



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

February 17, 2012

CALL TO ORDER

Mayor LeMarr called to order the Town Council special meeting of the Town of Paradise Valley, Arizona, held at Town Hall 6401 E. Lincoln Drive, on Friday, February 17, 2012 at 3:00 PM.

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 M. Miller
Town Clerk Duncan Miller
Community Development Director Eva Cutro
Planner George Burton

WORK/STUDY DISCUSSION ITEMS

Status Report from JDM Partners

Mayor LeMarr stated that the purpose of today's presentation by JDM Partners was to share basic design concepts for their proposed redevelopment of Mountain Shadows Resort. Some of these concept designs were previously shared with homeowners in Mountain Shadows East and West. Mayor LeMarr stated that if the applicant submits a formal Special Use Permit (SUP) application by Wednesday of next week he would add it for public discussion during the Council meeting on February 23.

Steven Earl, zoning attorney for JDM Partners, introduced Tom O'Malley, Chief Operating Officer for JDM, and project architect Eric Peterson of PHX Architecture. He stated that JDM has been working for over six months and intensively over the last month and a half to prepare a concept design for the property. He stated that JDM is not ready to file their SUP application so will not be able to answer some of the questions Council may have.

Responding to a question from Council he stated that the application is about 95% complete. He could not give an exact date when the formal application would be filed.

Mr. Peterson described previous legacy projects his firm has designed including the Wigwam Resort, the Biltmore Gatehouse, Pebble Beach Resort, Paradise Valley Ritz Carlton, and the Camelback Inn addition.

He stated the vision for Mountain Shadows is a piazza style setting like you would see in Verona, Italy. It would serve as a town center and market place for the community. He discussed the master plan which included a resort core located off of Lincoln Drive, commercial retail, multi-family resort residential and single-family residential. The proposal includes a 15,000 square foot park or plaza serving as an entryway to the golf club, resort village and market street. He noted that the residential elements would be located in a park-like setting with generous setbacks.

Responding to a question from Council the applicant stated that resort and residential parking will comply with SUP standards. They are considering underground parking but it will depend on the mix of resort and residential units constructed. Mr. Earl stated that the square footage of retail and dining is not known but will provide a matrix and diagram with the formal application.

The applicant stated one story structures will be setback 30 feet and two-story structures will be set back an additional 10 feet. These setbacks differ from Montelucia which have 30-foot setbacks for the two story structures. He said 56th Street will be designed as a view corridor.

Mr. Peterson stated that the concept design is consistent with 2012 General Plan. It provides scenic corridors and a central park to provide a meeting place to reconnect the community. Mr. Earl stated that the single family homes could be in the rental pool but it is unlikely. He said the existing homes would have access to the resort amenities.

Mayor LeMarr opened invited question from the audience.

Resident Ian Grant Whyte asked where the tennis courts and pool would be located. Mr. O'Malley stated that the exact location of the amenities have not been determined. He said it is likely that the driving range would be eliminated.

Resident Greg Hansen suggested that the Town should not rely on advice from outside counsel regarding whether to require the applicant to submit an SUP application.

Motion and vote: Vice Mayor Hamway moved to go into executive session at 3:44 p.m. Councilmember Kirby seconded the motion which passed by a vote of 7-0.

EXECUTIVE SESSION

- Discussion and consultation with the Town Attorney regarding pending or potential litigation and current and/or future development agreement with Potomac Hotel Limited Partnership / MTS Land LLC, and or JDM Partners 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.

ADJOURNMENT

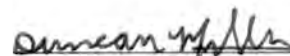
Motion and vote: Vice Mayor Hamway moved to adjourn. Councilmember Kirby seconded the motion which passed by a vote of 6 - 0. (Councilmember Parker was not present)

Mayor LeMarr adjourned the meeting at 5:40 p.m.



Scott P. LeMarr, Mayor

ATTEST:



Duncan Miller, Town Clerk