

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

**SUMMARIZED MINUTES
MARCH 10, 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 10, 2008 at 4:05 p.m.

COUNCIL MEMBERS PRESENT

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

STAFF MEMBERS PRESENT

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

DISCUSSION ITEMS

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

Mayor Winkler announced that the Council would hold public meetings on this application for the next three Thursdays and give the public an opportunity to ask questions and provide input.

Town Manager Jim Bacon said that since the Planning Commission's December referral of the project to the Town Council, staff has been working with the applicant to obtain a computer model of the project perimeter consistent with the Council's direction. The Town has also been working with the Five-Star development on a development agreement.

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 showed the three-dimensional computer model of the perimeter of the site. The Council directed staff to upload the computer model on the Town's website.

David Schmid, Vice President for Development, Five Star Development, reviewed the project goals and vision. He presented the design standards for the resort and residential components and demonstrated how the project is consistent with the Town's general plan and meets all goals, policies, and development regulations of the Town. He detailed their sustainability and "green building" goals and strategy. He concluded by providing information on the projects landscaping plans, traffic study and on-site parking.

The Council questioned the tent locations. Ms. Cutro responded that all temporary tents will be located in the interior of the property and will be governed by the Special Use Permit stipulations.

The Council requested information on the engineering of the wash running through the property. Mr. Schmid responded that the wash will be diverted to flow to the north but be a natural appearing and functioning wash. A portion may have to go into box culvert but the preference is to keep it open and incorporate a recreational path and appropriate desert vegetation.

Ms. Cutro addressed concerns brought up by the Council in previous discussions.

1. She said that there is an abandonment application before Council concerning a 15 foot strip of right-of-way on Indian Bend Road. This was not discussed at the Planning Commission because roadway abandonments are only considered by Council.

Mr. Mead stated that there is currently 95 feet of right-of-way on Indian Bend Road. The application calls for the abandonment of the southern most 15 feet. That would leave 80 feet which, according to the General Plan, would be enough for either a collector street or a minor

arterial roadway. If the Council decides to make it a minor arterial, it would be reconstructed to include median islands with desert landscaping.

If it remains a collector street the developer's preference is to move the traffic circle to the new entry. The roadway may also have to be realigned.

There was Council consensus to abandon the 15 feet of right-of-way but no Council support to change Indian Bend's designation to a minor arterial. The Council stated that there is a process to abandon right-of-way and that it will be followed in case.

2. She said there has been discussion about the resort residential regarding heights and how it is measured, the number of stories, and floor area ratio.

Ms. Cutro explained that the proposal before Council is to measure structures from the finished grade which could be two feet higher, as opposed to lowest natural grade which is the standard used for other zoning districts. Otherwise the residential units meet the Town's open space criteria except for the chimneys which exceed maximum height.

To better illustrate building heights, the developer erected storey polls on the project site. Council asked that the polls remain in place for another ten days and that it be publicized on the Town's website.

There was not consensus on how heights would be measured. There was also no consensus on story limitations. The Council invited the architect provide some examples renderings showing a mix of one and two story homes for the meeting on March 20.

The Council requested that the following issues be discussed at a future meeting:

1. Lots on Lincoln Drive appear too close to the street.
2. Should turning on to Indian Bend be limited to right turn only or three-quarter access?
3. Are the patio home garages accessible?
4. Will there be enough guest parking in the residential sections?
5. How will water be delivered to the property?

EXECUTIVE SESSION

Discussion and consultation with Town Attorney regarding the development agreement with Five Star Development (The Ritz-Carlton, Paradise Valley) as authorized by A.R.S. §38-431.03.A.4.

There was no action on this item.

ADJOURNMENT

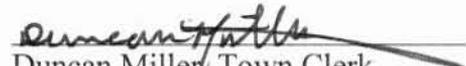
Motion and vote – Councilmember Schweiker moved to adjourn. Councilmember Simpson seconded the motion which passed unanimously.

Mayor Winkler adjourned the meeting at 6:45 p.m.



Ed Winkler, Mayor

ATTEST:


Duncan Miller, Town Clerk