

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

**SUMMARIZED MINUTES
MARCH 20, 2008**

CALL TO ORDER

Mayor Winkler called to order the Town Council Special Meeting of the Town of Paradise Valley, Arizona, held at Town Hall 6401 E. Lincoln Drive, on Monday, March 20, 2008 at 4:02 p.m.

COUNCIL MEMBERS PRESENT

Mayor Ed Winkler
Vice Mayor Scott LeMarr
Council Member Ron Clarke
Council Member Brian Cooney
Council Member Mary Hamway arrived at 4:05 P.M.
Council Member Dan Schweiker
Council Member Virginia "Jini" Simpson

COUNCIL MEMBER ELECT

Vernon B. Parker
Pam Kirby

PLANNING COMMISSIONERS PRESENT

Chairman Dolf Strom
Commissioner Michael Collins
Commissioner Louis Werner

STAFF MEMBERS PRESENT

Town Manager James C. Bacon, Jr
Town Attorney Andrew Miller
Deputy Town Attorney Steven Zraick
Planning & Building Director Eva Cutro
Town Clerk Duncan Miller
Chief of Police John D. Wintersteen
Public Works Director Andrew Cooper

DISCUSSION ITEMS

Discussion of The Ritz-Carlton, Paradise Valley Special Use Permit

Mr. Bacon reported that, in consultation with the applicant, it was agreed to reschedule the Public Hearing on the April 10, 2008 instead of March 27, 2008. The Council meeting on March 27th will include another opportunity for public comment on the project.

Planning & Building Director Eva Cutro summarized The Ritz-Carlton, Paradise Valley project.

The current plan includes the following:

- A resort hotel with 225 rooms, spa, restaurants, meeting space and 511 parking spaces
- 100 resort patio homes in 50 buildings – 38 two story buildings and 12 one story buildings. The one story buildings will be a maximum of 18 feet in height and the two story buildings will be a maximum of 28 feet in height.
- 46 luxury detached residential homes one story in height with an average lot size of 20,909 square feet. They will be a maximum of 18 feet in height measured from the finished grade.
- 15 one-acre home lots with an average lot size of 45,808 square feet. They will be a maximum of 24 feet in height measured from the finished grade.
- Site improvements including parking, landscaping, and lighting

Ms Cutro summarized the consensus reached in previous meetings and the Council provided further direction on the following points:

1. The need for an exhibit showing the cross section for Indian Bend Road including the existing traffic circle and addressing ingress and egress from the Indian Bend entrance. Dawn Cartier, Civtech Engineering, addressed this topic and offered various alternatives for the cross section. The applicant stated he will speak with the neighbor directly across from the Indian Bend entrance prior to presenting any further alternatives.

The applicant, Five Star Development represented by David Schmid, stated that he met with the property owners across the street. The property owners were opposed to the current location of the entrance off of Indian Bend Rd. Their first preference was for the entry to be across from the entry to the Scottsdale Plaza Resort. Their second choice was to keep the traffic circle where it is and have it serve as the entry. The developer explained the disadvantages of relocating the entry to be in line with the Scottsdale Plaza Resort. He presented a drawing showing the entry at the traffic circle by moving the resort patio homes to the west next to the one-acre lots.

Council asked if a preliminary plat could be approved without making a decision on the exact location of the entry road. Town Attorney Miller responded that the Council could approve the preliminary plat with a stipulation that the road could be moved prior to the final plat. The developer opposed the idea of approval of a preliminary plat without a final decision on the exact location of the entrance and associated roads. The rest of the infrastructure improvements are dependant upon the location of the street.

There was Council consensus to relocate the entrance to the current traffic circle.

2. Information on additional limitations, if any, proposed for the 11 perimeter estate lots. There was Council consensus to limit the perimeter lots to one-story and 25% Floor Area

Ratio. There was also discussion of whether height is measured from lowest natural grade (Current R-43 standard) or from finished grade (currently proposed in the SUP).

There was continued discussion and concern about the height of the buildings, specifically about how much grading would be allowed and how that would impact the final heights. Amplifying the Council's concerns was the fact that the Planning Commission's recommendation called for heights to be measured from finished grade. There was no consensus reached. Council requested more information on existing and proposed grades.

3. Exploration of setbacks on lots 23-27 along Lincoln Drive. It was suggested that the private drive be relocated to the southern edge of these lots, similar to the design of the Judson subdivision. The applicant was opposed to the proposed site plan change at this stage in the application; however, the applicant agreed to amend the wall setback along Lincoln to a minimum of 40 feet from the back of curb to the nearest lot line.

The developer showed a plan showing Lot 3 with a 40' setback from the back of curb and Lot 4 moved farther away from the street. The plan included the deceleration lane on Lincoln Drive.

There was Council consensus that the reconfiguration of Lots 3 and Lot 4 was preferable to the original design.

There was discussion about the estate lot on the corner of Lincoln Drive and Mockingbird Lane. There was a suggestion that the landscape buffer between the lot and the street corner be increased to create greater setbacks at the corner even though this might reduce the corner lot to less than one-acre.

4. Parking concerns at the patio homes, including guest parking for parties and garage ingress and egress. (Peterson Architects is preparing an exhibit to be discussed at the work session)

The architect provided parking and circulation plans for the patio homes. The Council requested to see garage dimensions at the next meeting.

5. Town Engineer will work with Fred Fleet, Fleet Fisher Engineering to address water supply, stormwater retention, and grading and drainage.

The Ritz-Carlton property is in the Arizona American Water district. The developer has applied to the Arizona Department of Water Resources for the Certificate of Assured Water Supply. Mr. Schmid stated that Arizona American has adequate groundwater to serve the resort, however the company does not have production or transmission to the property. The developer will provide

offsite infrastructure improvements. Additional water storage facilities may be required. There is now a possibility that the City of Scottsdale may acquire Arizona American Water Company so a final solution has yet to be determined.

The developer will coordinate with Hunter Construction to extend the water line currently under construction on Indian Bend Road in the City of Scottsdale to the project area.

6. The need for an exhibit showing deceleration lanes, and setbacks, on Lincoln Drive. A new exhibit (described in point 3 above) will be available for the work session.

The Mayor invited members from the Planning Commission to comment. It was suggested that the traffic circle may need further study. A suggestion was to elongate the traffic circle or install a dogleg so that traffic exiting the property can only go west to Scottsdale Road. It was also suggested to increase the site triangle at the corner of Lincoln Drive and Mockingbird Lane by eliminating the one-acre house at the corner or reducing the lot size.

There was Council consensus to leave the setback on the corner lot as it is shown on the preliminary plat.

The developer clarified that the grading plan will provide that the lodge building will be flat but the remainder of the property will retain the slope west to east. Fleet Engineering is working with the Town Engineer on the grading and drainage plan. The Council tabled this discussion until more information is available.

The Mayor opened up the meeting for public comment.

Edward Patera, the neighbors across from the proposed entrance, thanked the Council for their consideration in asking the developer to relocate the traffic circle.

Nan Murley asked about the height of the perimeter wall. The developer responded that it will be a 6 foot wall on a two foot berm which is standard throughout the Town. The wall heights will be in compliance with pool barriers regulations. He said the walls will be staggered vertically and horizontally and finished with a natural desert buff color.

Pam Kirby asked about the Quail Run exit and if it will conflict with the driveways for AJ's and The Other Place. The developer responded that the intersection will be signalized and provide for full turning. The distance is about 1/8th of a mile from AJs.

Linda Peterson Warren said it is an integrated project that graduates gracefully from commercial to residential. It embraces the esthetic principles of the Town.

ADJOURNMENT

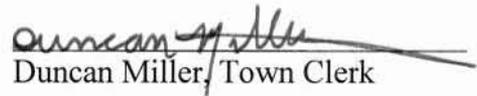
Motion and vote – Councilmember Schweiker moved to adjourn. Councilmember Simpson seconded the motion which passed unanimously.

Mayor Winkler adjourned the meeting at 7:40 p.m.



Ed Winkler, Mayor

ATTEST:


Duncan Miller, Town Clerk