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**CALL TO ORDER**

[Time: 00:00:00]

Mayor Ortega: I call the April 20<sup>th</sup>, 2021, city council work study session to order. City clerk Ben Lane, please conduct the roll call.

**ROLL CALL**

[Time: 00:10:10]

City Clerk Ben Lane: Thank you, Mayor. Mayor David Ortega.

Mayor Ortega: Present.

City Clerk Ben Lane: Vice Mayor Betty Janik.

Vice Mayor Janik: Present.

City Clerk Ben Lane: Councilmembers Tammy Caputi.

Councilwoman Caputi: Here.

City Clerk Ben Lane: Tom Durham.

Councilmember Durham: Here.

City Clerk Ben Lane: Kathy Littlefield.

Councilwoman Littlefield: Here.

Clerk Ben Lane: Linda Milhaven.

Councilmember Milhaven: Here.

City Clerk Ben Lane: Solange Whitehead.

Councilwoman Whitehead: Here.

City Clerk Ben Lane: City Manager Jim Thompson.

City Manager: Jim Thompson: Here.

City Clerk Ben Lane: City Attorney Sherry Scott.

City Attorney Sherry Scott: Here.

City Clerk Ben Lane: Acting City Treasurer Judy Doyle.

Acting City Treasurer Judy Doyle: Here.

City Clerk Ben Lane: City Auditor Sharron Walker.

City Auditor Sharron Walker: Here.

City Clerk Ben Lane: And the Clerk is present.

**Item 1**

[Time: 00:01:040

Mayor Ortega: Well, thank you the work study sessions provide a less formal setting for the Mayor and the city council to discuss specific topics with each other and city staff and provide some direction, in this case our topic is the sequel for general plan 2035 update. It's case number 1-GP-2021. Erin Perreault, our outstanding planning and development area director.

Planning and Development Services Manager: Thank you, Mayor and council. I'm just waiting on slides. But to recap, we are getting down to some of our last work study sessions on the general plan. Tonight we will discuss the major items and I will open up each item to any

amended edits that you would like to see reflected in the plan as well. Next slide, please. The next time we will come before the city council is the May 4<sup>th</sup> work study session. And with regard to the May 4<sup>th</sup> work study session, we will have -- I will bring you a track edits version of the plan and also a clean edited -- a clean version of the plan without the tracked edits for your final review in a work study format. We will then be taking that cleaned edited version to the planning commission for their May 12<sup>th</sup> recommendation hearing, where they will make a recommendation on that plan back to you, and then finally, we will come in front of you per state statute requirements for an adoption hearing on June 8<sup>th</sup>. Next slide, please.

Move into the draft general plan, I will present major highlights and then I will walk through some elements so you can have your say with regard to any final edits to those elements or suggested additions to those elements. Next slide, please. Moving into the vision statement and community aspirations. This is one area that we need to get final consensus on in the plan. We do have two very similar vision statements that were in your packet. One was edited by Councilmember Durham and the other by the Mayor. And I would be looking for any kind of feedback on those edits that you received in your packet. We provided April edited version and a clean version and it's easy to read each of those vision statements.

[Time: 00:03:31]

Mayor Ortega: Well, thank you. We did have a meeting of the minds with Councilman Durham and I working from -- on the same edits and I would call your attention to attachment three, which is there side by side with councilman Durham's and ours seem to be simplified with the vision statement that's also in your packet: So we would like to present that one, the clean version says Mayor Ortega 4/13 and I just went over it line by line with some other comments. Go ahead, please.

Councilmember Durham: These are very minor comments to Mayor Ortega's version. But our practice has been we have been using which is called the oxford comma. So in the first paragraph, in vision, there should be a comma after lifestyles, between healthy lifestyles and a sustainable environment. And in the community prosperity paragraph, there's a semicolon in the last line that should be deleted, but that's all I had.

Mayor Ortega: Thank you very much.

Councilmember Milhaven: Can you tell me what page?

Mayor Ortega: In the vision section.

Councilmember Durham: I think it's -- it's like 173 of the PDF, I believe.

Mayor Ortega: So this was the preedit. And then the next page, you will see the clean -- go on to -- sorry, April 13<sup>th</sup> on the Mayor Ortega clean version, and we will see the minor punctuation. Next slide. Is there another slide?

Planning and Development Services Director Erin Perreault: No, this is the only one.

Mayor Ortega: Okay. So it is in our packet.

Councilmember Durham: I think it's 173.

Councilmember Milhaven: It's not 173 of the council agenda.

Councilmember Durham: It's in the package that's marked -- the one I'm looking at is for 2021cccep-p1.PDF.

Mayor Ortega: I show it as 51. Page 51. But, you know, I can you mine if you like and I have several other copies of it.

Vice Mayor Janik: I have a question. On the agenda part that we receive when we go to the calendar or is this a different packet? Because I can't find it either. That was released by the clerk. So in my version, I have it.

Councilmember Milhaven: Is it in the agenda packet or the email?

Planning and Development Services Director Erin Perreault: It was attachment three in the agenda packet.

Vice Mayor Janik: Okay.

Councilmember Milhaven: I see it listed here.

Mayor Ortega: It's just before the character and culture. Why don't we have some copies run and come back to it, if you would like see that, okay? So we can continue with this. I have three copies of it, which I can -- Sure. It did make the packet.

Councilmember Durham: The only place I can find it in the Dropbox is under the heading of "this week" as opposed to today. It's in are the heading of this week and it says the 4/20/21.

Councilmember Milhaven: I found it.

Councilmember Durham: It's the city council special agenda, version one.

Councilmember Milhaven: It's 852.

[Off microphone comments]

Planning and Development Area Services Director Erin Perreault: Mayor and council, I believe it's 855. I believe that's the attachment three version.

Councilmember Milhaven: Thank you.

[Off microphone comment]

Mayor Ortega: As we receive those, I will tell you what Councilman Durham said. In the vision statement, right after -- in the first paragraph, where it says "healthy lifestyles" comma, and a sustainable environment. So that was the one comma, a comma after healthy lifestyles, comma, and then on the fourth paragraph, after the last sentence locate in Scottsdale to leverage technology, just remove the semicolon there. So that would be -- or choose to locate Scottsdale to leverage technology and accelerate innovation and creativity, by a knowledge-based workforce.

Vice Mayor Janik: Once everybody has read it, I would like to speak.

Mayor Ortega: Okay. Vice Mayor Janik.

Vice Mayor Janik: I want to make sure that we go over around and get consensus. Councilwoman Milhaven, are you okay with this? Thank you. Councilwoman Whitehead, are you okay with this?

Councilwoman Whitehead: Yes.

Vice Mayor Janik: Thank you. Councilwoman Caputi, are you okay with this?

Councilwoman Caputi: Three sentences. I like it!

Vice Mayor Janik: Thank you. Councilmember Durham, are you okay with it?

Councilmember Durham: Yes, yes I am.

Vice Mayor Janik: I'm okay with it, council person Janik and Councilwoman Littlefield, are you okay with it?

Councilwoman Littlefield: I would still like to say, our unique sense of place. There's no sense in saying a sense of place if it's not special. The very last sentence.

Mayor Ortega: We had that word, but it's our sense of place. Define our sense of place. There's no other place like Scottsdale.

Councilwoman Littlefield: That's why it's unique.

Mayor Ortega: But it's our sense of place. That why we just dropped that word. Let's fly with it the way it is and move on.

[Time: 00:14:03]

Planning and Development Area Director Erin Perreault: Moving into chapter one we have the land use element, the character and design element and arts and culture creative. Next slide, please. The first major highlight is the proposed addition of the downtown core to the character types map, as we discussed last week, there was a request to are clarification with regard to the

portion that described the downtown core as being comprised the lowest intensity of development and so we added language that that's relative to the entire old town area in the plan now. Other than that, for the character and the design character and design element, I would open it up to any Mayor or council additional edits.

Councilmember Durham: Thank you, Mayor. Have I several suggestions most of which have come from a constituent. On page 30, I think the first paragraph the last sentence is just a repetition of the first sentence and my recollection was denied -- in this paragraph, we were trying to distinguish between character types and land uses. So I would like trike the last two sentences and invert a new second sentence which would say character types are distinct from zoning districts and land use categories.

Mayor Ortega: I'm sorry.

Councilmember Durham: I will keep going a little bit here.

Mayor Ortega: Yes, yes.

Councilmember Durham: At the bottom of that same page, in the paragraph it says employment cores. Seven or eight lines down where it starts, although taller building heights are typically found within the core I have a suggestion to strike the word "although" and just say taller building heights are typically found within the core, with low-scale building heights -- strike may be appropriate -- and insert typically found and then go on with the rest of the sentence, within the transition areas. And on page 32, the rural desert character types, the last full sentence where it says building heights are typically lower scale, somebody pointed out these are the lowest scale of all. So we should say low scale instead of lower.

And on page 37. This is on the character and the culture. On CD-4.3 where it says maintain existing guidelines and policies, there was a suggestion to start that off by saying establish new and maintain existing guidelines. And on CD-7.2, it's on page 39, we have been striking the "as appropriate" language and it says as appropriate, accommodate equestrian users. The suggestion is to strike "as appropriate." And I think that's everything in the character and culture section. Thank you, I'm done.

Mayor Ortega: I do concur what you added to that. Councilwoman Milhaven.

[Time: 00:19:11]

Councilmember Milhaven: Thank you. I want to go back to the downtown core. There's no map in here, is there, that says because that's in a separate document that defined the downtown core; is that right, Erin?

Planning and Development Area Director Erin Perreault: Mayor and council, that would be in the old town character plan.

Councilmember Milhaven: Oh, sorry. This is still not specific enough, and I would like to ever a

suggestion in the glossary we could confine the downtown core as being defined within the other document so that there's no confusion that what we are referring to here or the time one areas of downtown. Probably not appropriate to put in here. Maybe it's more appropriate to go in the glossary. Does anybody have any objection to that?

Mayor Ortega: I don't know if the references for other growth areas or character plans are any more precise or are they -- are we referring to the -- for instance, the foothills character area plan. Is that somewhat fuzzy and general? Perhaps Ms. Perreault.

Planning and Development Area Director Erin Perreault: They provide more information. So it would have a specific boundary to it, whereas in the general plan, you may have a general reference to an area.

Councilmember Milhaven: I think we need more specificity around the downtown. This is not clear to say that it's only the time one areas currently represented. And I think it's important to that -- since that was the intention, I believe, that we all agreed on, I think it's important that we provide additional clarity and I know Erin is adding relative to the old town and was trying to create that clarity and I'm just challenging us to say I think we need more clarity and one way to do that might to be define the downtown core within the glossary as a reference. It's just a suggestion.

Mayor Ortega: Councilwoman Whitehead.

Councilwoman Whitehead: Yeah, I would agree. Just because it doesn't hurt and I think that that is an area of great interest to most of our residents no matter where they live. So I support that idea.

Mayor Ortega: Any other comment? I believe the reference can be made to a document that is an ordinance, but remember, that the boundaries of that ordinance can be changed height and scale, et cetera. We are just making a general area that that area merits some sensitivity or respect, but that's the big picture of it, not necessarily block by block or street by street, Councilwoman Caputi.

[Time: 00:22:17]

Councilwoman Caputi: I guess I'm not clear, where we put the yellow, where it's comprised the lowest intensity of development. What does that mean are we talking about all of old town? Are we talking about -- I don't know why I can't follow it either.

Planning and Development Area Director Erin Perreault: Mayor and council. In the old town character plan, the language talks about the downtown core being the lowest intensity of development in downtown. That's type one. That's the lowest height and the lowest density you can find in downtown. The rest of the downtown has different heights and densities to it, in type two and type three areas. So I think last time people thought it was the citywide and now we put it in reference to old town and not citywide.

Councilwoman Caputi: So we are talking about old town having the lowest intensity of development is that what we are speaking about there?

Planning and Development Area Director Erin Perreault: We are talking about the downtown core having the lowest intensity.

Councilwoman Caputi: I thought we were trying to make that clearer but I think it's a little bit of a struggle. I don't know. I've got to think about it a little bit. Thanks.

Mayor Ortega: Any other comments right now? Okay. Let's --

Councilmember Durham: There is a map on page 40, which indicates the downtown core, but it's so small, as to be pretty useless in terms of defining exactly what the downtown core is.

[Time: 00:24:09]

Mayor Ortega: I would also say again when we drafted the 2021 -- the 2001 general plan that I was involved with, it showed the core. So the core has not been reclassified, it's basically that same area that was described over 20 years ago and voted on by the people in adoption. So it is a continuation of the area that we recognized as having some significance. And it was also a part of the discussion on the ordinance level in the old town overlay. Councilwoman Milhaven.

Councilmember Milhaven: I agree. This is really important to me. I want to make sure that we are crystal clear and when we -- right, because we did a marketing study and we named all of downtown old town. So there's -- what is a downtown core versus not? I just -- it's really important to me. I agree we want to protect those areas. I want to be perfectly clear that there's no confusion, give than stakeholders identified that there's confusion, I want to make sure that we are crystal clear. You have done a good job being general plan ease up here. And I know I'm asking for more specificity than we may have done in other areas but because there's confusion and concern amongst stakeholders, I think it's really important that we clarify what the downtown core is. And so either do it here, the downtown core as defined within the character area plan or put it in the glossary. I think it's important to tie the two together. No one comes back later and says well, I thought the downtown area included this area. I don't want to create any contradiction. So thank you.

Mayor Ortega: Councilmember Durham.

Councilmember Durham: Is the downtown core defined in the old town character plan?

Planning and Development Area Director Erin Perreault: Mayor and council, yes, it has a specific boundary to it.

Councilmember Durham: Okay. That's what I thought. So I think the easiest way to do this would be to put a reference to say the downtown core as depicted on whatever page, whatever of the downtown character area plan. I think that would solve the problem for everybody.



Mayor Ortega: Okay. Vice Mayor Janik.

Vice Mayor Janik: I agree with that change. That we need to define it better and it's consistent with what is already there.

Mayor Ortega: Thank you.

[Time: 00:26:52]

Councilwoman Caputi: Then what are we doing here? We have a downtown character plan, what is the point of this addition to the general plan. I lost the thread of what I want to do. I wanted to point out again as Councilwoman Milhaven. There's a couple areas that are going to cause heartache to the residents and this is one of them, right? So we do. This is really important all the other chapters are important, but this and desert rural land use are going to be the sticking points. We got to get this ironed out. Again, if we have a downtown character plan, and we know what we are doing, what are we trying to try to accomplish with this. I need someone to explain it to me. Until then I don't know. What am I missing?

Mayor Ortega: I would answer simply that the downtown core was part of the general plan and has been for probably 30 years. So saying that it's there and approximating where it is is why we are continuing to label it in the process. Just because a marketing plan called old town that entire large area, until an ordinance change in 2018, it didn't change the fact that it's still a very viable part of the downtown core. It remains in our legacy. It's very consistent labeling that entire area as the old town character area plan. It was enacted as the zoning level, calling it all old town. Before it was known as downtown. Councilwoman Whitehead.

Councilwoman Whitehead: I wonder if we have consensus on the solution that Councilwoman Milhaven and Councilman Durham -- do we have consensus on that? That seems like a solution.

Mayor Ortega: I agree. [Garbled audio] And it's very consistent with what has been described before. And thank you. That makes sense. Let's proceed.

[Time: 00:29:28]

Planning and Development Area Director Erin Perreault: Next slide, please. Moving into the land use element. One of the big highlights is as of last week, the desert rural land use has been retained. Next slide, please. However, one change that council directed was a change from desert rural to rural neighborhoods on the land use matrix, which determines -- is one criteria that determines major and nonmajor amendments. It would now be a minor amendment to change from desert rural to rural and not a major amendment. Next slide, please.

In addition, a major highlight in the plan is we were going from 15 and 10 acres to trigger a major amendment. To 10 acres citywide. Next slide, please. With regard to what that looks like, on the left you see the 15-acre parcels in green in north. The 10-acre parcels in red in the south, on the left, and the middle the blue parcels are those parcels 10 acres or more that would now have a major amendment, a process associated with them because of this change in this

criteria. And then the full 10 or more acre parcels citywide on the left are depicted. Next slide, please. With regard to the desert rural areas that are north of deer valley road -- next slide, please. With regard to this 10-acre change, you see that currently the 15-acre parcels are in green on the left. Those constitute 59 parcels. In the middle are the additional parcels that would constitute a major amendment because of the 10-acre change, not because of the desert rural designation. And that's an additional 80 parcels for a total of 139 parcels that could trigger a major amendment because of their acreage size. Next slide, please.

Last week, there was a question about horses. So I just wanted to answer that question more fully I did indicate we don't regulate the number of animals that we have on a residential property. Next slide, please, but what we do regulate are commercial stables, which have to be a minimum of 10 acres and we regulate commercial ranches, both of these have definitions in our zoning ordinance which is a minimum of 5 acres for a ranch. I will stop there, because that's the end of the land use highlights, and ask if there's any additions or changes that Mayor and council would like as well in this element.

Mayor Ortega: I see Vice Mayor Janik.

[Time: 00:32:22]

Vice Mayor Janik: Thank you, Mayor. I passed out a sheet. And, again, these were some of the suggestions that a constituent submitted and most of them are grammatically. I would like to go through them and get consensus on them.

So the first one is on page 46. It's LU-1, line three, and the sentence read incomplete. We added enhance Scottsdale's economic viability by encouraging land uses that reinforce the city's rep as a premier international tourism destination in the southwest, and sustain the city's role -- otherwise if doesn't read probably. Just show by a nod if you are okay with that change. One, two, three.

Councilmember Milhaven: Well, hearing no objection.

Vice Mayor Janik: I'm sorry. Do I hear any objection?

Councilmember Milhaven: Hearing no objection.

Vice Mayor Janik: Hearing no objection, we will proceed. Page 46, LU-1.3. And this came under discussion because it was a sentence that was difficult to read and Erin gave me some guidance on it. What we want to do is replace the current language so that it would read promote development patterns that integrate with and reinforce the character of an area. The city will continually review the development patterns to ensure consistency of development and areas with fragmented or evolving patterns. And that second sentence specifically refers to areas like automobile row on McDowell mountain on McDowell road and that area totally changed and it became fragmented. We want to make sure that we continually review it and make the changes as necessary. Do I hear any objections? Thank you.

Okay. Next. Page 52. Just remove the "usually" under desert rural neighborhoods bullet point. And I need to find it. So it reads desert rural neighborhoods are one dwelling unit per three or more. Not usually. They are. Are we all okay with that? Any objections? Okay. Thank you.

The next one. Page 53, under commercial bullet point line six. Replace encourage to, with should be compatible with. That is the language we have consistently changed throughout and I think this one was just missed. If I'm going too fast, tell me. I will slow down. Are we okay with that change? Any objections?

Okay, number 54 under McDowell Sonoran Preserve. Replace the preposition "for" with "to." It did not make sense what it was saying with "for." Because we're trying to limit the use to conservation preservation purposes. Any objections to that change? Okay.

Thank you, page 55, put an "a" in front of "particular general plan." Because it reads better. Any objections to that change? It's simple. And page 57 this was the big one that Erin already referred to. Change that from minor to major and then the rest remains unchanged. Any disagreements or objections to that change. Okay. Thank you.

58 number 7. Delete infill district overlay. It was my understanding that we were trying to remove all the references to this overlay. Any objections to that change? Thank you. Moving on, page 58. Just point number four, we have major twice. Remove one of them. And that would read the applicant wishes to appeal the determination of a major general plan, major amendment, just take out the second major. Any objections to that change. Thank you.

Page 260 and we will skip that one. I spoke with Erin earlier. And she said the definition that was originally proposed and that is -- in the glossary is an agreement with the zoning definition. So just ignore that one. So that's it. Thank you.

Mayor Ortega: Councilwoman Milhaven.

[Time: 00:38:04]

Councilmember Milhaven: Thank you. I want to go back to the change matrix on page 57. When we discussed the rural neighborhoods and making that a minor amendment. One the things I overlooked at that time was the fact that creating that as a category and Erin alluded to that, then triggers the criteria for ten or more gross acres, creating that as a major amendment which would not satisfied the concerns of the state land department since I would imagine most of the parcels they own are greater than 10 acres. Am I following that correctly? If there's a parcel that's currently desert rural neighborhoods according to our new definition and it wants to go to rural neighborhoods and it's more than 10 acres, that's still a major general plan amendment.

Planning and Development Area Director Erin Perreault: That is correct.

Councilwoman Littlefield: So we have not satisfied --

Councilmember Milhaven: So we have not satisfied the concerns of the state land department, although that was our objective. So one way -- and I'm supportive of the members of the council who want to have -- just flag it so that we are aware of it. So we collapse desert rural neighborhoods and rural neighborhoods into one category, but have like two subcategories so it wouldn't trigger a major amendment?

Councilwoman Whitehead: Could you do that on this land use matrix and then that would mean if they are in the same category to change between them -- category to change between them would be a minor amendment, but that doesn't satisfy the 10-acre idea that you.

Councilmember Milhaven: It would not satisfy the 10 acres.

Planning and Development Area Director Erin Perreault: It's different than the land use matrix. Would you have a major amendment being triggered for any 10-acre parcel.

Councilmember Milhaven: It says a change in general plan land use category of 10 or more gross acres. I'm assuming that each of these letters represents a category. So can we put those two in the same category?

Planning and Development Area Services Director Erin Perreault: That's right. It would be a minor amendment. Yes.

Councilmember Milhaven: And would 10 acres still trigger a major amendment because it's in the same category?

Planning and Development Area Director Erin Perreault: Yes.

Mayor Ortega: Yes. The state has 2100 acres. So obviously, when they are rezoning or an applicant they trigger a general plan amendment.

Councilmember Milhaven: Okay today.

Mayor Ortega: Because they have 2,000 plus acres.

Councilmember Milhaven: So today if they come forward to rezone their thousands of acres, it's not triggered by the 15 acres because it's within the same category?

Mayor Ortega: If it was 9 acres. If for some reason the state wanted to rezone 9 acres but any parcel greater than 10 acres, whether the state owns it or someone else, it's a general plan change.

Planning and Development Area Director Erin Perreault: Mayor and council, if you are changing a general plan land use, irregardless of what you are changing from and to, if you are changing a general plan land use and you get to the second criteria and you are more than 15 acres up north or 10 acres down south, you trigger a major amendment. It doesn't matter what categories you are changing to and from today. That would be the same. It would be the

10-acre cutoff under this current draft plan.

Councilmember Milhaven: So let's say -- let's me walk through this. Let's say they have a 100-acre parcel and that parcel is zoned 1 dwelling unit per 5 acres and they want to change it to 1 dwelling her acre, is that a major general plan amendment today on 100 acres.

Planning and Development Services Director Erin Perreault: Yes, because it's more than 15 acres.

Councilmember Milhaven: But it's not -- but the land use category is not different. Because it's still rural according to today's plan.

Planning and Development Area Director Erin Perreault: Right. But if they change the land use to something else. If they make application to change it through a rezoning process, then that acreage would trigger them.

Councilmember Milhaven: I'm sorry, I'm being really dense. Today it reads rural, right? So as long as the zoning is still within that rural category, it doesn't trigger the 15 acres doesn't trigger a major amendment because --

Planning and Development Area Director Linda Milhaven: Correct they don't change the land use.

Councilmember Milhaven: So today. If they want to rezone 100 acres but they stay within the rural designation, it's not a major.

Planning and Development Services Director Erin Perreault: And they maintain that correct density, that's correct.

Councilmember Milhaven: So then but today -- but now with what we are proposing, by creating desert rural neighborhoods, there are instances where that -- the 10 acres will now kick in, and the state would have a major general plan amendment?

Planning and Development Services Director Erin Perreault: That is correct, because they would be changing from desert rural to rural and if it's more than 10 acres and they are having a change in land use, then yes, they would.

Councilmember Milhaven: So we need to address the concerns of state land department, and that was our goal in making it minor and we have not fixed the problem for them.

[Time: 00:44:12]

Councilwoman Whitehead: Can I ask a question? Now I'm confused. I think it's an and/or question. It's my understanding that if you switch between land use categories, you may trigger a major general plan amendment or 15 above. So that is not correct? So today the state land -- 100 acres of state trust land is not triggered by the 15-acre requirement?

Planning and Development Area Director Erin Perreault: If they come in to do a rezoning to change from rural neighborhoods to suburban, then that could trigger the amendment. Then they are not changing their land use. So that satisfies criteria one. Then we look at criteria two. If there's no change in land use. We don't have to move on to criteria two because there's no change in land use to trigger the second acreage.

Councilwoman Whitehead: Okay. I had not caught that. So I have another question which has to do with the state trust land. How -- do we know how many acres they have that have not been rezoned? It seems to me we have applied a lot of zoning to state trust land already. Do we have any idea or estimate?

Planning and Development Area Director Erin Perreault: I don't have the exact number. If you can go to one of the last slides in the deck. It would be the last slide. The majority has been rezoned north of deer valley, but the parcels in these areas that we're going to show on the map soon. They are outlined in red have not been rezoned. So those are state trust land. The ones on the left have been rezoned but the large parcel on the right has not been rezoned under a previous zoning action a couple of years ago.

[Time: 00:46:57]

Councilmember Durham: I think Councilwoman Milhaven that the problem that exists today over 15 acres. If they want to rezone 16 acres, at the still have the same problem as they do today. The only different is by creating a new desert rural category if they wanted to move between those two categories, that would be a land change. But as of today, if they want to take 15 acres and move it from rural to resort or whatever, they would have the same problem. So we're not really making the problem much more difficult than it is than it is today. They have much more than 15 acres. So almost anything they do with a good chunk of land will probably create a problem at the moment.

Mayor Ortega: Councilwoman Milhaven.

Councilmember Milhaven: You are absolutely right. Anything over 15 acres, they want to go to in other category, that's the case today. You are absolutely right. But by creating desert rural neighborhoods, we are creating another category that doesn't exist and so -- and within our current rural change matrix. Today if they say this property is zoned one home per five acres but I want to make it one home per acre, today that's not a major amendment. If we create this new category, and we said that's a minor but if it's more than ten acres it creates a major general plan amendment. So it doesn't solve the problem we were hoping we were going to solve.

Mayor Ortega: Councilmember Durham.

Councilmember Durham: I think it solves the problem of moving from what -- as I say, they already have the problem if they want to move from rural to suburban or to resort or something else. That -- that problem already exists. We're creating a spaller problem because I have no

idea whether they would want to move between rural and desert rural. I think you have summarized it correctly that this would create an issue. I don't know if it's a problem for them or not. Depending on what they want to do with that land.

Councilmember Milhaven: I think they told us that it creates a problem.

Mayor Ortega: Councilwoman Caputi and Vice Mayor Janik. Go ahead.

[Time: 00:50:04]

Councilwoman Caputi: I think we are going to have a problem with a lot of residents not necessarily agreeing with creating this new land category, which I'm still having a hard time swallowing. It's the same things we have been bringing up in every meeting. You are dictating what people can do with their private property. You are creating a brand new land use category that we didn't have before, whether we make it major or minor, you can dictating what happens with this land. We push forward with a general plan that includes a new land use and then someone will come back and want to do something different and the first thing we are going to say to them is bill r but the people voted and they said they want desert rural land and it's going to be really, really difficult to do anything to change that and we will be stuck in a period International Space Station that, again, I philosophically don't agree with.

I agree that we need to think really clearly about whether we want to annoy the state or the state legislature, the land trust as we have all just looked at the budget chaired state revenues are a large part of our budget and we don't want to irritate the legislature is would be my opinion. Again, as long as we are talking big picture, we want to keep our north large lots that can't be disrupted that have to equestrian lifestyle and we are forcing the south to subsidize the north. We will preserve these large lots in as many places as we can. And where will the building go? We are asking the south of our city to subsidize the north of our city and I want people to understand that that is what we are doing.

On the one hand we are making these great comments about wanting to have affordable housing and provide housing for homeless folks and I'm totally on board with that, but to me it contradicts this whole message that we are giving. But that's okay. Down south. We are talking big picture philosophies and that's how this keeps rubbing me. I'm to the comfortable with creating a new land use category.

Mayor Ortega: Councilwoman Whitehead.

Councilwoman Whitehead: Thank you, Councilman Milhaven and Durham, for spelling it out quite clearly. I think the state trust plan commissioner herself doesn't understand -- I do think that -- I'm not aware of too many times state trust lands has sold land and you get stuff that's much smaller and commercial. And I think it's a pretty small problem and I think perhaps significant enough but I think it warrants her hearing from us, instead of hearing from people who are dead set against this for other reasons. So I would want to table this and see if we can't have a conversation to see where we are -- see if it's a problem. And as far as, you know, zoning, again, that's what we do. We zone. If suddenly we decided to put an apartment complex on the lot behind your house, you and the other people might have a problem in the

neighborhood. That's just what we do. We have to pick and choose. That's why we have zoning but we change zoning because times change. So we change -- you know, we review things and we make changes as appropriate. So I don't see it as an infringement. I see it as a possible good path but it sounds like we are not there yet.

Mayor Ortega: Okay Vice Mayor Janik.

Vice Mayor Janik: Quickly. It was my understanding that prior to 2001, we did have this category. So it is not new. It's just coming back. That would be my first comment. My second comment is there's one study that showed the southern part of Scottsdale was supporting the northern part of Scottsdale. There are several other studies that show that it's not true. So in view of that, I don't think it should be referred to knowing that it is not a straightforward conclusion and that there's many other studies that disagree with that conclusion. I could go into more detail but I don't think it's appropriate to do it now. And I would agree with Councilwoman Whitehead that we need to talk to the state land department and the people that are objecting to this and see what their thoughts are on it. Thank you.

[Time: 00:55:08]

Mayor Ortega: Okay. The largest, most significant legislation that's being handled right now is a bill, 1520, and it would allow more than one day a year or time a year for general plan applications. So currently, the requirement we are sworn to, is there be general major -- major plan changes once -- once a year. Now we are going to open up 12 months. So that's much more flexible for any property owner and you know, that will move forward and that will be approved.

The of the state land themselves. Could you say the wholesale land. Could you say that they are the biggest property holder. We know the money goes for education but very rarely would they -- would they say well, 14.5 acres and we will go through all the rezoning without being a major general plan amendment. So it will always be a struggle for someone to change the density, the density. That's what action is being taken.

And as a minor amendment, that is -- it is just not a major amendment. It's a classification under desert rural and it remains as a minor amendment understand it's under currently 15-acre or in the future 10-acre if this is the way we move it forward. May we continue with the next -- Councilwoman Caputi.

Councilwoman Caputi: We just went through the whole budget, right and sales tax revenue is the largest part of you are general fund. All the sales tax revenue is generated from the south. There's not any commercial activity in the north, right? So we only have property tax up north. Which is a teeny tiny percent, less than 10% of the general fund budget. It's the sales tax revenue that generates the money for the city. In addition it costs the city like -- I can't remember what the statistic is, 7 or 8 times as much to bring water and other utilities --

Mayor Ortega: I think we are getting way off subject, people are paying taxes wherever they



are. We have to keep on task right now and not get into another issue. Councilmember Durham, can you unplug -- just kidding. We will move on to the next category or subject.

[Time: 00:58:10]

Planning and Development Area Director Erin Perreault: I will need slide 16. The next element is the arts culture and creative community element from here on out, what I will do is just hit on each element to see if there's any suggested changes to those elements. And this is first one that we'll start with. Next sustainability and open space, we have conservation, water resources and energy elements. I would open it up to any suggestions or changes or additions -- or changes or additions you may have.

Mayor Ortega: Councilwoman Whitehead. >> Councilwoman Whitehead: I got some comments from citizens and I'm grateful to staff -- it was my suggestions. So I heard from a few different constituents, I don't know if I said staff. That they wanted to see EP-7.8 and page 91 put back in and EP-7.9, I want to point out to those residents that the reason we took it out is it was redundant. It's covered in EP-3.1 and I think a little bit of EP-3, and then on the EP-7.9, people -- believe me, heat mitigation plan, I think we all recognize that that's important. It just was staff guidance said it was not needed at the -- in the general plan, but we had to make sure to refer to it, so that it is a -- it is something that the city will do. So it's located on page 235. So -- so -- which indicates the city will have such a plan. So thank you to those constituents and thank you, staff.

Mayor Ortega: Thank you. Let's continue. Next slide.

Planning and Development Area Director Erin Perreault: Next slide. The next chapter is collaboration and engagement. It has one element which is the community involvement element. So open it up for any suggested --

Mayor Ortega: I see no comments. No requests to speak.

Planning and Development Area Director Erin Perreault: Next slide. The next chapter is the community well-being chapter. It has the housing recreation, and safety elements as well as the healthy community element. If there are any suggestions for any of those elements.

Mayor Ortega: I see no requests to speak.

Planning and Development Area Director Erin Perreault: And the next is the circulation and bicycling elements. I will open it up for any suggested changes.

Mayor Ortega: I see no comments from council.

Planning and Development Area Director Erin Perreault: Next slide, please. This is the revitalization element, it has the neighborhood preservation and revitalization element, the conservation rehabilitation and redevelopment element, as well as growth areas, cost of

development, public services and public buildings.

[Time: 01:01:45]

Mayor Ortega: Councilwoman Whitehead.

Councilwoman Whitehead: I have heard from some constituents that were concerned about 3.1CRR for the redevelopment plans, or vacant area. So I request you say why sales tax -- why this is in the document?

Planning and Development Area Director Erin Perreault: Mayor and council, per state statute, and as part of this element, we were required to show the elimination of slums and blighted, area, as well as communicated redevelopment, including housing site, business and industrial sites and public building sites. What the task force decided to do, because all of that terminology falls under the formal redevelopment authority statute is create that goal that didn't say slum and blight in our general plan. That was a sensitive issue at the time. So the task force referred to it as formal redevelopment, which it is and then included that content because it's state mandated.

Councilwoman Whitehead: Thank you. And can we -- and I think as you said, this is not something that the city wants to undertake or does undertake often and perhaps it might be less sensitive to people in areas of concern if we put sympathy kind of verbiage like as a last resort, would that be acceptable? And I want to point out that one consideration was to make it like we did infill incentives and general plan amendment, but again, it's quite a different animal. Can you just explain that for the record?

Planning and Development Area Director Erin Perreault: Mayor Ortega and counsel still members, to have a major general plan amendment, you have to make a general plan land use and to designate a formal redevelopment area, under state statute, you don't have to make it a change in land use to go through that. You have to meet state statute criteria and jump through lots of hoops to do U.S. a designate but they don't it easy.

Mayor Ortega: I don't know if we would ever use the word as last resort in the text. I would rather not include that. Councilman Durham.

Councilmember Durham: Thank you. I had more suggestions that came from a constituent. First goal CR-2 at the heading which says sustain the long-term economic well-being through development. I think the "the" is superfluous. It doesn't refer to the well-being of the city or any other location. And then in 2.1, I didn't see the for having mature. I think it would be better to have re-investment in declining areas. And that's all I had for revitalization.

Mayor Ortega: Vice Mayor Janik.

Vice Mayor Janik: I wanted to ask if anybody objects to those changes.

Mayor Ortega: We're okay.

Councilmember Durham: Thank you.

Mayor Ortega: Thank you. Continue.

Planning and Development Area Director Erin Perreault: Next slide. This includes economic vitality, tourism and the education elements. Vice Mayor Janik.

Vice Mayor Janik: There were a few suggestions from a constituency. Page 219, paragraph three. To delete the importance of and just start educating the community students. Y? Objections to that? Thank you. Page 220, line two, changes 220, line one, change this education element to the educational element -- the educational element and delete main and it and the sentence would now read policies that enhance life long, et cetera. Any objections to those changes. Okay.

Mayor Ortega: Councilmember Durham and then Littlefield.

Vice Mayor Janik: I had two more.

Mayor Ortega: Excuse me.

Vice Mayor Janik: Page 220, paragraph 2, second from the last line, delete supports and add environment that in turn contributes to a strong workforce.

Mayor Ortega: I like it.

Vice Mayor Janik: Any objections. And the last one is page 222, education 2.6, the second line, remove government so the sentence reads support for civics education. Any objections? Okay. Thank you. Done.

Mayor Ortega: Thank you. Councilmember Durham.

[Time: 01:07:50]

Councilmember Durham: Thank you, Mayor. On page 220, in the very first line, I think the word "like" should be replaced by "as." Since we're comparing actions and not objects. I think it would be better to use the word "as." Any objection?

Mayor Ortega: Thank you. Councilman Littlefield.

Councilwoman Littlefield: Just in reading the second paragraph, I think it should be encourages with an s, since we're having -- provides goals, encourages partnerships and then the their line down furthers the community's role, just to keep the --

Mayor Ortega: Excuse me, which page?

Councilwoman Littlefield: 220. The second paragraph.

Mayor Ortega: Thank you.

Councilwoman Littlefield: Just add a couple of Ss on the verbs on line two and three.

Mayor Ortega: Thank you. Are we okay with that one?

Planning and Development Area Director Erin Perreault: Next slide. Chapter eight, the last chapter the implementation chapter which includes implementation tools funding sources and oversight and process and programs and measuring programs. I see council member Durham.

Councilmember Durham: Page 231, where it says municipal bonds, the second sentence reads bond funding is used for city improvements, of which there were many types of bonds than sentence doesn't really make sense. I mean both of those parts of those sentence are true, but they probably ought to be separated into two separate sentences or -- or something because the two concepts really don't match up. Thank you.

Mayor Ortega: Thank you. A wrap-up?

Planning and Development Area Director Erin Perreault: Next slide, please. And this is the last slide. It includes the appendix with the abbreviations, glossary, related plans and policies, historical content, photo credits and acknowledgments and we will include the downtown core in the glossary.

## **ADJOURNMENT**

[Time: 01:10:46]

Mayor Ortega: So we end with the "Love" slide. That's good. Accordingly, we are concluded on our work study for the general plan 2035, and I will adjourn the meeting. Thank you.