



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

**SUMMARIZED MINUTES
NOVEMBER 1, 2007**

CALL TO ORDER

Mayor Winkler called to order the Joint Town Council and Planning Commission work session meeting of the Town of Paradise Valley, Arizona, held at Town Hall 6401 E. Lincoln Drive, on Thursday, November 1, 2007 at 5:04 P.M.

COUNCIL MEMBERS PRESENT

Mayor Ed Winkler
Vice Mayor Scott LeMarr
Council Member Ron Clarke
Council Member Mary Hamway
Council Member Dan Schweiker
Council Member Virginia "Jini" Simpson

Council Member Brian Cooney was not present

PLANNING COMMISSIONERS PRESENT

Chairman Dolf Strom
Commissioner Thomas G. Campbell
Commissioner Michael Collins
Commissioner Jane Jozoff
Commissioner Richard Mahrle
Commissioner Maria Syms arrived at 5:09 p.m.
Commissioner Louis Werner

STAFF MEMBERS PRESENT

Town Manager Thomas M. Martinsen
Deputy Town Attorney Steven Zraick
Town Clerk Duncan Miller
Chief of Police John D. Wintersteen
Town Engineer William C. Mead
Management Services Director Lenore Lancaster
Public Works Director Andrew Cooper
Planning & Building Director Eva Cutro
Senior Planner Molly Hood

DISCUSSION ITEMS**Discussion of Mountain Shadows Special Use Permit**

Mayor Winkler introduced the discussion topic by stating that the purpose of the Joint Council / Commission meeting was for the Council to share with the Commission and public the Council's goals with respect to Mountain Shadows. The joint meeting process proved helpful when a similar meeting was held regarding the Ritz Carlton project. He stated that the discussion topics will not focus on specific numbers and details. He also stated that this is a public meeting but not a public hearing to receive comments from the public. There will be public hearings in the future both at the Planning Commission level and at the Council level.

Chairman Strom described the process the Planning Commission follows when reviewing special use permits. He noted that the Commission can only review plans that have been submitted by the applicant and presented by the staff. The Commission evaluates the application against the Special Use Permit guidelines and develops stipulations accordingly. Throughout the process the Commission takes input from neighbors and interested citizens and attempts to address their concerns. In the end, the Commission tries to provide a meaningful evaluation of the proposal, which it then forwards on to the Council for consideration. He hoped that the outcome of the meeting would result in a clear understanding of goals and policy from the perspective of the Council.

Ms. Cutro reviewed the history of the Mountain Shadows special use permit application. She stated that Mountain Shadows was annexed in 1992. The site is approximately 68 acres in size with a 40 acre golf course / driving range and a 28 acre resort portion. The Commission held over 30 meetings to review various proposals submitted by the applicant. She said the plan currently before the Commission includes 320 hotel suites with 120 for sale; 26 resort patio homes for sale; a lodge, spa, and golf clubhouse; a total floor area of 637,000; and a total lot coverage of 15.5%.

Ms. Cutro summarized the six discussion topics for Commission and Council input.

The first topic was density. She said the square footage on the site is increasing from approximately 395,500 to 637,000. There have been concerns that the proposed square footage is excessive on the 28 acre portion of the site, however, the entire site is 68 acres, with 40 acres preserved as open space. If the golf course is included in the density calculation, the proposed lot coverage is 15.5%.

The second topic was building setbacks. The setbacks along Lincoln Drive are at least 100 feet. The setbacks along 56th Street are 40 feet. The resort guidelines recommend a minimum 40' setback for accessory structures and a minimum 100' setback for principal structures. She noted that the existing resort does not meet the 100' setback.

The third topic was height and story limits. She said the current proposal includes structures ranging in height from 16' to 30', with a majority of the buildings meeting the Open Space Criteria. The residential components are all two-story and the resort buildings a mixture of one and two-story. She noted that in previous discussions between the Council and Commission, the Council expressed interest in limiting residential components to a single story along the perimeter of the SUP property.

The fourth topic was landscaping and open space. The applicant proposes removing the oleanders along Lincoln Drive and 56th Street bordering the resort structures. The Commission has recommended removing oleanders around the golf course as well which would create open space views on 56th Street and McDonald Drive.

The fifth topic was access to Lincoln Drive. She said there are currently four access points on Lincoln Drive, one on the west side and three on the east side. The applicant proposes closing the one on the west side and also the access point immediately east of 56th Street. These closures have raised concerns by Mountain Shadows West residents. Staff recommends that the access to Lincoln Drive be reinstated but that it should be limited to right-in/right-out only.

The sixth topic was separation between residential structures. She said the applicant is currently proposing 26 resort patio homes in 15 structures. The structures have a minimum separation of 20' from foundation to foundation.

Mr. Martinsen stated that the applicant is responsible for submitting a proposal for consideration, but it is appropriate for the Town to announce certain goals to be addressed by the developer in a redesign process. He offered five goals for the Commission and Council to consider and give direction:

1. Scale back the size of the resort and related facilities

There was consensus that the size of the resort should be scaled back from the current proposal of 637,000 square feet. It was understood that this may increase the saleable portion of the property. It was also generally agreed that the developer should be given some open space credit for keeping the golf course. It was also agreed that the footprint should take advantage of the existing topography.

2. Increase building setbacks on 56th street

There was consensus that the setbacks should be as large as possible without creating high density elsewhere. It was agreed that a 100 foot setback on 56th Street is unrealistic and that the street as designed meets the residential setback requirements. There was discussion about abandoning 56th Street but the idea was rejected because it would create adverse impacts. There

are few opportunities to travel between McDonald Drive and Lincoln Drive. Abandoning 56th Street would create too much traffic on other residential streets.

3. Limit the portions of buildings at setback on 56th Street to single story

It was noted that the buildings on 56th Street meet the Open Space Criteria. There was general consensus that separation between structures is more important than the height of the structures. There was discussion that two-story structures would likely not be opposed if there was greater space between the buildings, especially if the heights meet the Open Space Criteria.

4. Eliminate perimeter oleander hedge from portions of the project where not needed as a barrier to golf balls

The Commission and Council reviewed a presentation by Commissioner Collins who suggested removing oleanders where not needed as a barrier to golf balls. He questioned whether the golf course should be considered open space if it cannot be seen from the street. Safety issues were acknowledged but the Commission received testimony from a golf course design expert that oleanders are only needed at 3 locations and the hedges must only be 5 to 6 feet in height. Regardless, the resort should develop a backup plan in the event that oleander blight reaches Paradise Valley. It was also suggested that the hedges should remain as a buffer during construction. The final consensus was to minimize oleander hedges.

5. Provide right-in/right-out access to Lincoln Drive west of 56th Street

There was consensus to provide right-in/right-out access to Lincoln Drive west of 56th Street even though this would eliminate several parking spaces.

Mayor Winkler adjourned the Joint Work Session at 6:33 p.m.

CALL TO ORDER

Mayor Winkler reconvened the meeting of the Town Council at 7:02 P.M.

COUNCIL MEMBERS PRESENT

Mayor Ed Winkler
Vice Mayor Scott LeMarr
Council Member Ron Clarke
Council Member Mary Hamway
Council Member Dan Schweiker
Council Member Virginia "Jini" Simpson

Council Member Brian Cooney was not present

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Deputy Town Attorney Steven Zraick
Town Clerk Duncan Miller
Town Engineer William Mead
Police of Chief John Wintersteen
Public Works Director Andrew Cooper
Management Services Director Lenore Lancaster
Planning & Building Director Eva Cutro

PLEDGE OF ALLEGIANCE

Planning & Building Director Eva Cutro led the Pledge of Allegiance.

PRESENTATIONS

There were no presentations.

CALL TO THE PUBLIC

There were no public comments.

MAYOR / COUNCIL / MANAGER REPORT

Councilmember Hamway thanked those who attended the Kiva Municipal Sports Complex dedication. Councilmember Clarke commented that there was a true spirit of community involvement at the event.

CONSENT AGENDA

- a. **Minutes of Town Council Meeting October 25, 2007**
- b. **Approval of Use of Town Hall for Annual Martin Luther King Jr. Day Celebration**
Recommendation: Approve the use of the Town Hall Council Chamber for the Martin Luther King Jr. Day Celebration on Monday, January 21, 2008.
- c. **Authorization of Town Participation and Administrative Support for the 2008 Relay for Life**
Recommendation: Authorize Town participation and administrative support for the 2008 Relay for Life.
- d. **Approval of Contract Change Order for Barrier Wall on Tatum Blvd**
Recommendation: Approve a change order with Petra Contracting in the amount of \$12,759.94 for the installation, leasing, and removal of a temporary barrier wall for Fire Station Number 1.

Mr. Martinsen summarized the items on the consent agenda.

Motion and vote – Vice Mayor LeMarr moved to adopt the Consent Agenda as submitted. Councilmember Schweiker seconded the motion which passed unanimously.

PUBLIC HEARINGS

There were no public hearings.

ACTION ITEMS

There were no action items.

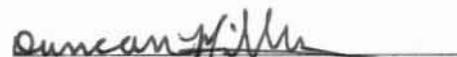
ADJOURNMENT

Motion and vote – Mayor Winkler moved to adjourn. Councilmember Schweiker seconded the motion which passed unanimously.

Mayor Winkler adjourned the meeting at 7:07 p.m.


Ed Winkler, Mayor

ATTEST:


Duncan Miller/Town Clerk