



**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
Thursday, January 19, 2023**

**\*SUMMARIZED MEETING MINUTES\***

**PRESENT:** Tom Durham, Vice Mayor / Chair  
Renee Higgs, Planning Commissioner  
Doug Craig, Vice Chair, Design Member  
Shakir Gushgari, Design Member – attended remotely  
Michal Ann Joyner, Development Member  
Ali Fakih, Development Member  
Jeff Brand, Design Member

**ABSENT:** None

**STAFF:** Brad Carr    Jeff Barnes  
Joe Padilla    Casey Steinke  
Mark Kertis    Wayland Barton  
Jason McWilliams

**CALL TO ORDER**

Vice Mayor Durham called the meeting of the Development Review Board to order at 1:00 PM.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

**PUBLIC COMMENT – NON-AGENDIZED ITEMS**

Public Comment time is reserved for citizens to comment on non-agendized items that are within the Development Review Board’s jurisdiction. No official Development Review Board action can be taken on the items.

**NO SPOKEN OR WRITTEN PUBLIC COMMENT RECEIVED AT HEARING FOR NON-AGENDIZED ITEMS.**

**ADMINISTRATIVE REPORT**

1. Identify supplemental information, if any, related to January 19, 2023, Development Review Board agenda items, and other correspondence.

\* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:  
[http://scottsdale.granicus.com/ViewPublisher.php?view\\_id=36](http://scottsdale.granicus.com/ViewPublisher.php?view_id=36)

**MINUTES**

2. Approval of the December 15, 2022 Development Review Board Regular Meeting Minutes.  
**BOARD MEMBER BRAND MOVED TO APPROVE THE DECEMBER 15, 2022 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR DURHAM, COMMISSIONER HIGGS, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).**

**CONSENT AGENDA**

3. 10- PP-2022 (Replat Tract D Sweetwater Ranch Manor)  
Request for approval of a replat of Tract D of Sweetwater Ranch Manor, and associated improvements, to create two new residential lots within a portion of the existing +/- 1.84-acre Tract, for a property located at 13099 N. 94th Place, with Townhouse Residential, Planned Community district (R-4 PCD) zoning.  
Staff Contact is Jeff Barnes, 480-312-2376  
Applicant Contact is Hight Flexman, 480-451-8054  
**ITEM MOVED TO REGULAR AGENDA. BOARD MEMBER BRAND MOVED TO CONTINUE CASE 10-PP-2022 TO A DATE TO BE DETERMINED, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR DURHAM, COMMISSIONER HIGGS, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).**

**REGULAR AGENDA**

4. 14-DR-2022 (Seventh Day Adventist Warehouse Building)  
Request for approval of project plans for a new 1-story warehouse building comprised of approximately 243,360 square feet of building area on a +/- 18-acre site located at 7501, 7509, and 7511 E. Redfield Road, with Planned Airpark Core Development, Aviation (PCP AV) and Planned Airpark Core Development, Employment (PCP EMP) zoning.  
Staff Contact is Wayland Barton, 480-312-2817  
Applicant Contact is Kurt Jones, 602-452-2729  
**BOARD MEMBER JOYNER MOVED TO APPROVE CASE 14-DR-2022, 2ND BY VICE CHAIR CRAIG. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR DURHAM, COMMISSIONER HIGGS, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).**
5. 51-DR-2022 (Norde Exterior Paint)  
Request for approval of project plans for an exterior repaint of a portion of an existing building in the Historic Old Town area for a property located at 7238 E. Main Street, with Central Business, Downtown Overlay (C-2 DO) zoning.  
Staff Contact is Casey Steinke, 480-312-2611  
Applicant Contact is Mandy Ballor, (480) 268-6354  
**BOARD MEMBER FAKIH MOVED TO APPROVE CASE 51-DR-2022 WITH AN ADDITIONAL STIPULATION TO PAINT THE FASCIA AND COLUMNS THE SAME COLOR ACROSS THE ENTIRETY OF THE BUILDING FRONTAGE, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED IN FAVOR BY VICE MAYOR DURHAM, COMMISSIONER HIGGS, VICE CHAIR CRAIG, BOARD MEMBERS JOYNER, FAKIH, AND BRAND WITH A VOTE OF SIX (6) TO ONE (1), WITH BOARD MEMBER GUSHGARI DISSENTING.**

6. 2023 Election of Vice Chair

The five (5) Public Members of the Development Review Board will nominate and elect a Vice Chair.

**VICE CHAIR CRAIG NOMINATED BOARD MEMBER BRAND AS VICE CHAIR, 2ND BY BOARD MEMBER JOYNER. THE MOTION PASSED IN FAVOR BY VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, AND FAKIH WITH A VOTE OF FIVE (4) TO ZERO (0), WITH VICE MAYOR DURHAM, COMMISSIONER HIGGS, AND BOARD MEMBER BRAND ABSTAINING.**

7. 2022 Development Review Board Annual Report

The Development Review Board will review, discuss, and possibly approve the Development Review Board Annual Report for 2022.

**MOTION BY BOARD MEMBER JOYNER TO APPROVE THE 2022 DEVELOPMENT REVIEW BOARD ANNUAL REPORT, 2ND BY VICE CHAIR CRAIG. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY VICE MAYOR DURHAM, COMMISSIONER HIGGS, VICE CHAIR CRAIG, BOARD MEMBERS GUSHGARI, JOYNER, FAKIH, AND BRAND WITH A VOTE OF SEVEN (7) TO (0).**

**NON-ACTION ITEMS**

8. Update to Sec. 4-1.103 of the Design Standards & Policies Manual

Presentation by staff regarding an update to Sec. 4-1.103 of the DSPM related to stormwater management.

Staff Contact is Hasan Mushtaq, 480-312-4317

**CITY STAFF HASAN MUSHTAQ PROVIDED INFORMATION TO THE BOARD ON THE PROPOSED UPDATE TO SEC. 4-1.103 OF THE DESIGN STANDARDS AND POLICIES MANUAL (DSPM).**

9. Rules of Procedure for the Development Review Board

The Development Review Board will review, and possibly give direction to staff, regarding the Rules of Procedure.

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 3:08 PM.