Retirement Community within either of the East Lincoln Development Areas.	**Senior Lifestyle Residential Option Discussion.** Conduct a policy level discussion on the type of senior lifestyle residential options for the Town and where they are most appropriate in order to accommodate Town residents who wish to remain residents throughout the later stages of life.	**Senior Lifestyle Residential Option Discussion.** Conduct a policy level discussion on the type of senior lifestyle residential options for the Town and where they are most appropriate in order to accommodate Town residents who wish to remain residents throughout the later stages of life.
Land Use Map	See Land Use Map dated June 23, 2011	See Land Use Map dated Sept. 20, 2011	See Land Use Map dated Sept. 8, 2011

See Attachment 1

Council noted that the proposed policy on gated communities changed during the review process from what was discussed in the Visioning Committee.

Responding to a question from Council regarding how properties were identified for inclusion in a development area, Ms. Hood responded that in most cases the property owners themselves came forward and asked to be included. The Town also contacted property owners who held discussions with the Town in the past about rezoning their property.

Responding to a question from Council regarding the approval process for a General Plan amendment, Mr. Miller responded that the General Plan may only be amended a maximum of once a year and requires a super majority vote of the Council. If an applicant wanted to rezone a property in the East Lincoln South Development area it would be necessary to first amend the General Plan and then go through the SUP approval process. It is possible to run the two hearing processes concurrently but it would be an added expense for the applicant. If the Council and the residents approve the General Plan with development areas cross-hatched a property owner who wanted to combine the Lincoln parcels and build a resort could proceed straight to the SUP process. Even if the SUP was approved by Council after all of the necessary public hearings, the voters would still have the right to refer it to the ballot.

Council discussed the policy regarding continuing care residential communities. It was clarified that the policy is merely to hold policy discussions about various senior lifestyle options. This idea was discussed at the Visioning Committee by those residents who were interested in transitional housing but wanted to remain living in Town. The General Plan Advisory Committee and the Planning Commission prepared language recognizing that there may be interest in this type of product and that the Town should develop a strategy to investigate it and seek more public comment.

Ms. Hood concluded that the first Council public hearing on the General Plan will be held on October 27. The Plan must be approved by November 3rd if it is to be placed on the March ballot for voter ratification. She offered to meet with Councilmembers individually who may have questions about specific elements or those who want more information on the differences between the 2003 Plan and the draft 2012 Plan.

Discussion of Crown Castle/APS Meters

Mr. Bacon stated that this topic is being presented to Council for informational purposes only. Crown Castle, formerly NewPath Networks, submitted an application for SUP amendment for their DAS system. Staff believes it is a minor amendment. As such, the application is not expected to come before Council, unless the Planning Commission does not agree and forwards it to the Council as an intermediate amendment.

Ms. Hood reviewed that Crown Castle's SUP to install a Distributed Antenna System in the Town's right-of-way was approved in July 2010. The system consists of 42 signal antenna nodes located above ground on vertical structures including two traffic signal nodes, three street light nodes, and thirty-seven faux cactus nodes. At the time of the SUP approval, four pieces of ground equipment were shown on the site plans for each node including: a fiber vault; an electrical disconnect; a faux rock batter backup; and an electrical termination vault. None of the antenna sites were approved with electric meters. It was understood at the time that meters were not necessary because APS authorized the nodes to use E-30 flat rate power.

Soon after the SUP was approved APS re-interpreted the E-30 flat rate power tariff and determined that the DAS nodes are not eligible for the flat rate because the power load is variable, not constant. Accordingly, Crown Castle must amend its SUP to allow the addition of electrical meters. Meters will also be required for the sites located in the SRP service area. She said meters are currently being installed on Crown Castle DAS sites in Carefree and Scottsdale.

Ms. Hood stated that Crown Castle submitted a minor SUP amendment to the Town on September 16, 2011. The request is to install slim-line model meters at each of their node sites. The meters are approximately 54" high and will be painted to match their surroundings. The applicant installed two demonstration sites for residents, staff, and Planning Commissioners to view. She noted that the applicant has been accommodating in locating the meters in the least obtrusive manner possible.

A neighborhood meeting was held on October 3rd to receive feedback from the public. A total of 3,583 notices were mailed. Five people attended the meeting and approximately 30 phone calls were subsequently received. The majority of affected property owners were ambivalent so long as the meters are sited and painted to minimize visibility.

She stated that the option to seek approval of a new rate structure with the Arizona Corporation Commission is not feasible. There are too many electric load variations and it would not account for changes in technology.

She concluded by saying the Planning Commission will hold a work session on October 18 and a hearing on November 15.

Town Attorney Andrew Miller reported a possible violation of Arizona Open Meeting Law. Discussion among Planning Commissioners and Councilmembers via email took place regarding this topic. The Town will make those emails public and will take corrective actions to cure the potential violation, as well as, provide additional training on Open Meeting Law. **(See Attachment 2)**.

Discussion of Franchise Agreements

Town Attorney Andrew Miller reviewed the proposed franchise agreement terms between the Town and Arizona Public Service (APS) and Southwest Gas (SWG). He stated that based on prior direction from the Council, the Town will not pursue franchise agreements with the two private water utilities operating in the Town. It was agreed that it would be best to delay any negotiations with Arizona American because they are in the process of being sold to Epcor and the service area is shared with the City of Scottsdale who is not holding franchise discussions at this time.

Mr. Miller briefed Council on the following key terms:

- Franchise Fees - both APS and SWG currently have a 2% which is unchanged in the new agreement
- Relocations will be the responsibility of either the utility or the Town for certain utility relocations depending on whether the utility has "prior rights" and whether the relocation is required by a proprietary or governmental function (Town would pay for relocations relating to proprietary functions). However, SW Gas has proposed a new concept of establishing a "Capital Expenditures Fund" to pay for relocations requested by the Town (see Section 7.2 of SWG draft franchise agreement) that would have ratepayers pay an additional 2% into this fund.
- Standards for restoration of rights-of-way after disturbance by the necessary utility repair or installation work differ between the two utilities. The standards for SWG are set by Town ordinance. APS proposes that street restorations meet industry standards.

Ann Seiden, Southwest Gas Corporate Affairs, briefed Council on the specifics of their proposed franchise agreement. She explained that most everything will remain the same. SWG currently pays 2%. In 2010 the amount was $155,000. This is paid in lieu of permits and fees. There is also an offset for sales tax.

She said the biggest difference between the old agreement and new agreement is the introduction of a capital recovery fund. In addition to the 2% franchise fee, SWG would collect an additional amount (2%) which is remitted to the Town. At the end of the year, SWG would submit invoices for permit fees and system upgrades. Any balance remaining in the capital recovery account at the end of the year would be transferred to the Town's General Fund. The purpose is to localize utility costs rather than combining capital costs for all Arizona customers into the rate base.

There was Council discussion about limiting the capital recovery fee. Ms. Seiden noted that Goodyear does not have this fee, but rather capital costs are invoiced against the franchise fee. Council requested information on which cities approved the capital recovery fee and at what rate.

Motion and vote: Vice Mayor Hamway moved to go into executive session at 6:00 p.m. Mayor LeMarr seconded the motion which passed by a vote of 7 – 0.

EXECUTIVE SESSION

a. Discussion and consultation with the Town Attorney regarding pending or potential litigation and current and/or future development agreement with Potomac Hotel Limited Partnership related to Mountain Shadows as authorized by A.R.S. §38-431.03.A.4 and legal advice as authorized by A.R.S. §38-431.03.A.3.

b. Discussion and consultation with the Town Attorney regarding franchise agreements with Arizona Public Service Company and Southwest Gas Corporation as authorized by A.R.S. §38-431.03.A.4 and legal advice re same as authorized by A.R.S. §38-431.03.A.3.

c. The Town Council may go into executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the agenda items listed on the agenda as authorized by A.R.S. §38-431.03.A.3

RECONVENE FOR REGULAR BUSINESS MEETING

CALL TO ORDER

Mayor LeMarr reconvened the meeting of the Town Council at 7:00 P.M.

COUNCIL MEMBERS PRESENT

Mayor Scott P. LeMarr
Vice Mayor Mary Hamway
Council Member Michael Collins
Council Member Paul E. Dembow
Council Member Pam Kirby
Council Member Vernon B. Parker
Council Member Lisa Trueblood

STAFF MEMBERS PRESENT

Town Manager James C. Bacon, Jr.
Town Attorney Andrew Miller
Town Clerk Duncan Miller
Police Chief John Bennett
Public Works Director Andrew Cooper, Jr.
Senior Planner Molly Hood
Planner George Burton

PLEDGE OF ALLEGIANCE

Mayor LeMarr led the Pledge of Allegiance.

PRESENTATIONS

Presentation to Louise McCall in Appreciation for Displaying Her Artwork at Town Hall

The Mayor and Council recognized local artist Louise McCall for sharing her colorful artwork by displaying it at Town Hall from October 2010 through September 2011. Vice Mayor Hamway presented Mrs. McCall with a gift as a token of appreciation.

CALL TO THE PUBLIC

Resident Robert Rasmussen stated that the draft General Plan is too specific and should be redrafted. He asked that the proposed development area known as East Lincoln South not include the R-43-zoned properties.

Resident Andy Gordon encouraged the Council to consider all possibilities for the East Lincoln South development. He supported including cross-hatching in the General Plan so that a developer would not have to go through the General Plan Amendment process in addition to the Special Use Permit hearing process.

MAYOR / COUNCIL / MANAGER REPORT

Councilmember Dembow referenced an article in *Nation's Cities Weekly* entitled "Cities Cut Jobs and Infrastructure as Finances Continue to Weaken". He noted that the Town's finances are much healthier by comparison. He applauded the Council and staff for taking the appropriate actions to balance the budget.

CONSENT AGENDA

a. **Minutes of Town Council Meeting September 29, 2011**

b. **Minutes of Town Council Special Meeting October 6, 2011**

c. **Adoption of Resolution Number 1241 Establishing Criteria for Commercial Resort and Hotel Sign Free Zones**
Recommendation: Adopt Resolution Number 1241.

d. **Adoption of Ordinance Number 638; Amending Town Code Section 2-2-2 Vice Mayor**
Recommendation: Adopt Ordinance Number 638.

e. **Award of Contract for Annual Street Resurfacing Program**
Recommendation: Award the annual street resurfacing contract on a unit cost basis to M.R. Tanner at a cost not to exceed $723,300.00.

Mr. Bacon summarized the items on the consent agenda.

Motion and vote: Vice Mayor Hamway moved to adopt the consent agenda as presented. Councilmember Parker seconded the motion which passed by a vote of 7 – 0.

PUBLIC HEARING

There were no public hearings.

ACTION ITEMS

There were no action items.

ADJOURNMENT

Motion and vote – Vice Mayor Hamway moved to adjourn. Councilmember Collins seconded the motion which passed by a vote of 7 - 0.

Mayor LeMarr adjourned the meeting at 7:16 p.m.

Scott P. LeMarr, Mayor

ATTEST:

Duncan Miller, Town Clerk

List of Attachments

1. PowerPoint Presentation "Town of Paradise Valley General Plan Update October 13, 2011"
2. Email to Andrew Miller dated October 4, 2011

EXHIBIT A

TOWN OF PARADISE VALLEY GENERAL PLAN UPDATE

Town Council Work Study
October 13, 2011

General Plan Intent

- The General Plan is the primary tool for guiding the future of the town in its efforts to enhance a livable and sustainable built environment that is sensitive to issues which impact the people who live, learn, work and play in Paradise Valley.
- On a daily basis the town is faced with tough choices about resort development and operation, SUP applications and development, housing, transportation, neighborhood improvement, and service delivery.
- The General Plan provides a guide for making these choices by describing long-term **goals** for the town's future as well as **policies** to guide day-to-day land use and resource allocation decisions.

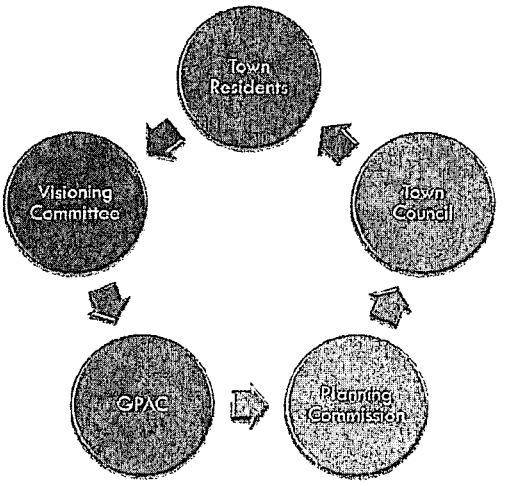
The General Plan *IS*

- An expression of citizen preferences
- A statement of Town policy
- A guide to public and private decision making
- A long-term perspective
- More than a land use map
- A blueprint to improve residents' quality of life
- A legal requirement under Arizona State Law

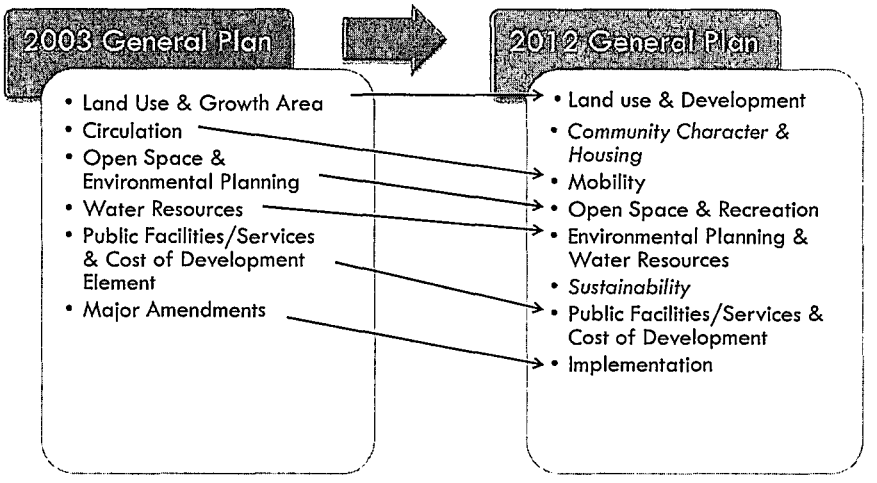
The General Plan Is *NOT*

- A zoning map
- A tool to promote special interests
- An unchangeable document
- A detailed policy for specific properties or areas
- A capital improvement program

2012 General Plan Update Process



General Plan Organization



Council Review – Sept. 29th

- Overview of General Plan Process and Number of Meetings
- General Overview of 7 General Plan Elements
- Very brief overview of GPAC & PC Recommendations
- Focus on three areas:
  - East Lincoln South Development Area
  - Sanctuary Resort
  - Mountain Shadows Development Area
- Overview of Schedule

Council Review

- Council Requested:
  - More details on GPAC, PC and Staff recommendations
  - Ownership Map of East Lincoln South Development Area
  - List of Residents for/against Development Areas
  - Copy of the General Plan – electronic and hard copy
  - Large Colored Land Use Map

	General Plan Advisory Committee	Planning Commission	Town Manager/Staff
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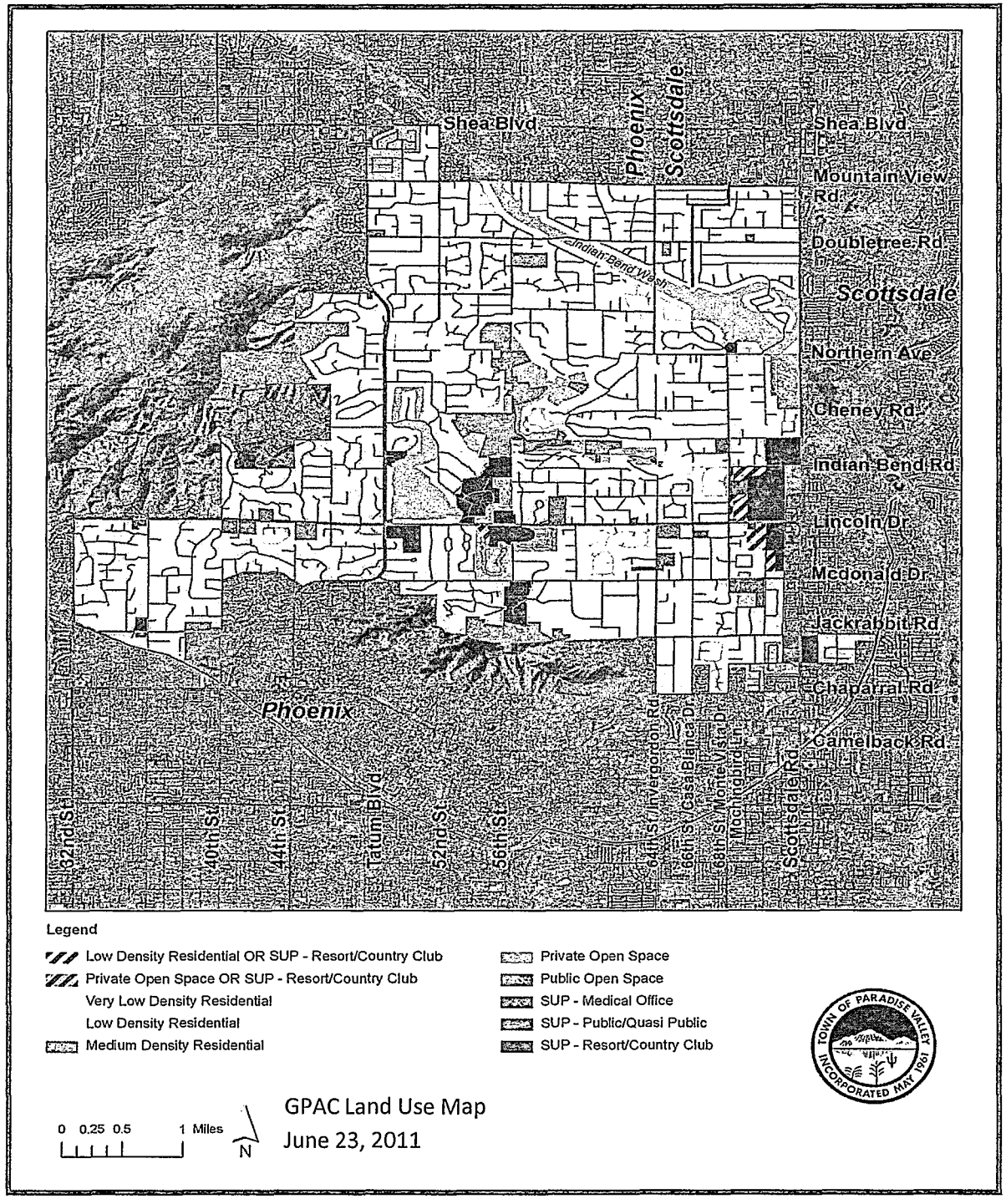
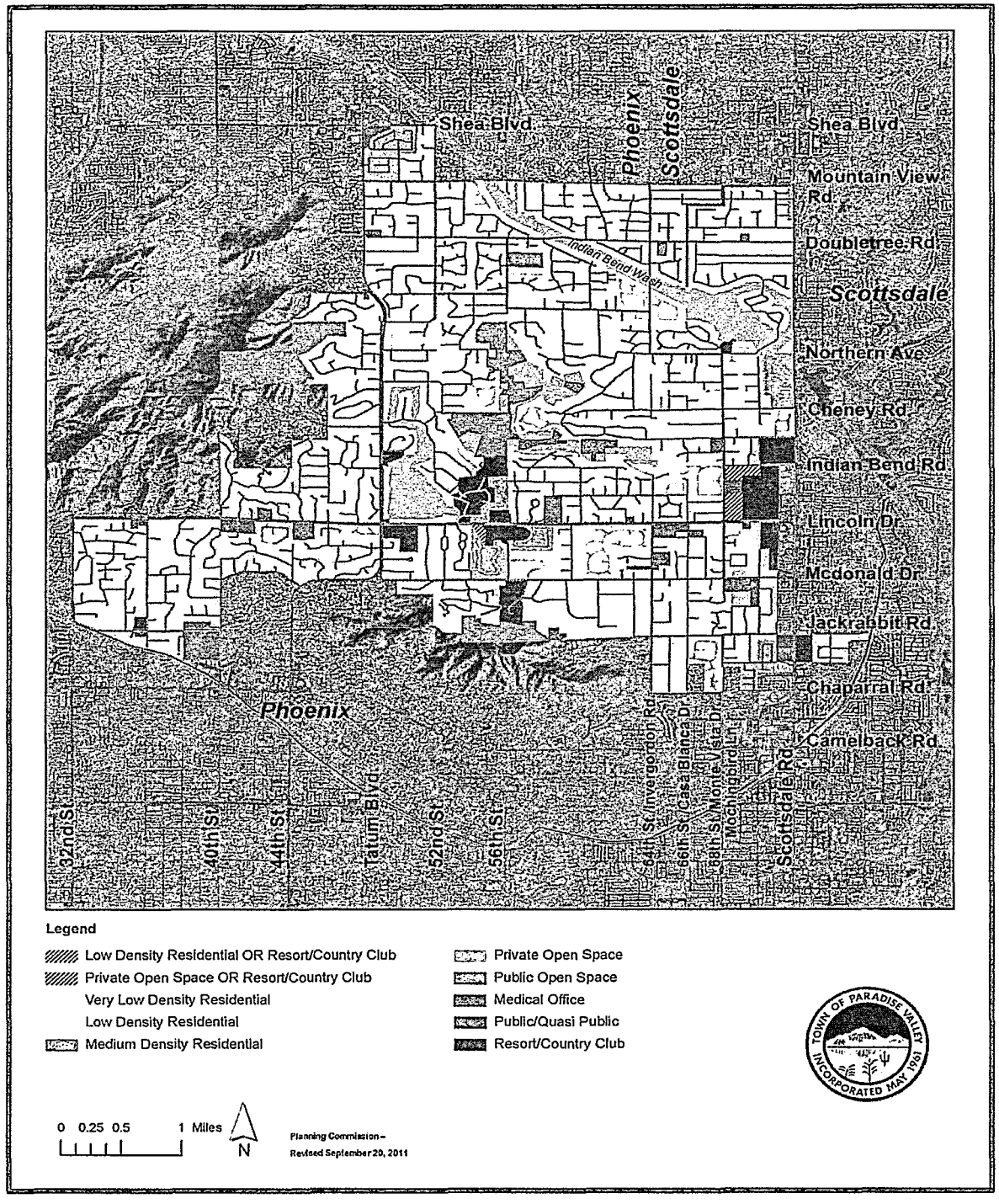
GPAC Land Use Map

June 23, 2011



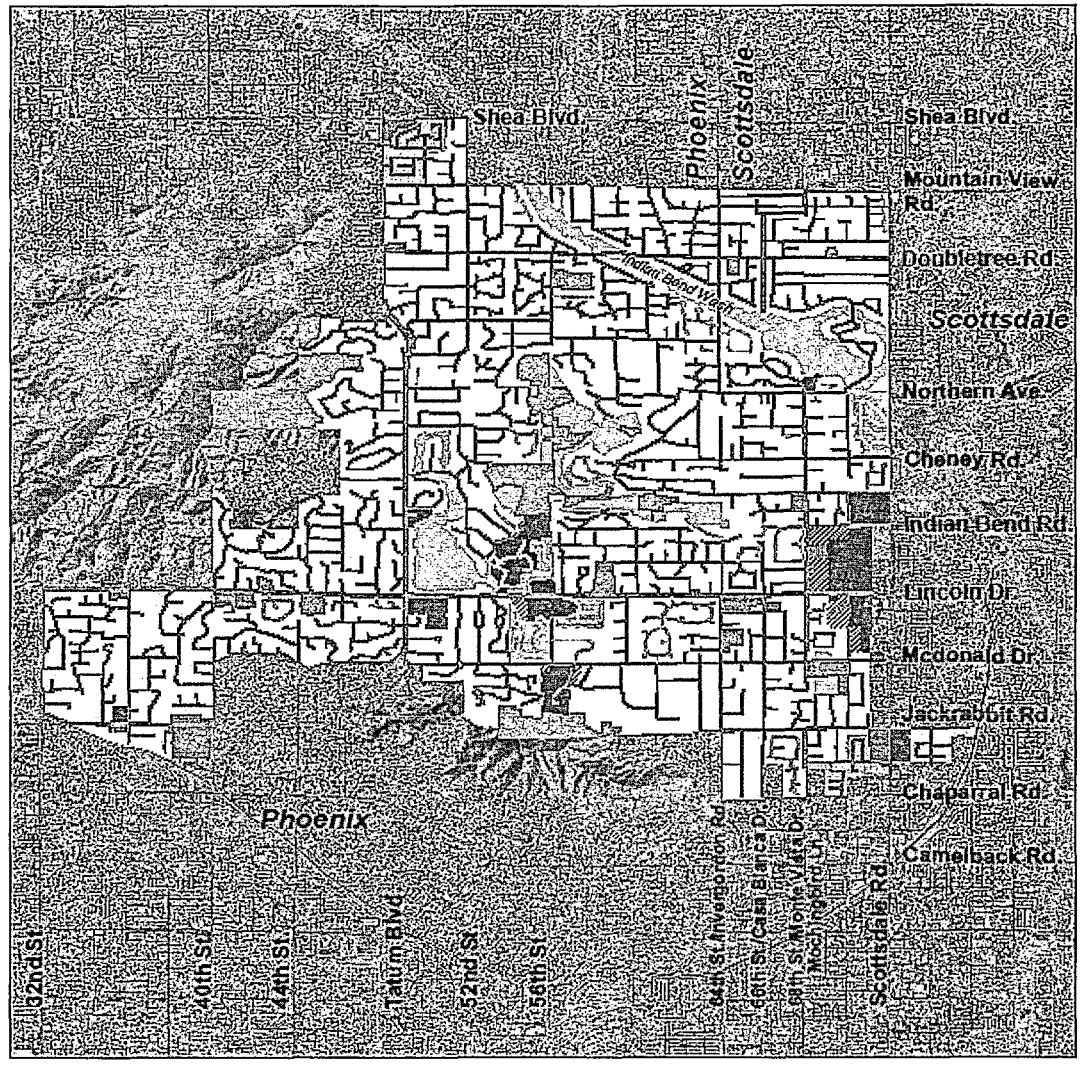
Planning Commission Land Use Map

September 20, 2011



Town Manager/Staff Land Use Map

September 8, 2011



Legend

- Low Density Residential OR Resort/Country Club
- Private Open Space OR Resort/Country Club
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Private Open Space
- Public Open Space
- Medical Office
- Public/Quasi Public
- Resort/Country Club

0 0.25 0.5 1 Miles

N

Town Manager/Staff Land Use Map

September 8, 2011

	General Plan Advisory Committee	Planning Commission	Town Manager/Staff
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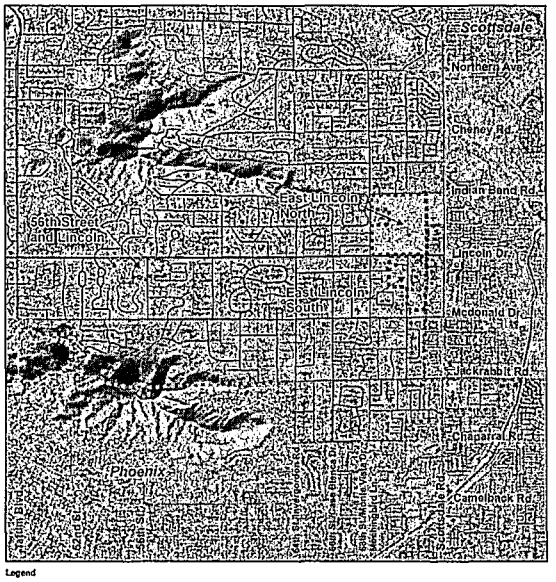


Legend
— Streets
Development Areas
Paradise Valley Boundary

0 0.25 0.5 Miles

Development Area Policy: Support limited, targeted and context appropriate development and redevelopment within Development Areas through orderly and well planned development that provides for the needs of existing and future residents and makes efficient use of land and infrastructure.

East Lincoln South Development Area

- GPAC agreed area should include:
  - Cottonwoods Resort
  - 5-acre R-43 property at SWC of existing resort
  - Smoke Tree Resort
  - Lincoln Medical Plaza
  - Applewood Kennel
  - Those R-43 properties commonly referred to as the "Livi Property"
- Planning Commission
  - Remove the R-43 properties from the Development Area.

Development Area Policies

DA 2.2.1.2 **Balanced Consideration.** Consideration of Development Area Special Use Permit applications should balance a need for the Town's fiscal health against a steadfast commitment to protecting adjacent low-density residential character and quality of life.

DA 2.2.1.3 **Minimize Neighborhood Incompatibility.** The Town shall require development or redevelopment within Development Areas to provide reasonable separation of incompatible land uses from adjacent residential areas through context- and scale-appropriate land planning and architectural design, greater setback distances, noise mitigation, resort property programming, and landscape buffering.

DA 2.2.1.4 **Special Use Permit Creation.** Where necessary to facilitate orderly and well-planned development, the Town should, consistent with the land use map of this General Plan, consider allowing residentially-zoned properties in Development Areas to convert to Special Use Permit properties.

DA 2.2.1.5 **Alternative Land Use Designations.** In Development Areas where alternative land use designations are identified in this General Plan (through cross-hatching), the Town should consider allowing property owners to either (1) develop consistent with the existing zoning or (2) develop under the alternative General Plan land use designation.

Development Area Policies

GOAL DA 2.2.2

Community Spaces. To conserve and enhance public open spaces, access to open spaces, open space connections, and encourage the incorporation of public art in Development Areas.

Policies

DA 2.2.2.1 **Open Space.** The Town shall seek to provide open spaces in Development Areas that encourage public gathering, enhance aesthetics, and serve as buffers between uses of significantly differing function and intensity.

DA 2.2.2.2 **Open Space Connections.** The Town shall strengthen connections between open space areas within, and outside of, Development Areas by identifying open space corridors between these areas.

DA 2.2.2.3 **Public Space.** The Town shall work with Development Area Special Use Permit properties to integrate pedestrian amenities, traffic-calming features, plazas and public areas, attractive streetscapes, shade trees, lighting, and open spaces in keeping with the character of the Town.

DA 2.2.2.4 **Public Art.** The Town should encourage the integration of public art into the visual character of Development Areas.

Development Area Policies

GOAL DA 2.2.3

Infrastructure and Development. To direct orderly and well-planned development within Development Areas to support infrastructure improvements, and a concentration of development density and intensity.

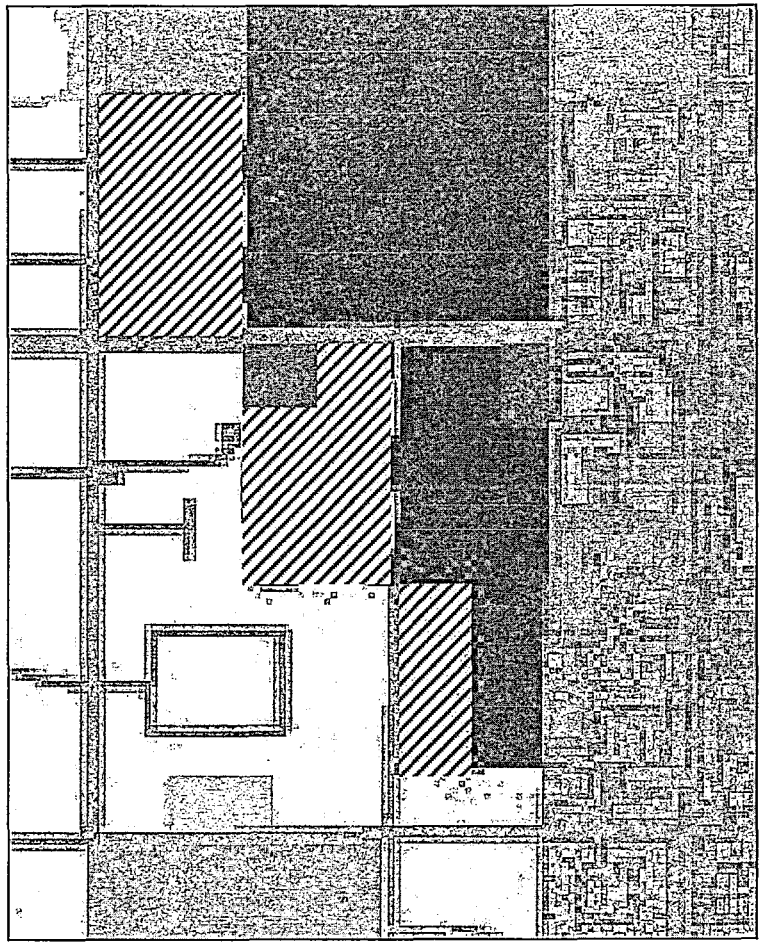
Policies

DA 2.2.3.1 **Public Infrastructure.** The Town should promote the public and private construction of timely and financially sound public infrastructure within Development Areas through the use of infrastructure funding and financing that is coordinated with development activity and funded by the developer whenever possible.

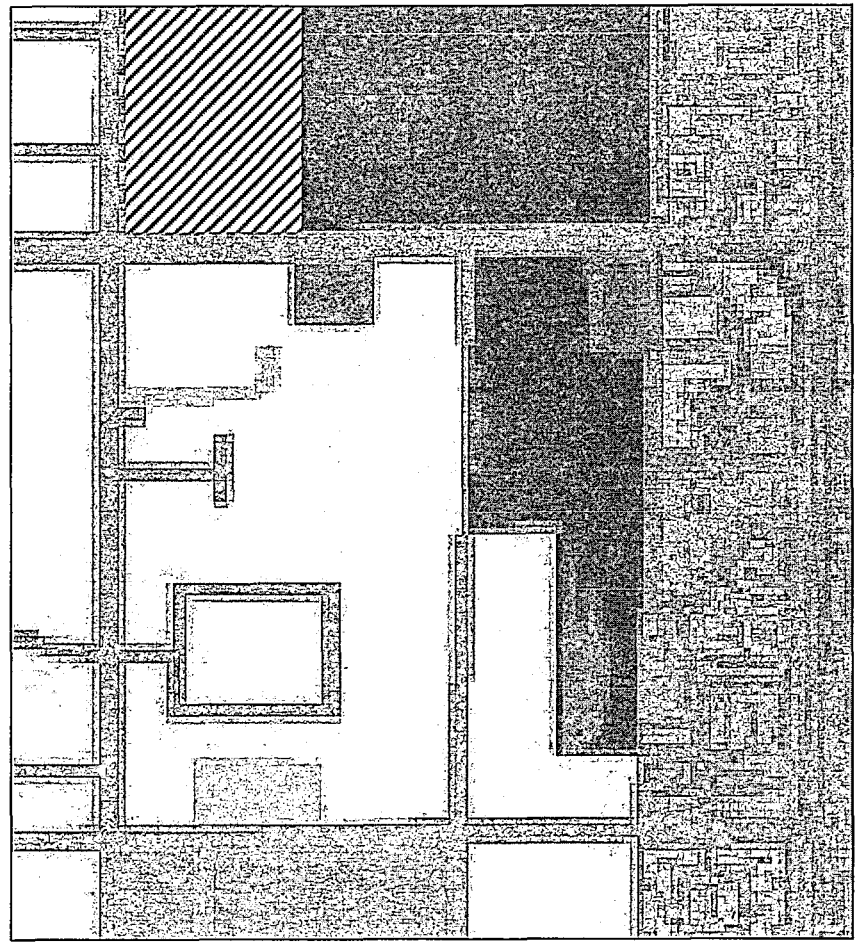
DA 2.2.3.2 **Public/Private Partnerships.** The Town should consider public/private partnerships and interagency coordination to realize capital infrastructure needs, and to foster quality development and redevelopment within Development Areas.

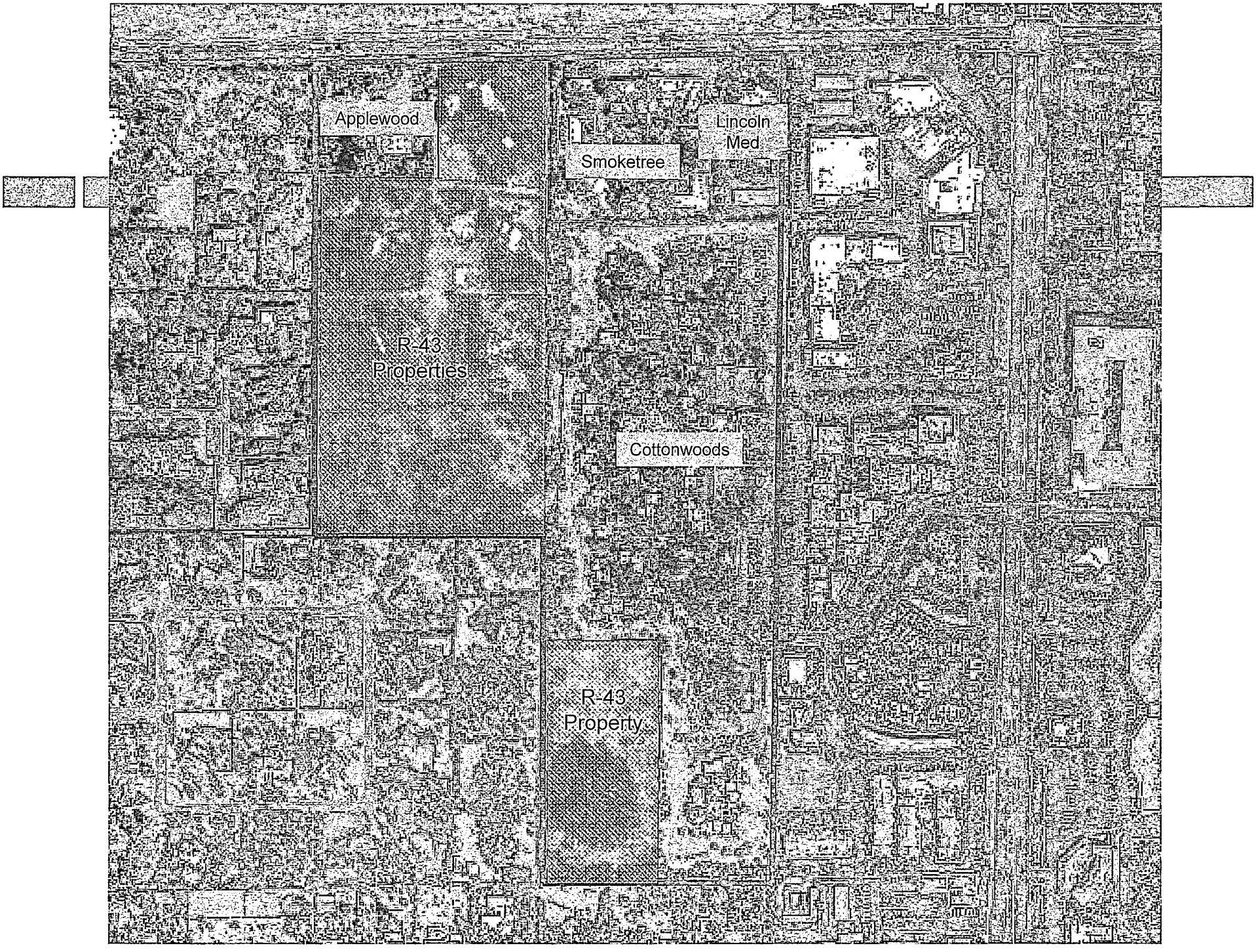
DA 2.2.3.3 **East Lincoln Drive Development Areas.** The Town should encourage moderate intensity, mixed-use, and context appropriate resort development within the East Lincoln Drive Development Areas that includes reasonable separation between incompatible uses and adjacent residential areas and effective buffering of unwanted noise, light, traffic and other adverse impacts.

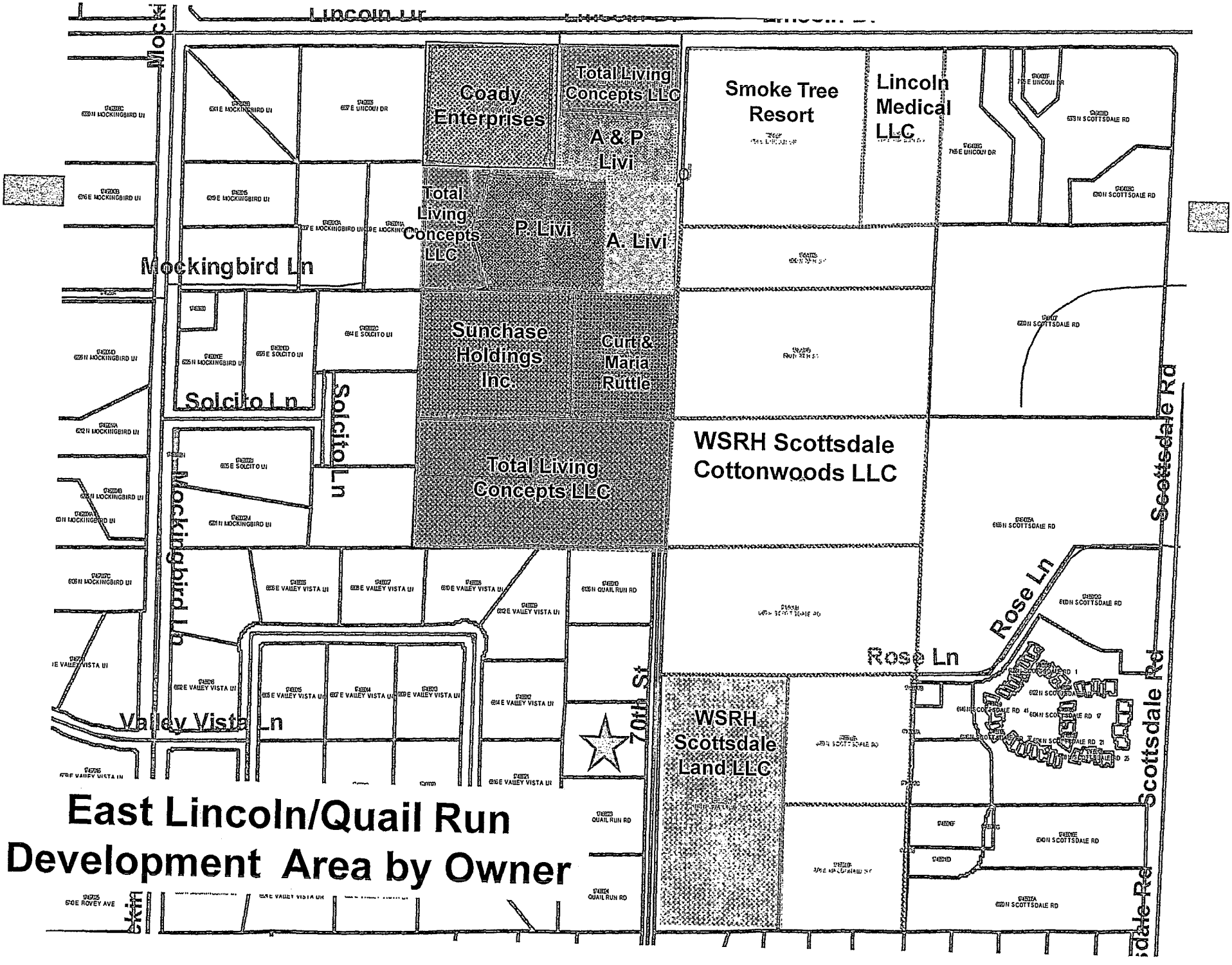
GPAC and Staff Recommendation



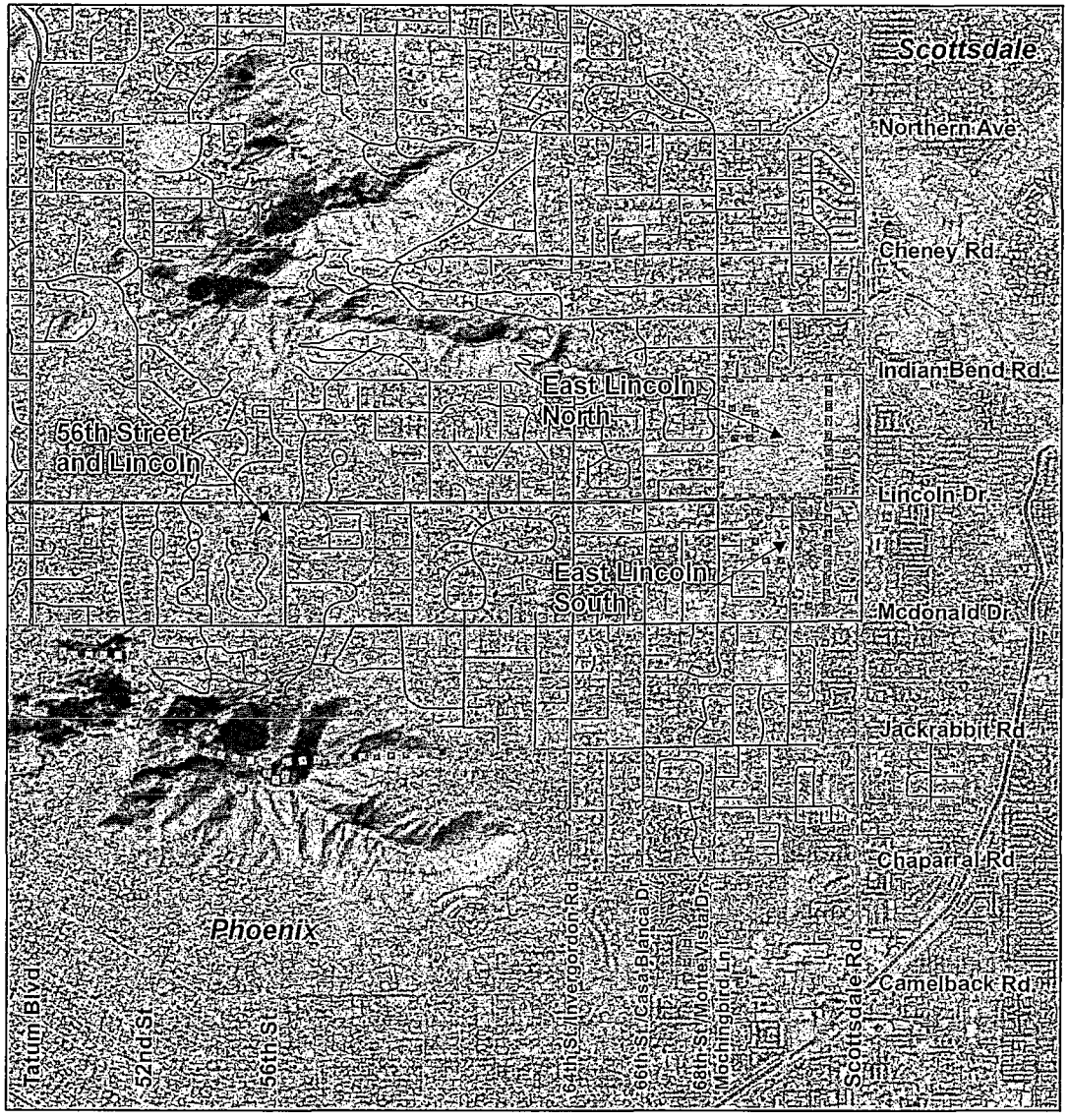
Planning Commission Recommendation




Applewood
Smoketree
Lincoln
Med
R-43
Properties
Cottonwoods
R-43
Property



East Lincoln/Quail Run Development Area by Owner



Legend

- Streets
- Development Areas
- Paradise Valley Boundary

0 0.25 0.5 Miles

Development Area Policy: Support limited, targeted and context appropriate development and redevelopment within Development Areas through orderly and well planned development that provides for the needs of existing and future residents and makes efficient use of land and infrastructure.

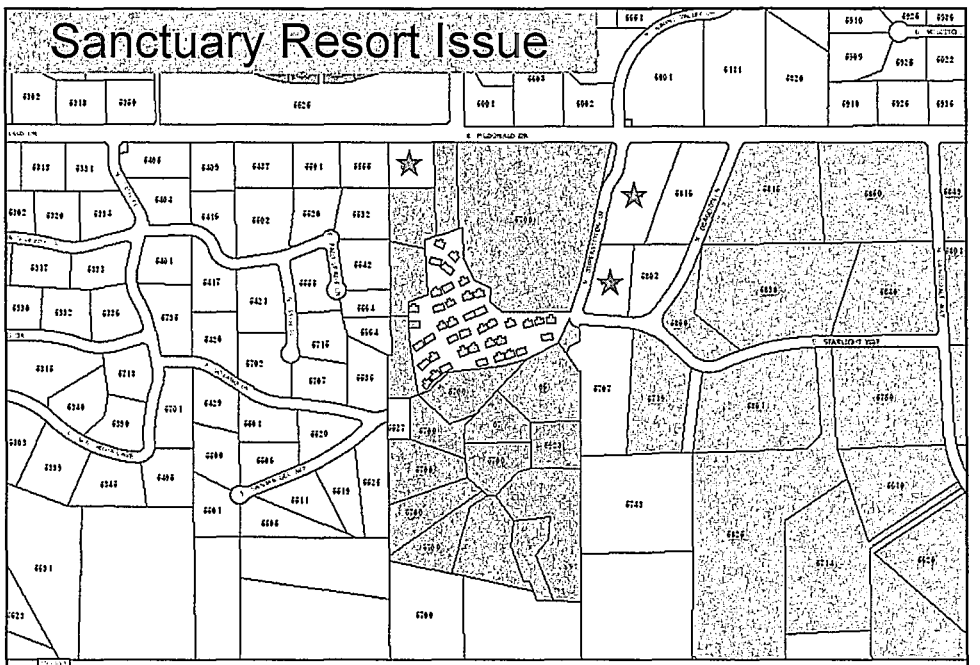
Resident Input on Development Areas

	East Lincoln North	East Lincoln South	Mountain Shadows	Overall Development Areas
Residents For		Colin Williams Andrew Gordon		
Residents Against		Bob Rasmussen Christine Larkin Dorothy Smith Pat Simone Robert Jensen Larry Westhouse		
Miscellaneous Comment	Mel Kowal Christine Larkin		Blandy Boocock Theresa Buonauro-Krohm	Steve Brandwein Mark Moerkerke

	General Plan Advisory Committee	Planning Commission	Town Manager/Staff
East Lincoln Development Area	Include R-43 Properties in East Lincoln South Dev. Area	Do Not include R-43 Properties in east Lincoln South Dev. Area	Include R-43 Properties in East Lincoln South Development Area
Sanctuary – cross-hatch land use on three adjacent lots	Discussed but not included in recommendation.	Removed cross-hatching from three lots adjacent to Sanctuary Resort.	Cross-hatch Lots Adjacent to Sanctuary on Land Use Map as Single-Family/Resort
Policy LU 2.1.1.8	Continuing Care Residential Community. The Town should consider the development of a Continuing Care Residential Community within either of the East Lincoln Drive Development Areas.	Consideration of Senior Lifestyle Residential Options. The Town should conduct a policy discussion on the type of senior lifestyle residential options for the Town and where they are most appropriate in order to accommodate Town residents who wish to remain residents throughout the later stages of life.	Consideration of Senior Lifestyle Residential Options. The Town should conduct a policy discussion on the type of senior lifestyle residential options for the Town and where they are most appropriate in order to accommodate Town residents who wish to remain residents throughout the later stages of life.
Land Use Implementation Measure Number 6	Land Use Conversion and CCRC. Consider the conversion of land from residential to non-residential uses only within Development Areas as shown on Figure 2.3 and consider the development of a Continuing Care Retirement Community within either of the East Lincoln Development Areas.	Senior Lifestyle Residential Option Discussion. Conduct a policy level discussion on the type of senior lifestyle residential options for the Town and where they are most appropriate in order to accommodate Town residents who wish to remain residents throughout the later stages of life.	Senior Lifestyle Residential Option Discussion. Conduct a policy level discussion on the type of senior lifestyle residential options for the Town and where they are most appropriate in order to accommodate Town residents who wish to remain residents throughout the later stages of life.
Land Use Map	See Land Use Map dated June 23, 2011	See Land Use Map dated Sept. 20, 2011	See Land Use Map dated Sept. 8, 2011

Sanctuary Resort

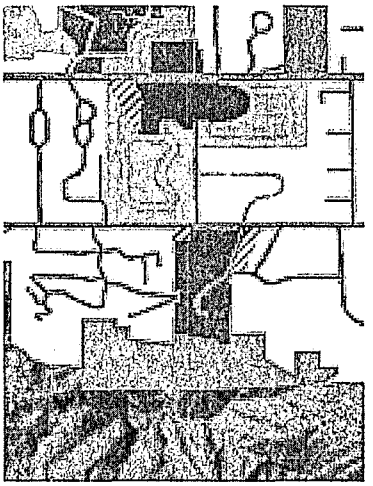
- GPAC discussed during review.
  - Draft Land Use Maps (4/29 and 5/6) showed alternate land use designation.
  - Property authorization was not provided and the proposed change removed from draft plan in May.
  - Authorization received August; presented to PC on 9/6
- Planning Commission's recommendation did *not* include approval of request.



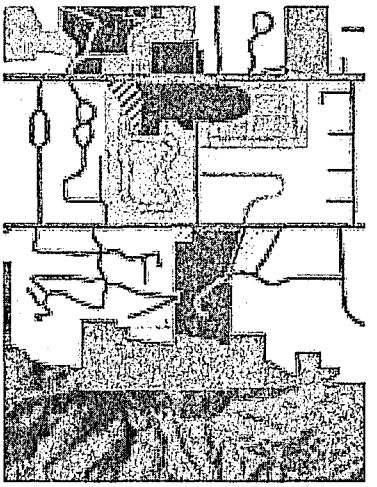
Existing Sanctuary Resort properties shown in purple.
Properties being considered for alternate land use designation to allow for future inclusion into the Sanctuary Resort.

Sanctuary Resort
Proposed cross hatching of three adjacent lots

Staff Recommendation



GPAC & Planning Commission Recommendation



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Land Use Map	See Land Use Map dated June 23, 2011	See Land Use Map dated Sept. 20, 2011	See Land Use Map dated Sept. 8, 2011

LU Policy 2.1.1.8 Recommendations

- All along intent has been to prompt future council-level policy discussion, not identify a product.

GPAC

LU 2.1.1.8 Continuing Care Residential Community. The Town should consider the development of a Continuing Care Residential Community within either of the East Lincoln Drive Development Areas.

PC & Staff

LU 2.1.1.8 Consideration of Senior Lifestyle Residential Options. The Town should conduct a policy discussion on the appropriateness and type of senior lifestyle residential options for the Town and where they are most appropriate in order to accommodate Town residents who wish to remain residents throughout the later stages of life.

Corresponding Implementation Measure

In addition, the corresponding Implementation Measure has been amended as follows:

June 28, 2011 Draft Version:

GPAC

6. Land Use Conversion and CCRC Consider the conversion of land from residential to non-residential uses only within Development Areas as shown on Figure 2.3 and consider the development of a Continuing Care Retirement Community within either of the East Lincoln Development Areas.						x
Implements Which Policy(ies):	LU 2.1.1.7, 2.1.1.8					
Responsible Party(ies):	Planning Commission and Town Council					

September 20, 2011 Draft Version:

PC & Staff

6. Senior Lifestyle Residential Option Discussion Conduct a policy level discussion on the type of senior lifestyle residential options appropriate for the Town and where they are most appropriate in order to accommodate Town residents who wish to remain residents throughout the later stages of life.		x				
Implements Which Policy(ies):	LU 2.1.1.7, LU 2.1.1.8					
Responsible Party(ies):	Planning Commission and Town Council					

2012 General Plan Schedule

- October 27, 2011 – Town Council Public Hearing
- November 3, 2011 – Town Council Public Hearing & Vote
- March 13, 2012 – Election Day!

Question for Council

- What else can staff provide Council to help facilitate the review process and ensure we keep to the schedule?

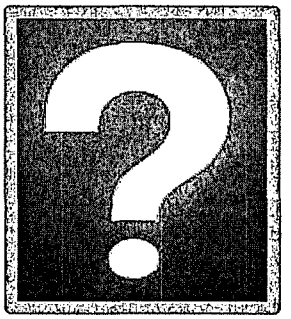

EXHIBIT B

Andrew Miller

From: Mary Hamway <mhamway@cox.net>
Sent: Tuesday, October 04, 2011 10:22 AM
To: Jim Bacon; Andrew Miller
Subject: Fwd: No- Meter Solution follow up from Meeting 10-3-11 Kiva

Begin forwarded message:

From: Paul Dembow <pv_dembow@yahoo.com>
Date: October 4, 2011 10:15:51 AM MST
To: Mayor Scott LeMarr <slemarr@paradisevalleyaz.gov>, Council Member Lisa Trueblood <ltrueblood@paradisevalleyaz.gov>, Council Member Michael Collins <mcollins@paradisevalleyaz.gov>, Council Member Pam Kirby <pkirby@paradisevalleyaz.gov>, Council Member Vernon Parker <vparker@paradisevalleyaz.gov>
Cc: Vice Mayor Mary Hamway <mhamway@paradisevalleyaz.gov>
Subject: Fw: No- Meter Solution follow up from Meeting 10-3-11 Kiva
Reply-To: Paul Dembow <pv_dembow@yahoo.com>

FYI - from last night. It was my opinion and Dolf's that the Crown Castle people wanted the meters, more than APS... They fought the idea of a "no-meter" solution. We may have a solution.

Paul Dembow
Town Council
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, Arizona 85253
480-348-3690

Disclaimer: All messages contained in this system are the property of the Town of Paradise Valley and are considered a public record subject to disclosure under the Arizona Public Records Law (A.R.S. 39-121). Town employees, public officials, and those who generate e-mail to and from this e-mail domain should have no expectation of privacy related to the use of this technology.

----- Forwarded Message -----
From: Paul Dembow <pv_dembow@yahoo.com>
To: "Larry.Daniel@aps.com" <Larry.Daniel@aps.com>; "John.Rael@aps.com" <John.Rael@aps.com>; "Stephen.Garcia@crowncastle.com" <Stephen.Garcia@crowncastle.com>
Cc: Paradise Valley Town Attorney Andrew Miller <amiller@paradisevalleyaz.gov>; Vice Mayor Mary Hamway <mhamway@paradisevalleyaz.gov>; Bill Mead <BillM@ci.paradise-valley.az.us>; Dolf Strom <awstrom@cox.net>
Sent: Tuesday, October 4, 2011 10:12 AM
Subject: No- Meter Solution follow up from Meeting 10-3-11 Kiva

Gentlemen,

I'm glad progress was made to find a no-meter solution. Confirming the conversation we had last night.

Crown Castle will give all specifications on the equipment used by the various carriers with the demand specification on energy usage to APS by or on Wednesday. Crown Castle will have a suggested plan on charges for this new type of technology that APS will review. APS will have a response in two weeks.

It was discussed that having meters at intersections or other areas where 'faux' technology is not being employed is acceptable. The statistical model of the square root of N + 1 with the same equipment may make sense or matching the meters with the same technology in the antenna as the standard for a no meter solution or whatever else you can come up with.

If APS and Crown Castle devise a system that they both think is workable, APS will support the new rate with the Corporation Commission. The Town of Paradise Valley will also support the no-meter solution as an intervenor at the meeting(s).

Thank you for a productive meeting a 'win-win' solution for all parties being pushed.

Regards,

Paul Dembow
Town Council
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, Arizona 85253
480-348-3690

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