

SCOTTSDALE CITY COUNCIL
SPECIAL/GENERAL PLAN MEETING MINUTES
TUESDAY, DECEMBER 2, 2014



CITY HALL KIVA
3939 N. DRINKWATER BOULEVARD
SCOTTSDALE, AZ 85251

CALL TO ORDER

Mayor W.J. "Jim" Lane called to order a Special/General Plan Meeting of the Scottsdale City Council at 5:07 P.M. on Tuesday, December 2, 2014 in the City Hall Kiva.

ROLL CALL

Present: Mayor W.J. "Jim" Lane
Vice Mayor Guy Phillips
Councilmembers Suzanne Klapp, Virginia L. Korte, Robert W. Littlefield,
Linda Milhaven, and Dennis E. Robbins

Also Present: City Manager Fritz Behring
City Attorney Bruce Washburn
City Treasurer Jeff Nichols
City Auditor Sharron Walker
City Clerk Carolyn Jagger

PLEDGE OF ALLEGIANCE – Brownie Troop 1378, Troop Leader Angelica Hatch

INVOCATION – Mayor Lane requested a moment of silence.

MAYOR'S REPORT – None

PRESENTATION/INFORMATION UPDATES

- **Recognition of outgoing Councilmembers Robert W. Littlefield and Dennis E. Robbins**
Presenter: Mayor W. J. "Jim" Lane

Mayor Lane announced that this would be Councilmembers Littlefield's and Robbins' last scheduled Council meeting. He presented each outgoing Councilmember with a Kachina and thanked them for their service.

NOTE: MINUTES OF CITY COUNCIL MEETINGS AND WORK STUDY SESSIONS ARE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF ARIZONA REVISED STATUTES. THESE MINUTES ARE INTENDED TO BE AN ACCURATE REFLECTION OF ACTION TAKEN AND DIRECTION GIVEN BY THE CITY COUNCIL AND ARE NOT VERBATIM TRANSCRIPTS. DIGITAL RECORDINGS AND CLOSED CAPTION TRANSCRIPTS OF SCOTTSDALE CITY COUNCIL MEETINGS ARE AVAILABLE ONLINE AND ARE ON FILE IN THE CITY CLERK'S OFFICE.

- **Recognition of General Plan Task Force Members**
Presenter(s): Erin Perreault, Planning, Neighborhood, and Transportation Manager

Planning and Development Services Director Randy Grant offered recognition and thanks to the General Plan Task Force members for their work on the General Plan update.

General Plan Task Force Co-chair Wendy Springborn spoke on behalf of the members of the General Plan Task Force and expressed pride in the work they accomplished.

PUBLIC COMMENT

Howard Myers commented on City finances.

ADDED ITEMS

A1. Added Items

The supporting materials for Item No. 47 will be added to the agenda less than ten days prior to the meeting and will require a separate vote to remain on the agenda.

Request: Vote to accept the agenda as presented or to continue the added item(s) to the January 6, 2015 Council meeting.

MOTION AND VOTE – ITEM A1

Councilmember Korte made a motion to accept the agenda as presented. Councilwoman Milhaven seconded the motion, which carried 7/0.

MINUTES

Request: Approve the 4:00 p.m. Special Meeting Minutes of November 12, 2014; the 5:00 p.m. Special Meeting Minutes of November 12, 2014; and the Executive Session Minutes of November 18, 2014.

MOTION AND VOTE – MINUTES

Councilwoman Milhaven made a motion to approve the 4:00 p.m. Special Meeting Minutes of November 12, 2014; the 5:00 p.m. Special Meeting Minutes of November 12, 2014; and the Executive Session Minutes of November 18, 2014. Councilwoman Klapp seconded the motion, which carried 7/0.

CONSENT AGENDA

1. The Cultured Pearl Restaurant – Social Club Liquor License (102-LL-2014)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.

Location: 4252 N. Drinkwater Boulevard

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210,
tcurtis@scottsdaleaz.gov

- 2. Costco Wholesale No. 427 Liquor License (104-LL-2014)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 9S (liquor store with sampling privileges) State liquor license for an existing location and owner.
Location: 15255 N. Hayden Road
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 3. Wal-Mart Supercenter No. 2766 Liquor License (105-LL-2014)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 9S (liquor store with sampling privileges) State liquor license for an existing location and owner.
Location: 15355 N. Northsight Boulevard
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 4. AJ's Fine Foods No. 118 Liquor License (106-LL-2014)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for an acquisition of control change for an existing Series 9S (liquor store with sampling privileges) State liquor license.
Location: 15031 N. Thompson Peak Parkway
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 5. Bashas' No. 97 Liquor License (107-LL-2014)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for an acquisition of control change for an existing Series 9 (liquor store) State liquor license.
Location: 20745 N. Scottsdale Road
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 6. Bashas' No. 99 Liquor License (108-LL-2014)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for an acquisition of control change for an existing Series 9S (liquor store with sampling privileges) State liquor license.
Location: 10111 E. Bell Road
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 7. Bashas' No. 7 Liquor License (109-LL-2014)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for an acquisition of control change for an existing Series 9 (liquor store) State liquor license.
Location: 8035 E. Indian School Road
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

- 8. AJ's Fine Foods No. 75 Liquor License (110-LL-2014)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for an acquisition of control change for an existing Series 9 (liquor store) State liquor license.
Location: 23251 Pima Road
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 9. AJ's Fine Foods No. 63 Liquor License (111-LL-2014)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for an acquisition of control change for an existing Series 7 (beer and wine store) State liquor license.
Location: 7141 E. Lincoln Drive
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 10. AJ's Fine Foods No. 173 Liquor License (112-LL-2014)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for an acquisition of control change for an existing Series 9 (liquor store) State liquor license.
Location: 18271 N. Pima Road
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 11. AJ's Fine Foods No. 90 Liquor License (113-LL-2014)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for an acquisition of control change for an existing Series 9 (liquor store) State liquor license.
Location: 31311 N. Scottsdale Road
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 12. AJ's Fine Foods No. 63 Liquor License (114-LL-2014)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for an acquisition of control change for an existing Series 9 (liquor store) State liquor license.
Location: 7141 E. Lincoln Drive
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 13. AJ's Fine Foods No. 90 Liquor License (115-LL-2014)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for an acquisition of control change for an existing Series 7 (beer and wine store) State liquor license.
Location: 31311 N. Scottsdale Road
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

14. Bashas' No. 16 Liquor License (116-LL-2014)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for an acquisition of control change for an existing Series 9 (liquor store) State liquor license.

Location: 8423 E. McDonald Drive

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210,
tcurtis@scottsdaleaz.gov

15. Fox Cigar Bar Liquor License (117-LL-2014)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a person transfer of a Series 6 (bar) State liquor license for an existing location with a new owner.

Location: 7443 E. 6th Avenue

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210,
tcurtis@scottsdaleaz.gov

16. The Wine Shoppe Liquor License (118-LL-2014)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 10 (beer and wine liquor store) State liquor license for a new location and owner.

Location: 7036 E. Main Street

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210,
tcurtis@scottsdaleaz.gov

17. Celebration of Fine Art Liquor License (119-LL-2014)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for a new location and owner.

Location: 18400 N. Hayden Road

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210,
tcurtis@scottsdaleaz.gov

18. Two Brothers Tap House & Brewery Liquor License (123-LL-2014)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.

Location: 4321 N. Scottsdale Road

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210,
tcurtis@scottsdaleaz.gov

19. Two Brothers Tap House & Brewery Liquor License (124-LL-2014)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 3 (microbrewery) State liquor license for an existing location with a new owner.

Location: 4321 N. Scottsdale Road

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210,
tcurtis@scottsdaleaz.gov

20. Permanent Extension of Premises for Vivo (17-EX-2014)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a permanent extension of premises for a Series 12 (restaurant) State liquor license.

Location: 6560 N. Scottsdale Road, Suite 105

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210,
tcurtis@scottsdaleaz.gov

21. Permanent Extension of Premises for Hula's Modern Tiki Scottsdale (18-EX-2014)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a permanent extension of premises for a Series 12 (restaurant) State liquor license.

Location: 7213 E. 1st Avenue

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210,
tcurtis@scottsdaleaz.gov

22. Chamberlain Residence Abandonment (10-AB-2014)

Request: Adopt **Resolution No. 9951** approving the abandonment of approximately 165 feet of the south 5 feet of E. Cholla Street right-of-way and approximately 290 feet of the west 25 feet of roadway easement located along the western boundary of the subject lot with Single-Family Residential (R1-35) District zoning.

Location: 9723 E. Cholla Street

Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

23. Graythorn Non-Major General Plan Amendment and Rezoning (12-GP-2013 and 21-ZN-2004#2)

Requests:

1. Adopt **Resolution No. 9921** approving a Non-Major General Plan Amendment to change the City of Scottsdale General Plan 2001 land use designation from Office to Suburban Neighborhoods on a 4.6± acre property for Case No. 12-GP-2013.
2. Adopt **Ordinance No. 4175** approving a zoning district map amendment to amend the site plan and prior zoning stipulations, approved with Case No. 21-ZN-2004, including an amendment to the Development Plan, on a 4.6± acre property with Planned Community (P-C) District zoning with a comparable Service Residential, Environmentally Sensitive Lands (S-R ESL) zoning district; and finding that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan for Case No. 21-ZN-2004#2.
3. Adopt **Resolution No. 9922** declaring as a public record that certain document entitled "Graythorn Development Plan."

Location: Northeast corner of N. 98th Street and E. McDowell Mountain Ranch Road

Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

24. 7326 Uprising Rezoning (15-ZN-2014)

Item 24 was moved to the Regular Agenda at the request of Vice Mayor Phillips (Page 10).

25. DC Ranch Parcel T3A Classification (54-ZN-1989#2M)

Item 25 was moved to the Regular Agenda at the request of Vice Mayor Phillips (Page 10).

26. Barrio Queen Outdoor Dining License Agreement

Request: Adopt **Resolution No. 9846** authorizing Outdoor Dining License Agreement No. 2014-118-COS with Vinger Stetson Holding Company, Inc. for an outdoor dining patio on City right-of-way.

Location: 7114 E. Stetson Drive, Building A, Suite 100

Staff Contact(s): Daniel Worth, Public Works Executive Director, 480-312-5555, dworth@scottsdaleaz.gov

27. Acquisition of State Trust Lands for Future Fire Station No. 613

Request: Adopt **Resolution No. 9911** authorizing the City Manager, or designee, to submit bids, and, if the City is the successful bidder, authorize staff to pay required deposits and provide complete payment to the Arizona State Land Department for the following property to be sold at auction on January 13, 2015:

1. Approximately 0.46 acres of State Trust land, located south of Jomax Road, along Hayden Road.
2. Approximately 11.4 acres of State Trust land, located south of Jomax Road, along the west-side of Hayden Road.

Staff Contact(s): Daniel Worth, Public Works Executive Director, 480-312-5555, dworth@scottsdaleaz.gov

28. Chaparral Water Treatment Plant Electrical Modifications Contract

Request: Adopt **Resolution No. 9937** authorizing Design and Construction Contract No. 2014-178-COS with the Salt River Project Agricultural Improvement and Power District in the amount of \$150,737 to design and construct electrical modifications to the Chaparral Water Treatment Plant electrical feed system.

Location: 8111 E. McDonald Road

Staff Contact(s): Brian Biesemeyer, Water Resources Director, 480-312-5683, bbiesemeyer@scottsdaleaz.gov

29. Water Storage Agreement

Request: Adopt **Resolution No. 9961** authorizing Contract No. 2014-192-COS with the Central Arizona Water Conservation District for the underground storage of the City's unused Central Arizona Project water allocation at the Superstition Mountains Recharge Facility.

Staff Contact(s): Brian Biesemeyer, Water Resources Director, 480-312-5683, bbiesemeyer@scottsdaleaz.gov

30. Transit Vehicle Procurement Agreement

Item 30 was moved to the Regular Agenda at the request of Vice Mayor Phillips (Page 11).

31. Proposition 202 Funds Acceptance Intergovernmental Agreement

Request: Adopt **Resolution No. 9959** to authorize:

1. Intergovernmental Agreement No. 2014-191-COS with the Salt River Pima-Maricopa Indian Community to accept \$1,624,233 in Proposition 202 Tribal Gaming funds.
2. A budget transfer in the amount of \$1,624,233 from the adopted FY 2014/15 Grant Contingency and/or the Future Grants Budget to the center assigned to record all the grant activity.

Staff Contact(s): Brad Lundahl, Government Relations Director, 480-312-2683, blundahl@scottsdaleaz.gov

- 32. Arizona Mutual Aid Compact Intergovernmental Agreement**
Request: Adopt **Resolution No. 9966** authorizing Intergovernmental Agreement No. 2014-204-COS with the Arizona Department of Emergency and Military Affairs and various signatory jurisdictions within the State of Arizona for participation in the Arizona Mutual Aid Compact.
Staff Contact(s): Tom Shannon, Fire Chief, 480-312-1821, tshannon@scottsdaleaz.gov
- 33. Police Department Urban Area Security Initiative Grants**
Request: Adopt **Resolution No. 9957** to authorize:
1. CBRNE Police Grant No. 2014-185-COS with the Arizona Department of Homeland Security in the amount of \$54,000.
2. Terrorism Liaison Office Police Grant No. 2014-186-COS with the Arizona Department of Homeland Security in the amount of \$60,400.
3. A budget transfer in the amount of \$114,400 from the adopted FY 2014/15 Future Grants Budget and/or the Grant Contingency Budget and the creation of two new cost centers to record the related grant activities.
Staff Contact(s): Alan Rodbell, Chief of Police, 480-312-1900, arodbell@scottsdaleaz.gov
- 34. ESPN Superbowl Party WestWorld Event Agreement**
Request: Adopt **Resolution No. 9898** authorizing Contract No. 2014-158-COS with ESPN, Inc., to produce the Superbowl 2015 Event and VIP Party event at the WestWorld facility.
Staff Contact(s): Paul Katsenes, Tourism and Events Director, 480-312-2890, pkatsenes@scottsdaleaz.gov
- 35. Scottsdale Museum of the West Management Agreement**
Request: Adopt **Resolution No. 9977** authorizing Contract No. 2013-025-COS-A2, the second amendment to the Scottsdale Museum of the West management agreement.
Staff Contact(s): Paul Katsenes, Tourism and Events Director, 480-312-2890, pkatsenes@scottsdaleaz.gov
- 36. Scottsdale Stadium Concession Agreement**
Request: Adopt **Resolution No. 9965** authorizing Contract No. 2008-075-COS-A1, the first amendment to the Scottsdale Stadium concession agreement with Arizona Sportservice, Inc., for the provision of alcoholic beverage services at Scottsdale Stadium.
Staff Contact(s): William Murphy, Community Services Director, 480-312-7954, bmurphy@scottsdaleaz.gov
- 37. Senior Services Sponsor Agreement**
Request: Adopt **Resolution No. 9973** authorizing City Event Sponsor Agreement No. 2014-206-COS with WSL McDowell Village, LLC, in the amount of \$25,000, to produce sixteen special events at the Granite Reef and Via Linda Senior centers in 2015.
Staff Contact(s): William Murphy, Community Services Director, 480-312-7954, bmurphy@scottsdaleaz.gov
- 38. Naming of Preserve Trail**
Request: Adopt **Resolution No. 9978** authorizing naming the interpretive trail at the Lost Dog Wash Trailhead the "Kovach Family Nature Trail."
Staff Contact(s): Kroy Ekblaw, Executive Assistant Strategic Projects, 480-312-7064, kekblaw@scottsdaleaz.gov

39. Request for Exemption from Posting Security for Outstanding Workers' Compensation Claims

Request: Adopt **Resolution No. 9976** authorizing the execution of a letter to the Industrial Commission of Arizona requesting an exemption to the requirement to post security for outstanding workers' compensation claims.

Staff Contact(s): Katherine Callaway, Risk Management Director, 480-312-7841, kcallaway@scottsdaleaz.gov

40. Swimming Pools, Spas, and Hot Tubs Code Amendment

Request: Adopt **Ordinance No. 4186** amending Scottsdale Revised Code Chapter 31, Buildings and Building Regulations, Article III, relating to Appendix G, Swimming Pools, Spas, and Hot Tubs, of the 2012 Edition of the "International Residential Code for One- and Two-Family Dwellings."

Staff Contact(s): Michael Clack, Chief Development Officer, 480-312-7629, mclack@scottsdaleaz.gov

41. Taxation Code Amendment

Requests:

1. Adopt **Resolution No. 9970** declaring the document entitled "2014 Amendments to Appendix C, Privilege and Excise Taxes, Article III, Licensing and Recordkeeping" as a public record.
2. Adopt **Ordinance No. 4183** amending Appendix C, Privilege and Excise Taxes, Article III, Licensing and Recordkeeping, of the Scottsdale Revised Code to conform to Municipal Tax Code Commission changes.

Staff Contact(s): Teresa Hoglund, Business Services Manager, 480-312-2463, thoglund@scottsdaleaz.gov

42. Independent Ethics Reviewers Professional Services Contracts

Request: Adopt **Resolution No. 9964** authorizing the following professional services contracts to allow retired judges to serve as independent ethics reviewers, as required by Scottsdale Revised Code Section 2-57:

1. Contract No. 2014-197-COS with Kenneth L. Fields
2. Contract No. 2014-198-COS with William J. Schafer, III
3. Contract No. 2014-199-COS with Noel Fidel
4. Contract No. 2014-201-COS with Robert D. Myers
5. Contract No. 2014-202-COS with Cecil B. Patterson

Staff Contact(s): Bruce Washburn, City Attorney, 480-312-2659, bwashburn@scottsdaleaz.gov

43. Audit Committee Recommendation for McDowell Sonoran Preserve Commission Sunset Review

Request: Adopt **Resolution No. 9980** accepting the Audit Committee's recommendation and authorizing continuation of the McDowell Sonoran Preserve Commission.

Staff Contact(s): Sharron Walker, City Auditor, 480-312-7867, swalker@scottsdaleaz.gov

44. Monthly Financial Report

Request: Accept the FY 2013/14 Monthly Financial Report as of June 2014 (fiscal year end).

Staff Contact(s): Judy Doyle, Budget Director, 480-312-2603, jdoyle@scottsdaleaz.gov

44a. Tysver v. City of Scottsdale Settlement Agreement

Request: Adopt **Resolution No. 9988** authorizing settlement in the amount of \$100,000 of Michael Tysver's negligence lawsuit against the City entitled Tysver, et al. v. City of Scottsdale, Case No. CV 2013-001476, currently pending in the Maricopa County Superior Court.

Staff Contact(s): Bruce Washburn, City Attorney, 480-312-2405,
bwashburn@scottsdaleaz.gov

MOTION AND VOTE – CONSENT AGENDA

Councilman Robbins made a motion to approve Consent Items 1 through 44a, absent Items 24, 25, and 30, which were moved to the Regular Agenda. Councilwoman Klapp seconded the motion, which carried 7/0.

REGULAR AGENDA

24. 7326 Uprising Rezoning (15-ZN-2014)

Request: Adopt **Ordinance No. 4182** approving a zoning district map amendment for amended development standards to amend the street setback from 20 feet to approximately 8 feet for a 2,100± square-foot parcel with Highway Commercial Parking District Downtown Overlay (C-3/P-3/DO) and Parking District Vehicle Parking Downtown Overlay (P-2 DO) zoning; and finding that the proposed zoning district map amendment is consistent and conforms to the Downtown Plan, Downtown Plan Urban Design and Architectural Guidelines and the adopted General Plan.

Location: 7326 E. 6th Avenue

Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

Senior Planner Dan Symer gave a PowerPoint presentation (attached) on the proposed 7326 Uprising rezoning.

MOTION AND VOTE – ITEM 24

Vice Mayor Phillips made a motion to approve the 7326 Uprising rezoning. Councilmember Korte seconded the motion, which carried 7/0.

25. DC Ranch Parcel T3A Classification (54-ZN-1989#2M)

Request: Adopt **Ordinance No. 4185** affirming the zoning classification approved in Case No. 54-ZN-1989#8 approving final ordinance adoption for DC Ranch Parcel T3A as Planned Community Center, Planned Community District (PCC PCD).

Location: Northeast corner of N. Thompson Peak Parkway and E. Legacy Boulevard

Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

Senior Planner Keith Niederer gave a PowerPoint presentation (attached) on the request to adopt Ordinance No. 4185 affirming the DC Ranch Parcel T3A rezoning classification.

MOTION AND VOTE – ITEM 25

Councilman Robbins made a motion to adopt Ordinance No. 4185 affirming the zoning classification approved in Case No. 54-ZN-1989#8. Councilwoman Milhaven seconded the motion, which carried 6/1, with Vice Mayor Phillips dissenting.

30. Transit Vehicle Procurement Agreement

Request: Adopt **Resolution No. 9962** authorizing an acknowledgement with Gillig, LLC, for the City to use the agreement between Gillig, LLC, and the Metro Regional Transit Authority in Akron, Ohio, to purchase eight transit buses in an amount estimated at \$5,200,000.

Staff Contact(s): Paul Basha, Transportation Director, 480-312-7651,
pbasha@scottsdaleaz.gov

MOTION AND VOTE – ITEM 30

Vice Mayor Phillips made a motion to approve the transit vehicle procurement agreement. Councilmember Korte seconded the motion, which carried 7/0.

45. Fiscal Year 2013/14 Annual Financial Audit

Request: Accept the Fiscal Year 2013/14 annual financial audit reports submitted by the City's external auditors, CliftonLarsonAllen LLP.

Presenter(s): Sharron Walker, City Auditor

Staff Contact(s): Sharron Walker, City Auditor, 480-312-7867,
swalker@scottsdaleaz.gov

City Auditor Sharron Walker gave a PowerPoint presentation (attached) on the FY 2013/14 annual financial audit report submitted by CliftonLarsonAllen, LLP.

MOTION AND VOTE – ITEM 45

Councilwoman Klapp made a motion to accept the Fiscal Year 2013/14 Annual Financial Audit. Councilwoman Milhaven seconded the motion, which carried 7/0.

46. Cavalliere Ranch Rezoning (13-ZN-2014)

Requests:

1. Adopt **Ordinance No. 4181** approving a zoning district map amendment and development plan for 462± acres with Single-Family Residential, Environmentally Sensitive Lands (R1-130/ESL) zoning district designation to the Planned Community District, Environmentally Sensitive Lands, with multiple Single-Family Residential district comparable zonings (P-C R1-18/ESL, R1-43/ESL, R1-35/ESL, and R1-70/ESL; and finding that the PCD Zoning District criteria have been met and determine that the proposed zoning map amendment is consistent and conforms with the adopted General Plan.
2. Adopt **Resolution No. 9971** declaring as a public record that certain document entitled "Cavalliere Ranch Development Plan."

Location: Between E. Ranchgate Road and E. Pinnacle Peak Road and between N. 128th Street and N. 134th Street

Presenter(s): Jesus Murillo, Sr. Planner

Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

Senior Planner Jesus Murillo gave a PowerPoint presentation (attached) on the proposed Cavalliere Ranch rezoning.

John Berry, applicant representative, gave a presentation on the Cavalliere Ranch rezoning request.

Mayor Lane opened public testimony.

The following individuals spoke in support of the proposed Cavalliere Ranch rezoning:

- Robert Cappel, Greater Pinnacle Peak Association
- Victor Sidy, Frank Lloyd Wright School of Architecture
- Todd Boffo, Scottsdale citizen
- David Weston, Scottsdale citizen
- Chris Buttenob, Scottsdale citizen
- Ron Coleman, Scottsdale citizen
- Roy Garibaldi, Scottsdale citizen
- Wilbur Chew, Scottsdale citizen
- Lance Messick, Scottsdale citizen
- Ronn Maxwell, Scottsdale citizen
- Rick Ueable, Scottsdale citizen
- Oliver Smith, Scottsdale citizen
- Olie Swanky, Scottsdale citizen
- Ken Clark, Scottsdale citizen
- John Schultz, Scottsdale citizen
- Erick Lashley, Scottsdale citizen

The following individuals spoke in opposition to the proposed Cavalliere Ranch rezoning:

- Gary Kalian, Scottsdale citizen
- Kathy Littlefield, Scottsdale citizen
- Howard Meyers, Desert Property Owners' Association
- James Heitel, Scottsdale citizen

Mayor Lane closed public testimony.

MOTION NO. 1 – ITEM 46

Vice Mayor Phillips made a motion to table Ordinance No. 4181 until the Council receives more input from the public and staff. Motion died for lack of a second.

MOTION AND VOTE NO. 2 – ITEM 46

Councilwoman Milhaven made a motion to adopt Ordinance No. 4181 approving a zoning district map amendment and development plan for 462± acres with Single-Family Residential, and adopt Resolution No. 9971 declaring as a public record that certain document entitled “Cavalliere Ranch Development Plan.” Councilwoman Klapp seconded the motion, which carried 5/2, with Vice Mayor Phillips and Councilman Littlefield dissenting.

47. Bahia Work Live Play Non-Major General Plan Amendment and Rezoning (6-GP-2014 and 14-ZN-2014)

Requests:

1. Adopt **Resolution No. 9952** approving a Non-Major General Plan Amendment to change the City of Scottsdale 2001 General Plan land use designation from Employment to Mixed-Use Neighborhoods, and a Non-Major General Plan Amendment to change the Greater Airpark Character Area Plan Future Land Use Map from Employment (EMP) to Airpark Mixed Use – Residential (AMU-R) for Case No. 6-GP-2014.
2. Adopt **Ordinance No. 4184** approving a zoning district map amendment to amend the development standards for Case No. 33-ZN-2000 (Horseman's Park), and amend the Planned Community (P-C) District zoning from the comparable Industrial Park (I-1 PCD) District to Planned Airpark Core Development, Airpark Mixed Use – Residential (PCP AMU-R PCD), including a Development Plan, increasing the allowed Floor Area Ratio (FAR) for commercial parcels in the Horseman's Park PCD (specific to this site) from 0.3 to 1.2, and the allowed building height from 42 feet, including mechanical screening, to 65-feet, inclusive of rooftop appurtenances, using PCP bonuses for building height and FAR; and finding that the PCD criteria have been met and the zoning district map amendment is consistent and conforms to the adopted General Plan for a 5.1± gross acre property for Case No. 14-ZN-2014.
3. Adopt **Resolution No. 9958** declaring as a public record that certain document entitled "Bahia Work/Live/Play Development Plan."
4. Adopt **Resolution No. 9969** authorizing Development Agreement No. 2014-188-COS with Bahia Live Work Townhome, LLC, for construction of a Mixed Use Development.

Location: 16576 N. 92nd Street

Presenter(s): Greg Bloemberg, Sr. Planner

Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

Senior Planner Greg Bloemberg gave a PowerPoint presentation (attached) on the proposed Bahia Work Live Play Non-Major General Plan Amendment and rezoning.

John Berry, applicant representative, gave a presentation on the Bahia Work Live Play Non-Major General Plan Amendment and rezoning request.

Mayor Lane opened public testimony.

The following individuals spoke in support of the proposed Bahia Work Live Play Non-Major General Plan Amendment and rezoning:

- Michael Zajas, Catclar Investments, referenced letters (attached) on behalf of the following individuals:
 - Craig Jackson, Chief Executive Officer of Barrett-Jackson
 - P. Dean Cummings, Orthopedic Surgeon and Sports Medicine Doctor at The Orthopedic Clinic Association
 - Brett Bennett, Chief Executive Officer of POSitive Technology
 - Kevin Berk, Owner of AZ on the Rocks
 - Michael O'Hearn, President of Coyotes Ice and the Ice Den
- Scott Jarson, Scottsdale business owner
- Jason Hersh, Scottsdale business owner

- Andrew Clary, FROGS Physical Therapy, LLC
- Jim Keeley, Colliers International
- Jim Riggs, Platinum Advisors

The following individuals spoke in opposition to the proposed Bahia Work Live Play Non-Major General Plan Amendment and rezoning:

- Howard Myers, Desert Property Owners' Association
- Jim Hartsock, McDowell Mountain Business Center

Mayor Lane closed public testimony.

MOTION NO. 1 AND VOTE – ITEM 47

Councilman Robbins made a motion to adopt Resolution No. 9952, Ordinance No. 4184, Resolution No. 9958, and Resolution No. 9969. Councilmember Korte seconded the motion, which carried 6/1, with Councilman Littlefield dissenting.

MOTION NO. 2 AND VOTE – ITEM 47 CALL FOR THE QUESTION

Councilmember Korte made a motion to call the question. Councilwoman Milhaven seconded the motion, which carried 7/0.

MOTION NO. 3 AND VOTE – ITEM 47

Councilwoman Milhaven made a motion to direct staff to agendize a discussion on alternative uses for the funds that are going to be paid by the developer for WestWorld improvements. Councilman Littlefield seconded the motion, which carried 5/2, with Mayor Lane and Councilwoman Klapp dissenting.

48. Police Compensation Issues

Request: Presentation, discussion, and possible direction to staff on study of police compensation issues as a follow-up item from the City Council budget discussions.

Presenter(s): Fritz Behring, City Manager

Staff Contact(s): Fritz Behring, City Manager, 480-312-2800, fbehring@scottsdaleaz.gov

Strategic Initiatives Director Brent Stockwell gave a PowerPoint presentation (attached) on the status of the police compensation study.

PUBLIC COMMENT – None

CITIZEN PETITIONS

49. Receipt of Citizen Petitions

Request: Accept and acknowledge receipt of citizen petitions. Any member of the Council may make a motion, to be voted on by the Council, to: (1) Direct the City Manager to agendize the petition for further discussion; (2) direct the City Manager to investigate the matter and prepare a written response to the Council, with a copy to the petitioner; or (3) take no action.

Staff Contact(s): Carolyn Jagger, City Clerk, 480-312-2411, cjagger@scottsdaleaz.gov

No citizen petitions were received.

MAYOR AND COUNCIL ITEMS – None

ADJOURNMENT

The Special/General Plan City Council Meeting adjourned at 8:48 P.M.

SUBMITTED BY:



Carolyn Jagger
City Clerk

Officially approved by the City Council on


January 6, 2015

CERTIFICATE

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Special/General Plan Meeting of the City Council of Scottsdale, Arizona held on the 2nd day of December 2014.

I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 6th day of January 2015.



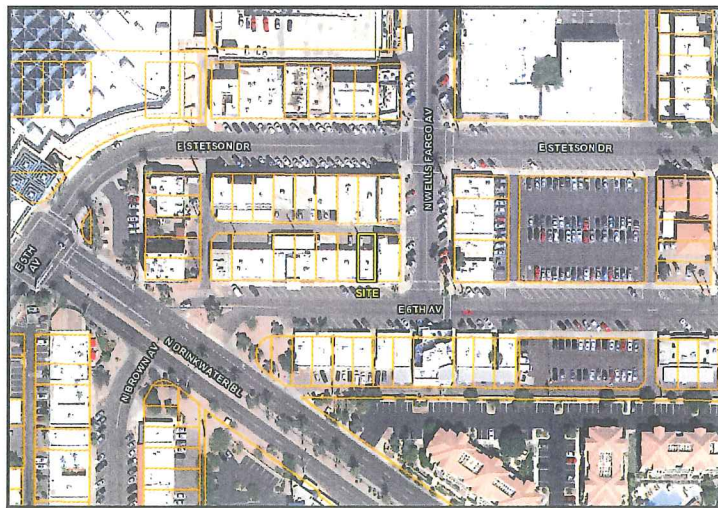
Carolyn Jagger, City Clerk

7326 Uprising

15-ZN-2014

Coordinator: Dan Symer

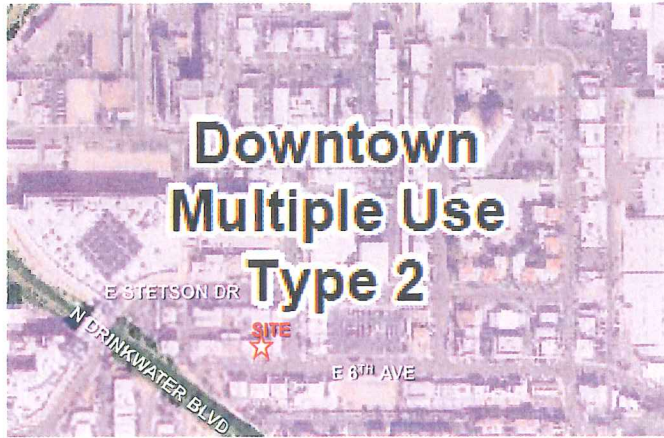
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CONTEXT AERIAL

15-ZN-2014

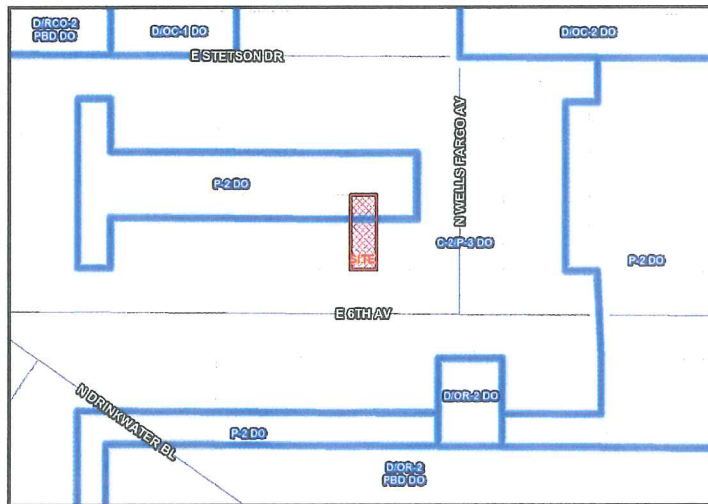
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CHARACTER PLAN

15-ZN-2014

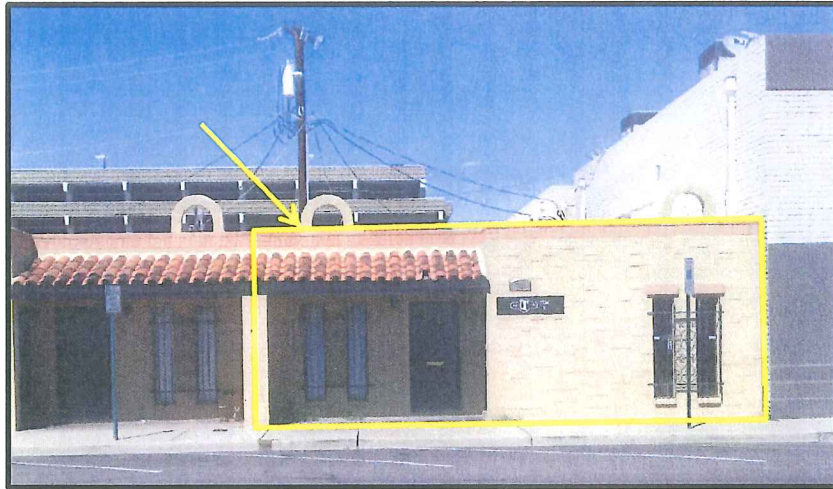
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ZONING

15-ZN-2014

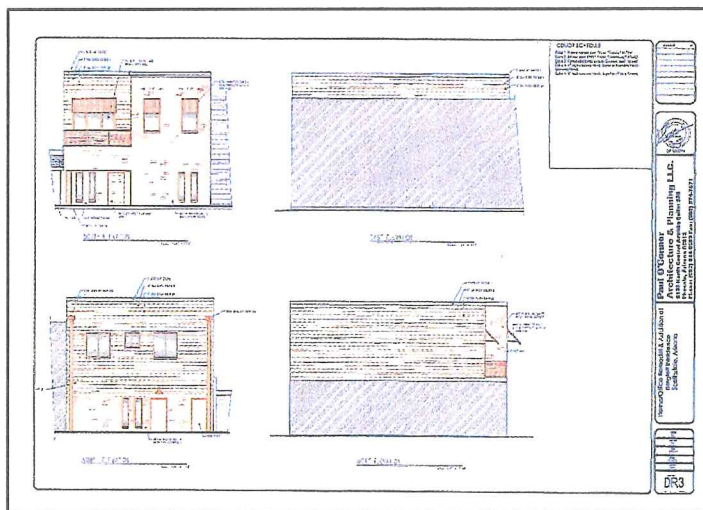
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EXISTING FRONT BUILDING ELEVATION

15-ZN-2014

7326 Uprising



ELEVATIONS

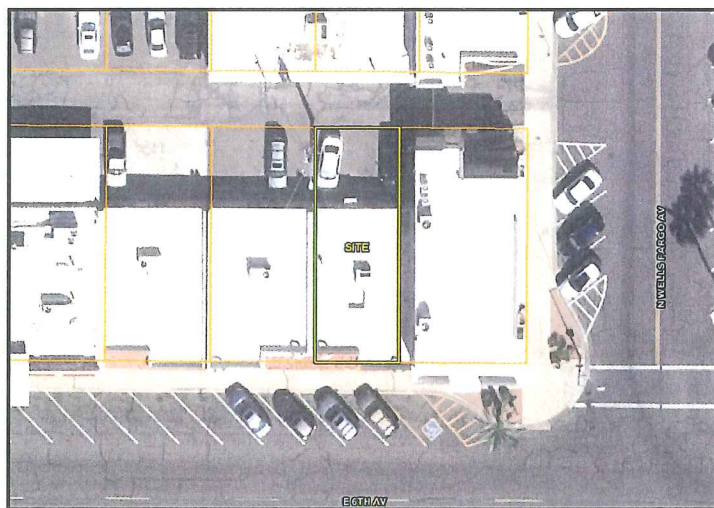
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15-ZN-2014

Coordinator: Dan Symer

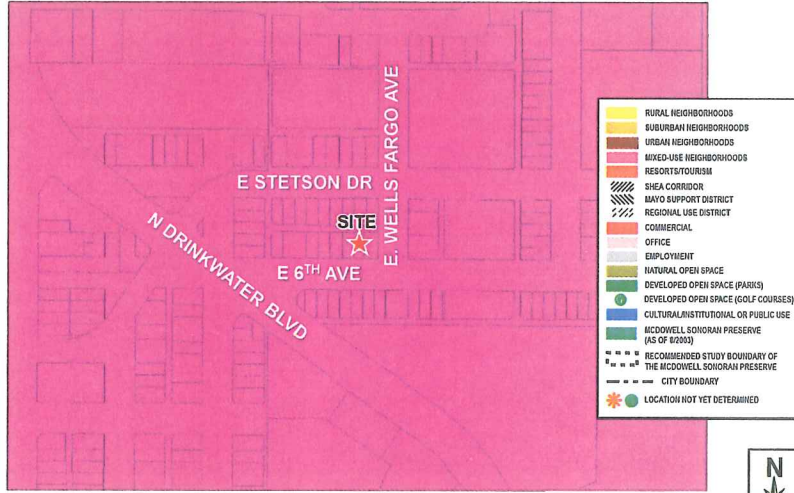
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CLOSE AERIAL

15-ZN-2014

7326 Uprising



LAND USE

15-ZN-2014

Item 25

**DC Ranch Parcel T3A Zoning Ordinance
Adoption**

54-ZN-1989#2M

December 2, 2014

Coordinator: Keith Niederer

DC Ranch Ordinance Adoption



CONTEXT AERIAL

54-ZN-1989#2

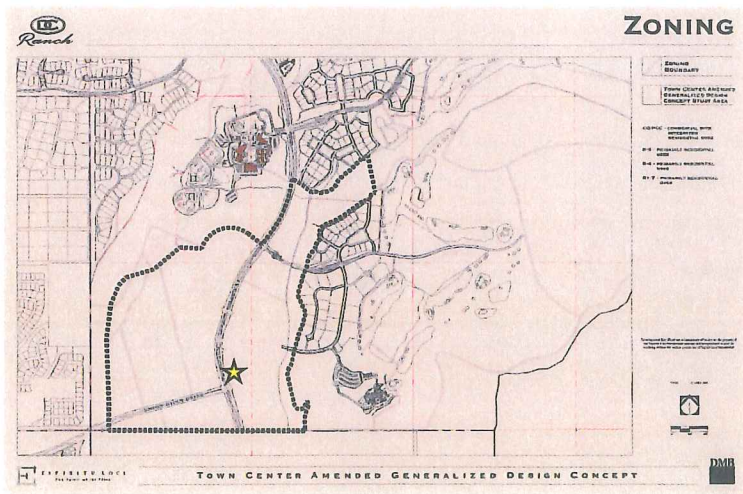
DC Ranch Ordinance Adoption



CLOSE AERIAL

54-ZN-1989#2

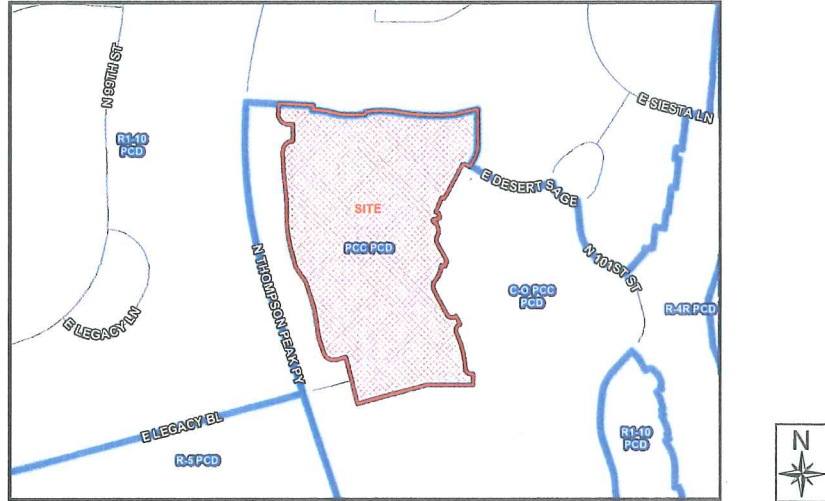
DC Ranch Ordinance Adoption



ZONING APPROVED WITH 54-ZN-1989#8

54-ZN-1989#2

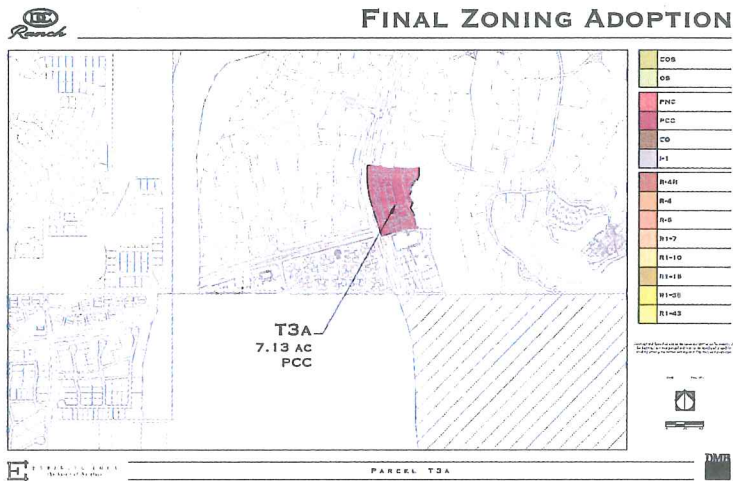
DC Ranch Ordinance Adoption



ZONING

54-ZN-1989#2

DC Ranch Ordinance Adoption



ADOPTION AREA

54-ZN-1989#2

**DC Ranch Parcel T3A Zoning Ordinance
Adoption**

54-ZN-1989#2M

APPLICANT'S PRESENTATION

FY 2013/14 Annual Financial Audit

Sharron E. Walker, CPA, CFE, CLEA
City Auditor

Contract CPA Firm: CliftonLarsonAllen LLP

Background

- City Charter, Art 6 §14, requires Council to designate CPAs to perform independent audit of City's annual financial statements
- The Council assigned financial audit contract oversight to the City Auditor
- Audit Committee received FY 2013/14 audit reports at its November 17 meeting and recommends acceptance of the reports

Summary of Financial Audit Reports

- Annual financial audit:
 - City’s Comprehensive Annual Financial Report
 - Communication with Governance
 - Management Letter
 - Component Units’ Annual Financial Reports
 - Community Facilities Districts (5)
 - Municipal Property Corporation (MPC)
 - Scottsdale Preserve Authority (SPA)
- *Each has Communication with Governance and Report on Internal Control over Financial Reporting & Compliance

Federal & State Funding Reports

Federal funding/compliance reports

- Single Audit, includes:
 - Report on Internal Control over Financial Reporting and Compliance based on audit of Financial Statements
 - Report on Compliance, Internal Control over Compliance and Schedule of Expenditures of Federal Awards
 - Schedule of Findings
 - Schedule of Expenditures of Federal Awards
- Report on Housing & Urban Development (HUD) Supplementary Data Schedule

State funding/compliance report

- Highway User Revenue Fund (HURF) uses

City of Scottsdale, Arizona

**Comprehensive Annual Financial Report
For the Fiscal Year ended June 30, 2014**

Table of Contents

	Page
INTRODUCTORY SECTION	
Letter of Transmittal – City Treasurer, Finance and Accounting	1
Certificate of Achievement – Government Finance Officers Association	6
List of Elected and Appointed Officials	7
Organizational Chart	8
FINANCIAL SECTION	
Independent Auditors' Report	9
Management's Discussion and Analysis	12
Basic Financial Statements:	
Government-wide Financial Statements:	
Statement of Net Position	32
Statement of Activities	33
Fund Financial Statements:	
Balance Sheet – Governmental Funds	34
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position	36
Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds	37
Statement of Changes in Fiduciary Net Position – Fiduciary Funds	51
Notes to Financial Statements:	
I. Summary of Significant Accounting Policies	52
II. Reconciliation of Government-wide and Fund Financial Statements	61
III. Stewardship, Compliance, and Accountability	68

STATISTICAL SECTION

Financial Trends

Net Position by Component – Last Ten Fiscal Years (accrual basis of accounting)	144
Changes in Net Position – Last Ten Fiscal Years (accrual basis of accounting)	145
Fund Balances of Governmental Funds – Last Ten Fiscal Years (modified accrual basis of accounting)	148
Changes in Fund Balances of Governmental Funds – Last Ten Fiscal Years (modified accrual basis of accounting)	149
Tax Revenue by Source – Last Ten Fiscal Years (modified accrual basis of accounting)	152

Revenue Capacity

Taxable Sales Subject to Privilege (Sales) Tax by Category – Last Ten Fiscal Years	153
Direct and Overlapping Sales Tax Rates – Last Ten Fiscal Years	154
Sales Tax Revenue Payers by Industry – Current Year and Nine Years Ago	155
Property Tax Rates – Direct and Overlapping Governments – Last Ten Fiscal Years	156
Principal Property Taxpayers – Current Year and Nine Years Ago	157
Assessed Value of Taxable Property – Last Ten Fiscal Years	158
Property Tax Levies and Collections – Last Ten Fiscal Years	159

Debt Capacity

Ratios of Outstanding Debt by Type – Last Ten Fiscal Years	160
Ratios of Net General Bonded Debt Outstanding – Last Ten Fiscal Years	161
Direct and Overlapping Governmental Activities Debt as of June 30, 2014	162
Legal Debt Margin Information – Last Ten Fiscal Years	163
Pledged-Revenue Coverage – Last Ten Fiscal Years	165

Demographic and Economic Information

Demographic and Economic Statistics – Last Ten Fiscal Years	166
Principal Employers – Current Year and Nine Years Ago	167

Operating Information

Full-time Equivalent City Government Employees by Function – Last Ten Fiscal Years	168
Operating Indicators by Division – Last Ten Fiscal Years	169
Capital Asset Statistics by Function – Last Ten Fiscal Years	172

Further information

Financial Reports:

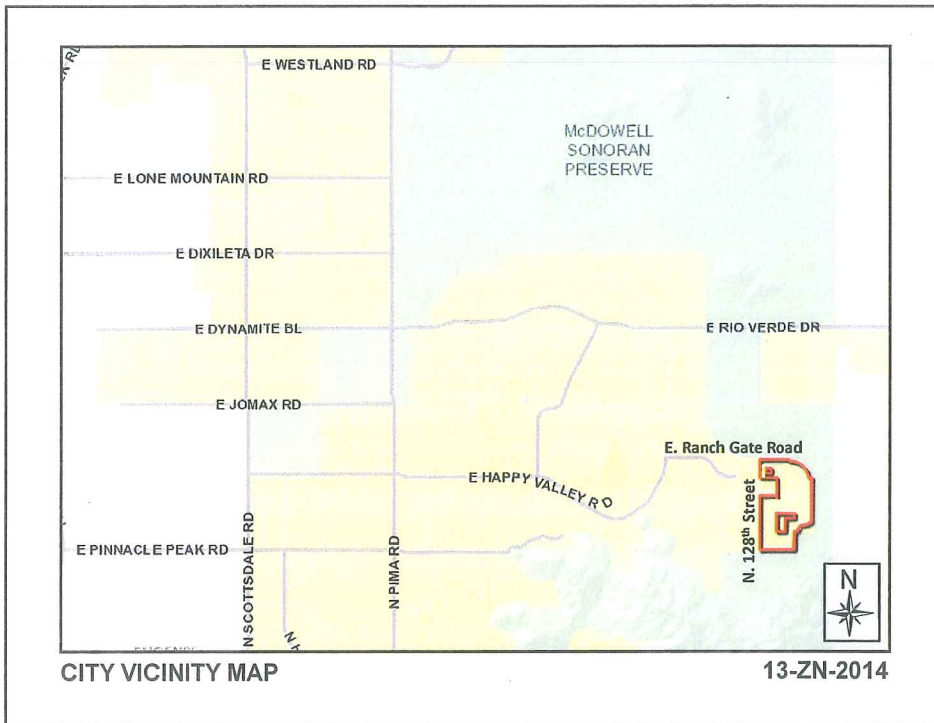
Jeff Nichols, City Treasurer

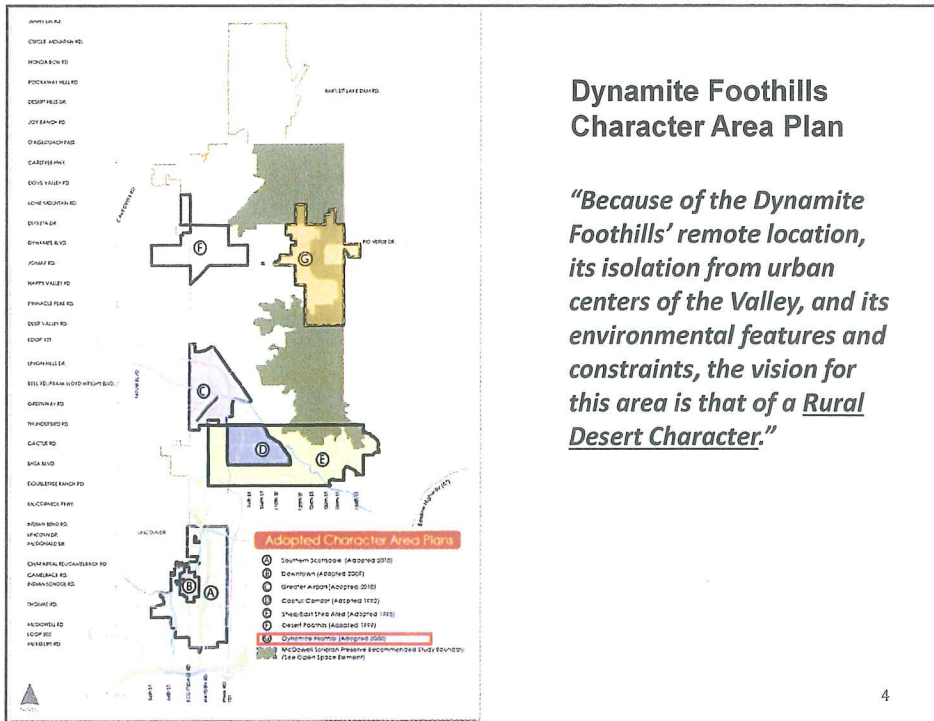
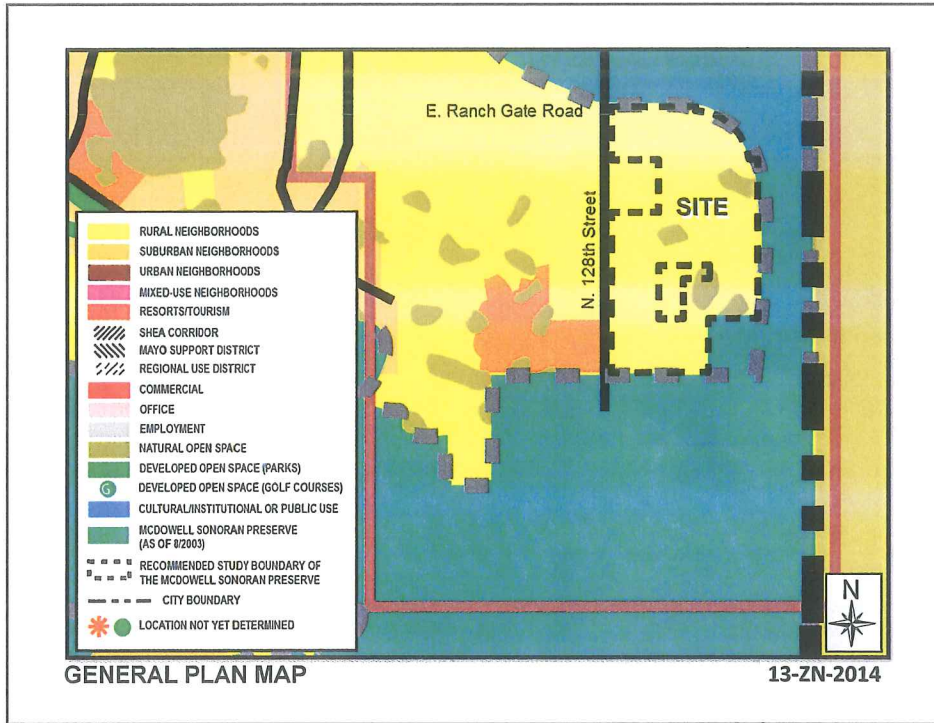
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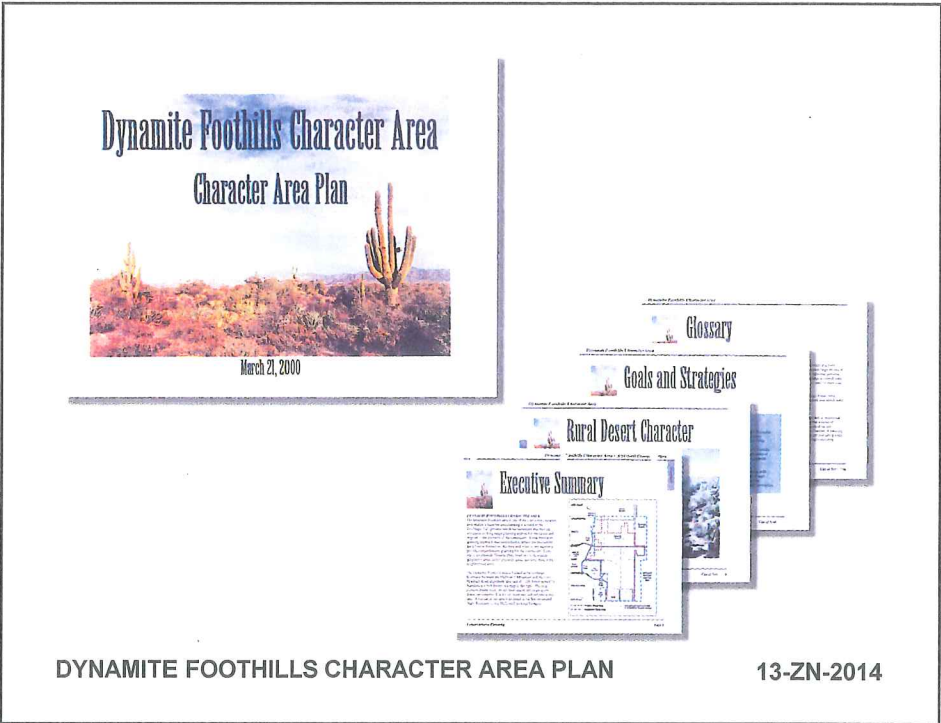
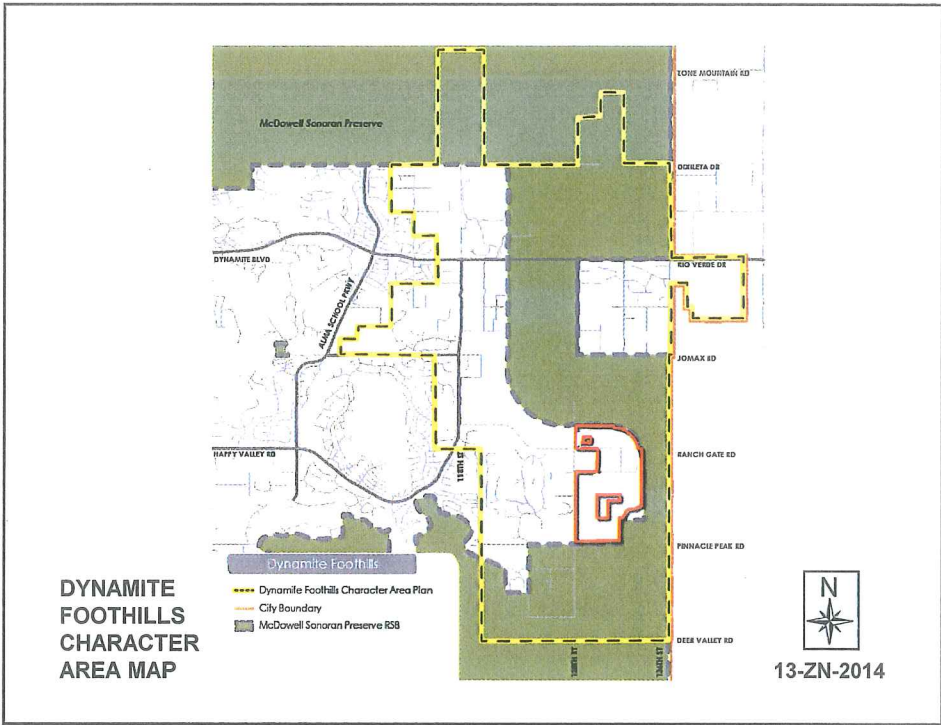
Sharron Walker, City Auditor

13-ZN-2014 Cavalliere Ranch

City Council
Jesus Murillo
December 2, 2014







Dynamite Foothills Character Area

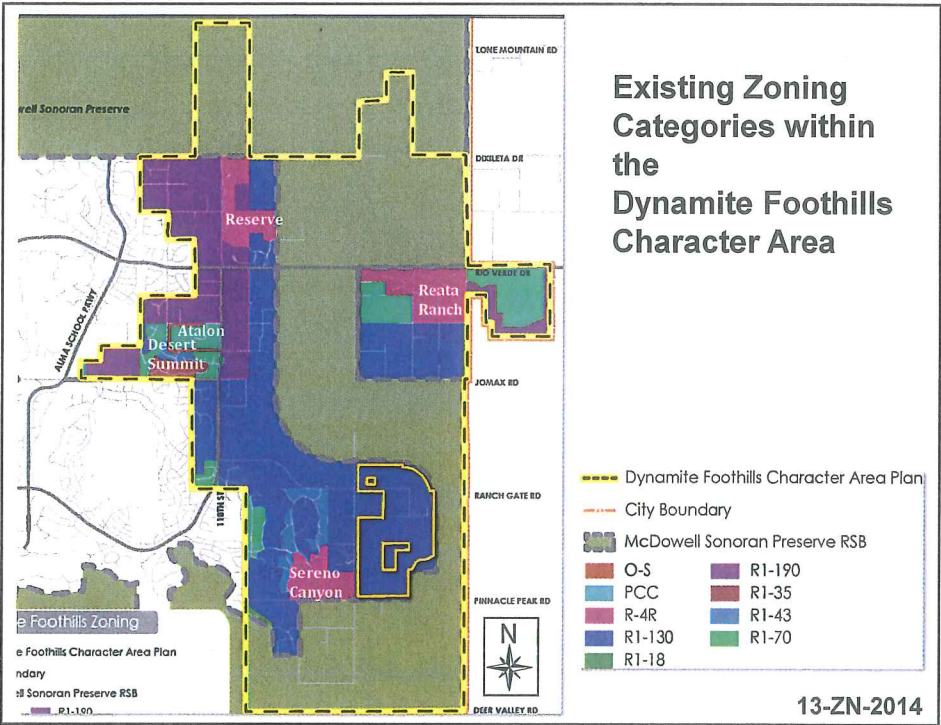
Implementation Program:

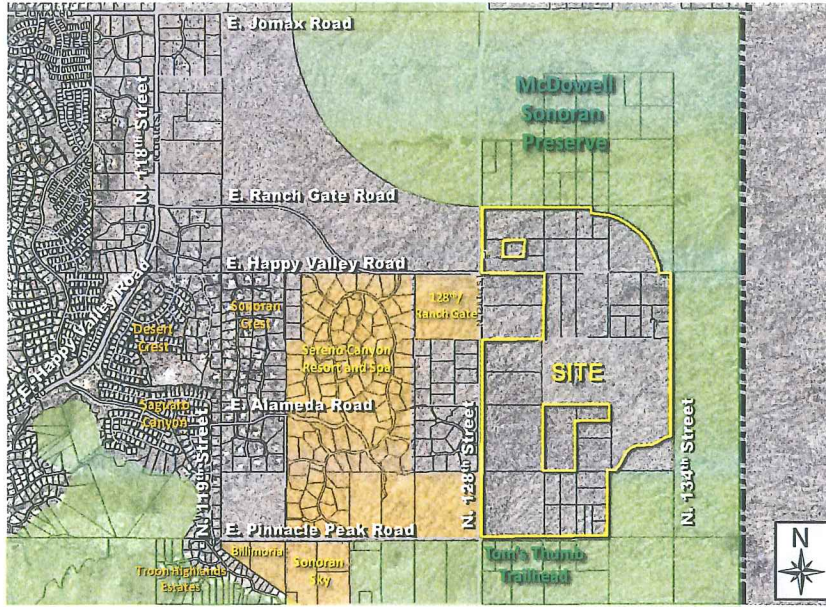
Design and Performance Guidelines

City Action Plan

March 21, 2000

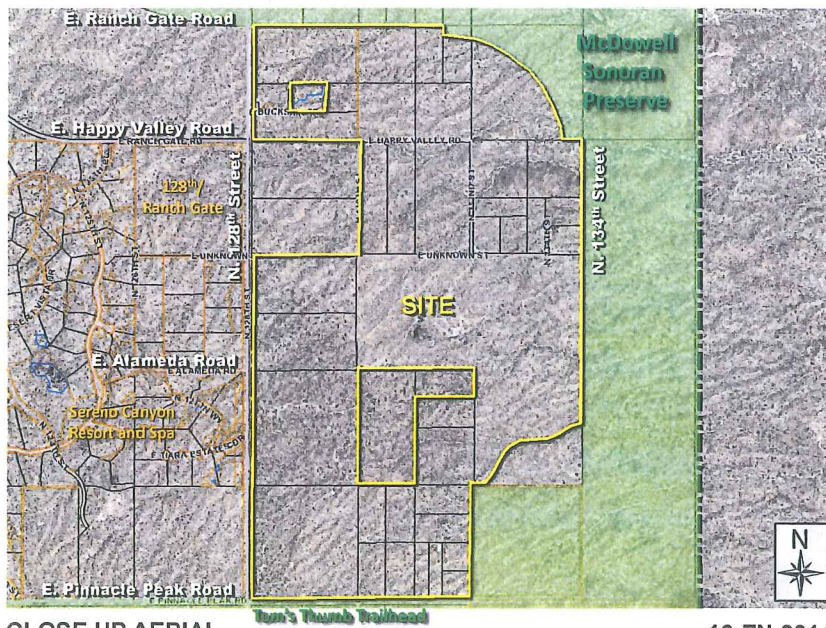
DYNAMITE FOOTHILLS IMPLEMENTATION PROGRAM
13-ZN-2014





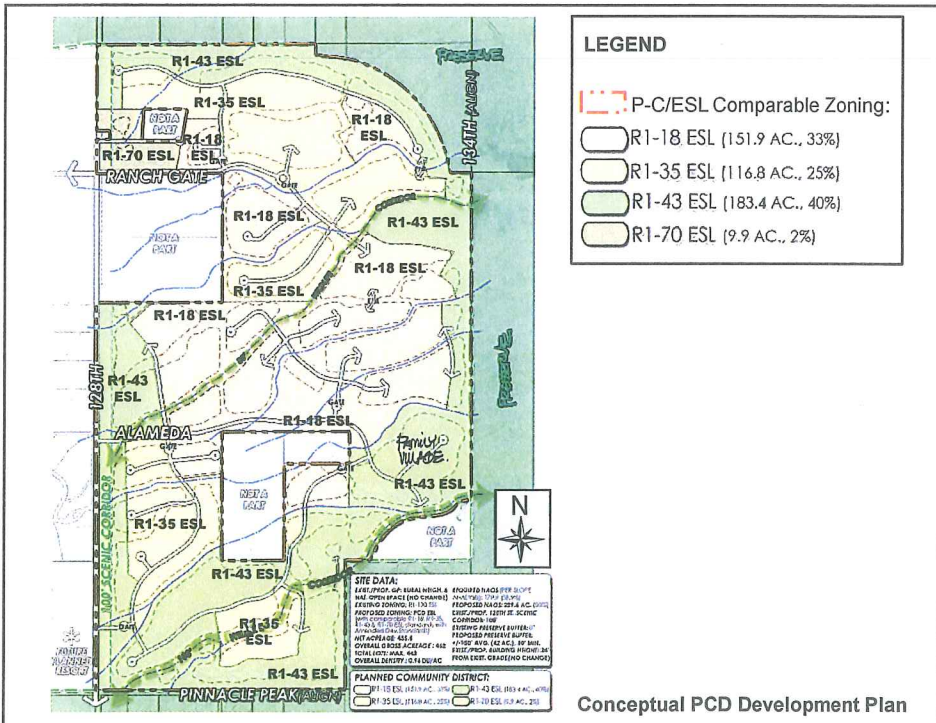
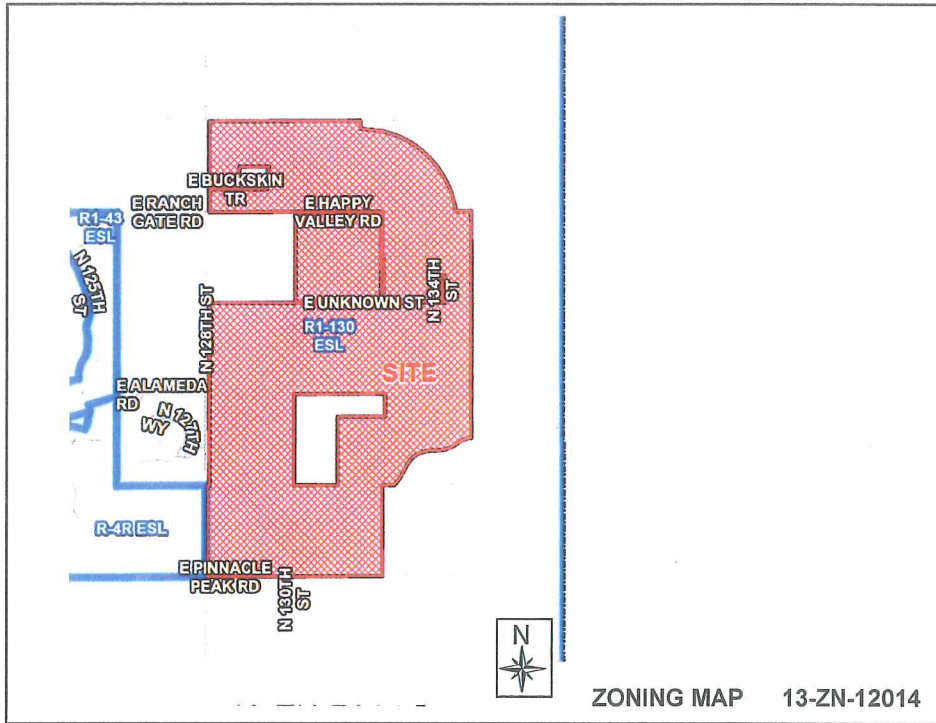
CONTEXT AERIAL

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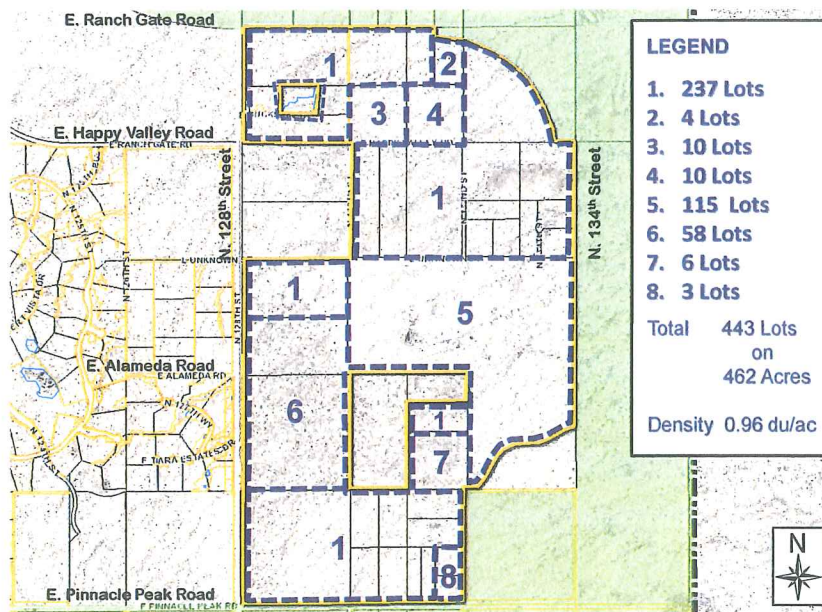


CLOSE UP AERIAL

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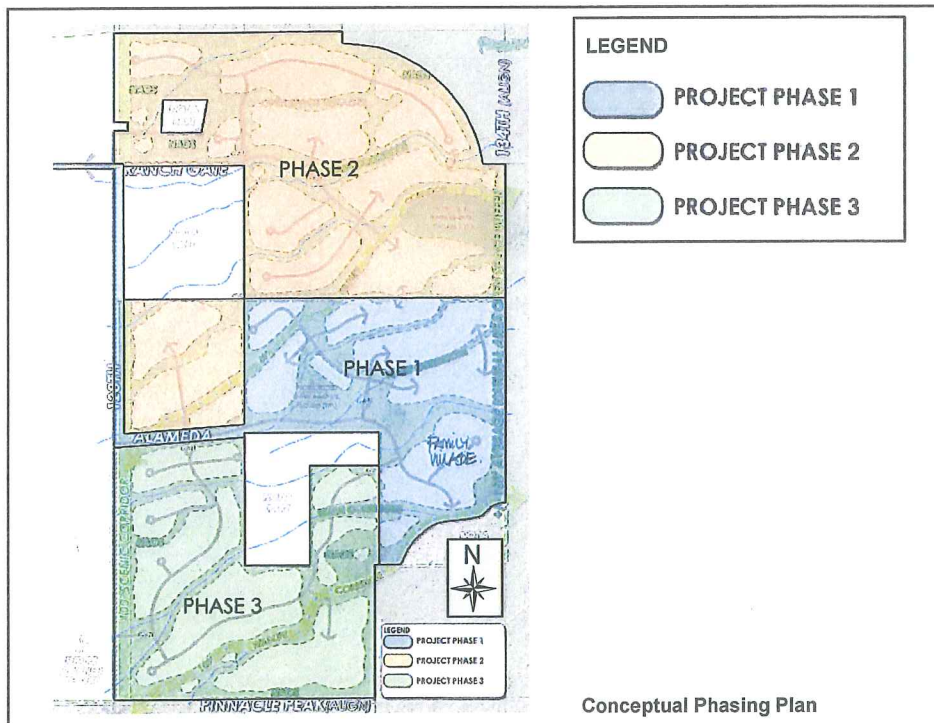
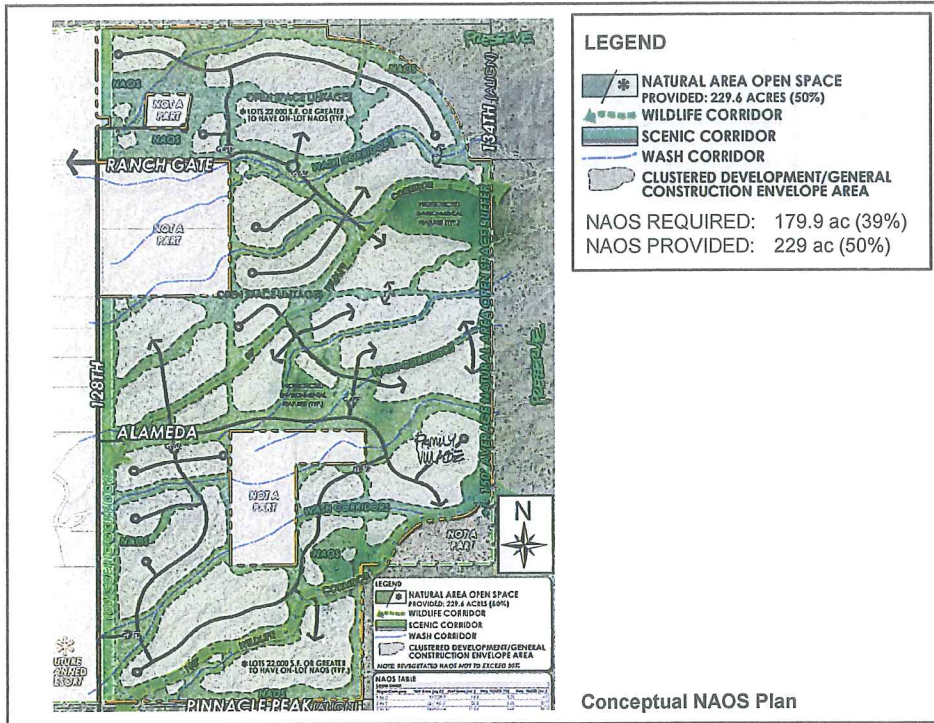


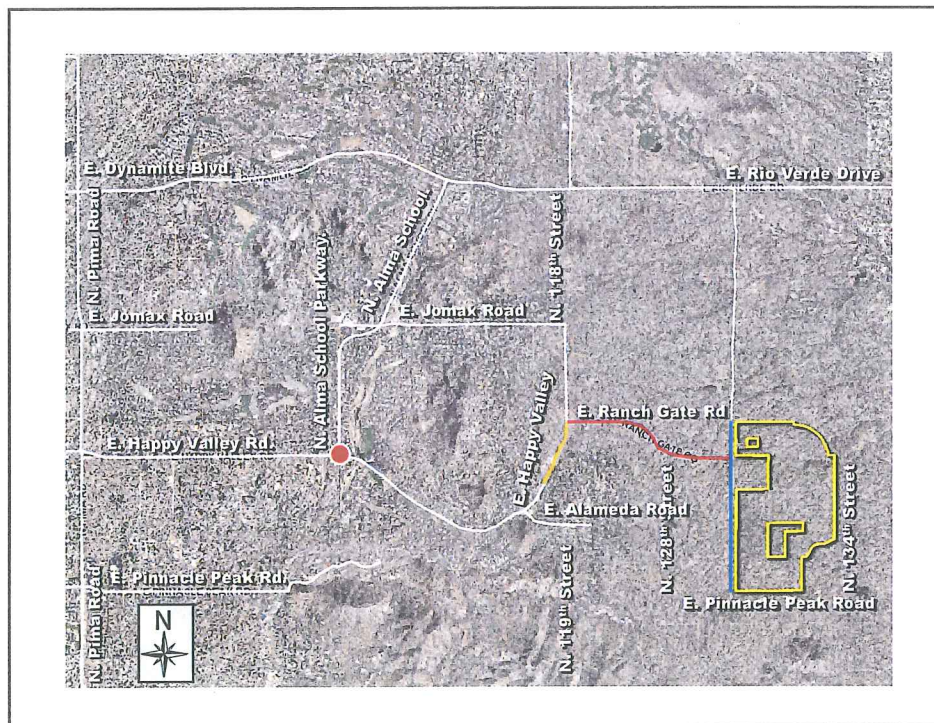
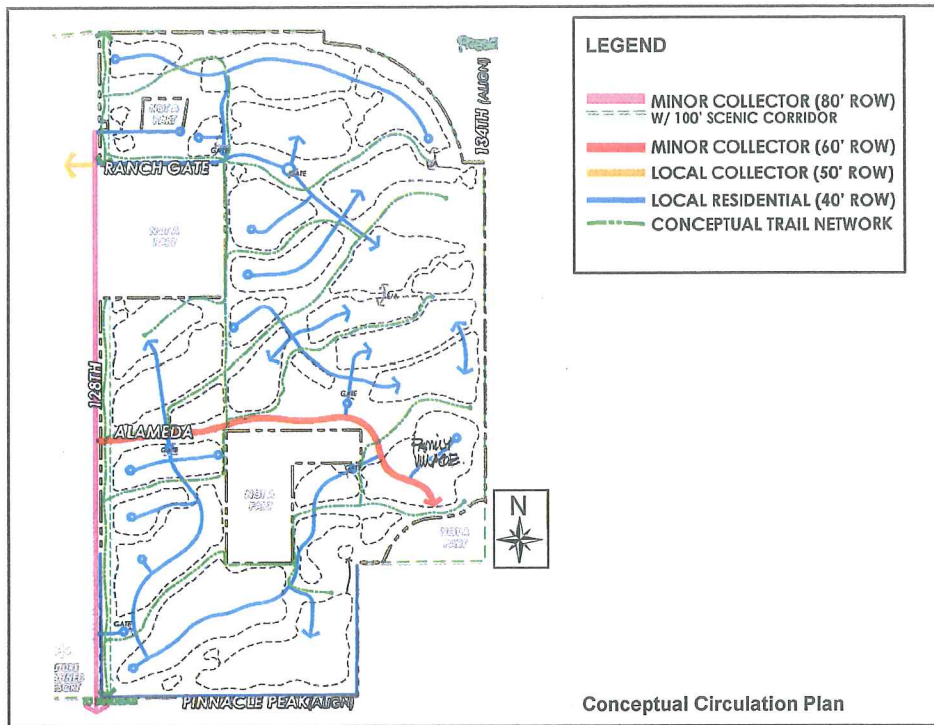
	Standard R1-130/ ESL	Proposed PCD/ESL with Comparable Zoning	Proposed PCD/ESL with Comparable Zoning Straight Ordinance
Zoning per Acre	R1-130/ESL (462 acres)	PCD/ESL with comparable: R1-18/ESL (152 Acres) R1-35/ESL (138 Acres) R1-43/ESL (162 Acres) R1-70/ESL (10 Acres)	PCD/ESL with comparable: R1-18/ESL (152 Acres) R1-35/ESL (138 Acres) R1-43/ESL (162 Acres) R1-70/ESL (10 Acres)
Density	R1-130/ESL 143 du /462 ac 0.31 du/ac	PCD/ESL w/comparable zoning: 443 du / 462 ac 0.96 du/ac	PCD/ESL (straight ordinance) R1-18/ESL (152 acres) (1.87 du/ac) 284 units; R1-35/ESL (138 acres) (1.04 du/ac) 143 units; R1-43/ESL (162 acres) (0.83 du/ac) 134 units; R1-35/ESL (10 acres) (0.55 du/ac) 5 units; Total: 565 units 1.22 du/ac
NAOS	R1-130/ESL 179.9 acres (39%)	PCD/ESL w/comparable zoning 229.6 acres (50%)	PCD/ESL w/comparable 179.9 acres (39%)
Building Height	24 feet	24 feet	24 feet

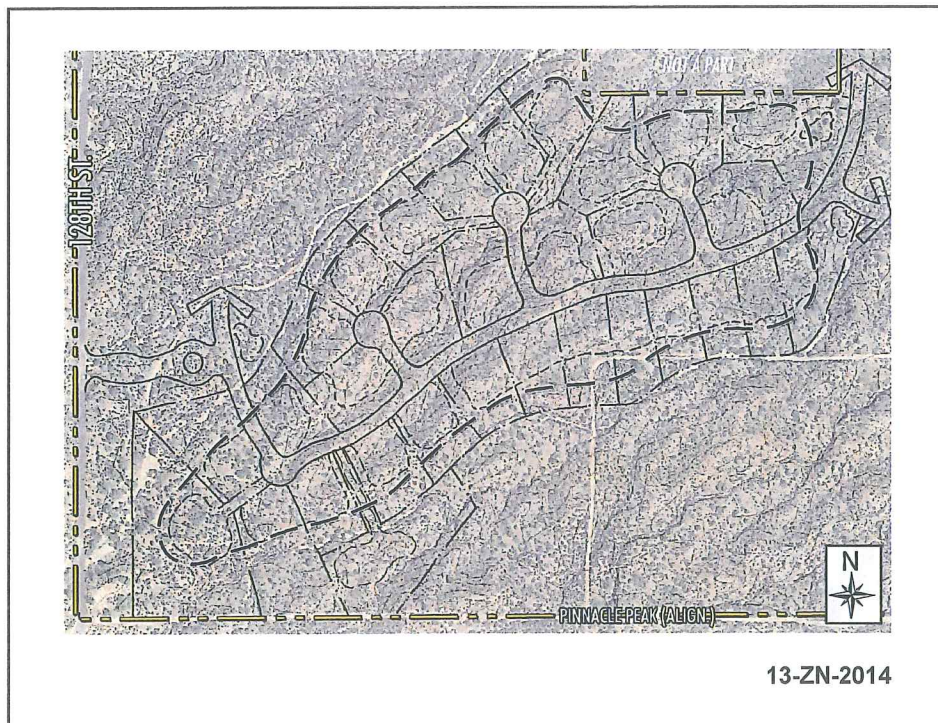
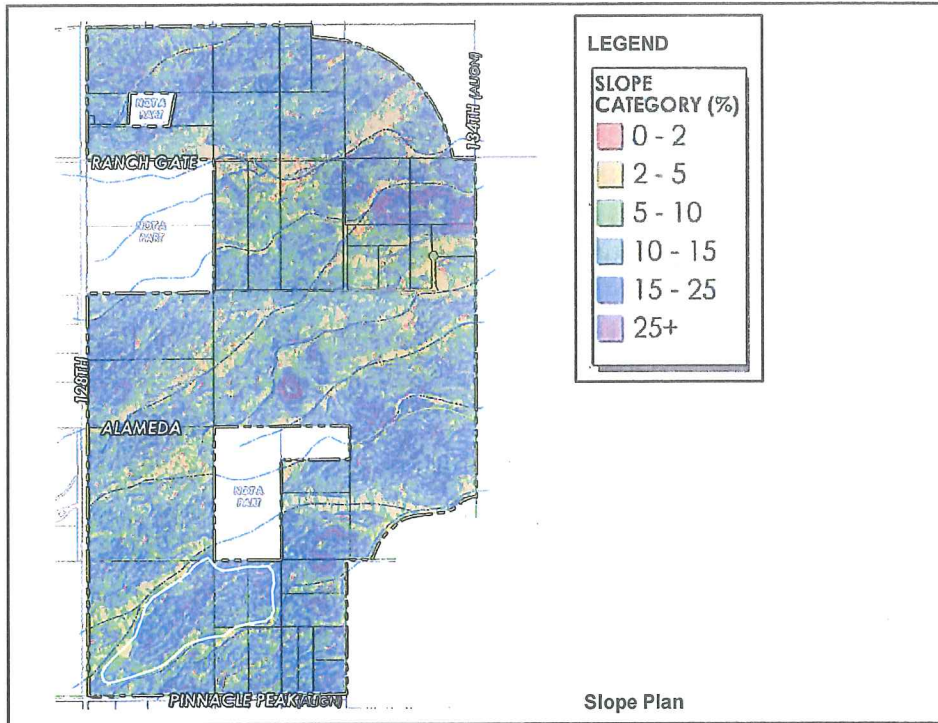


CONTEXT AERIAL

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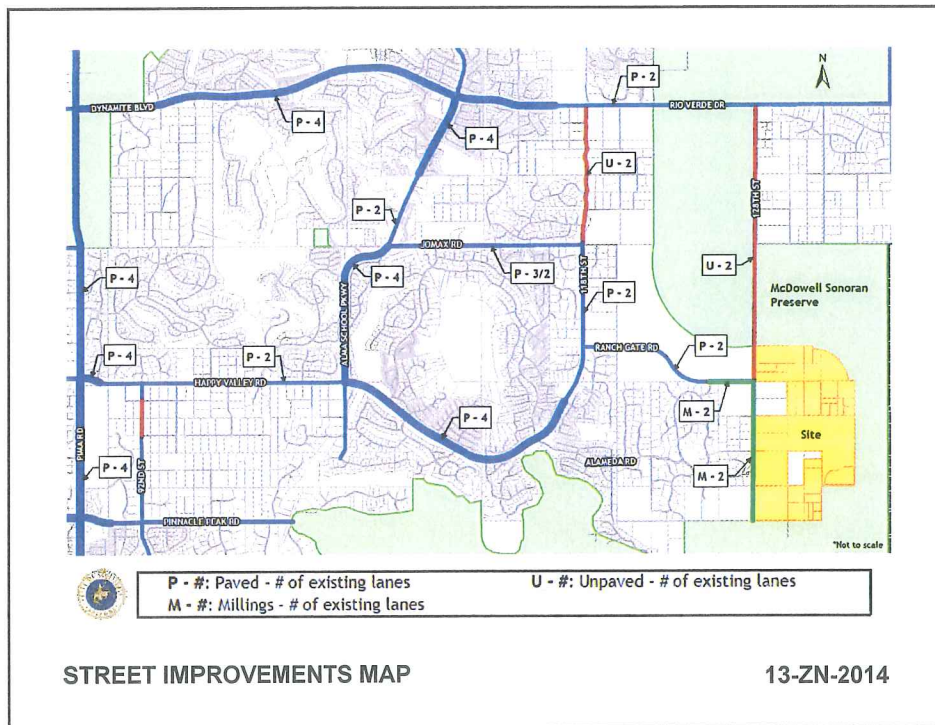
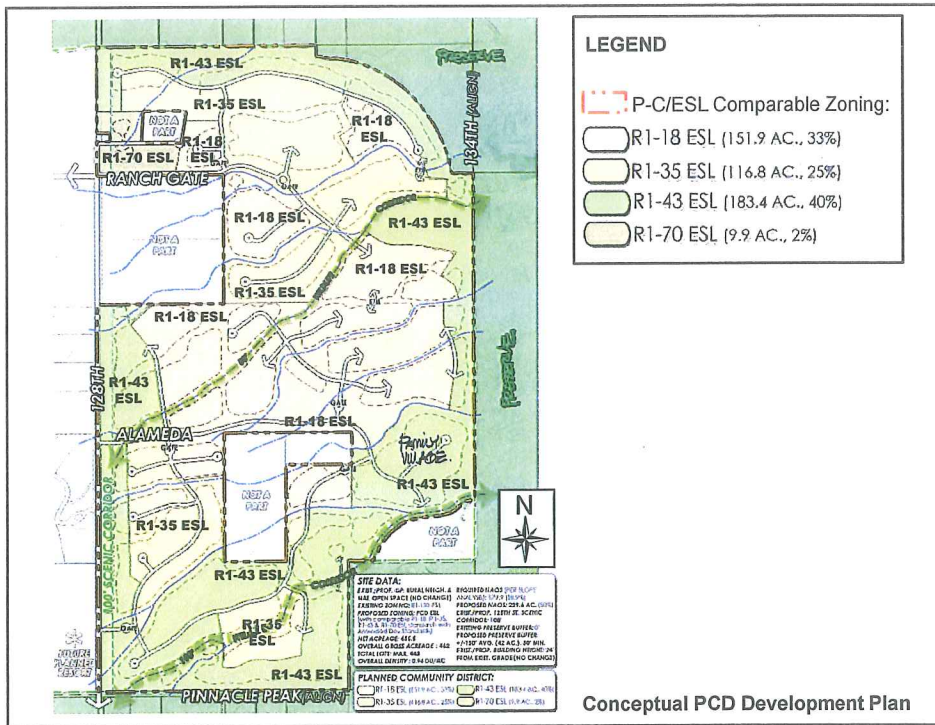


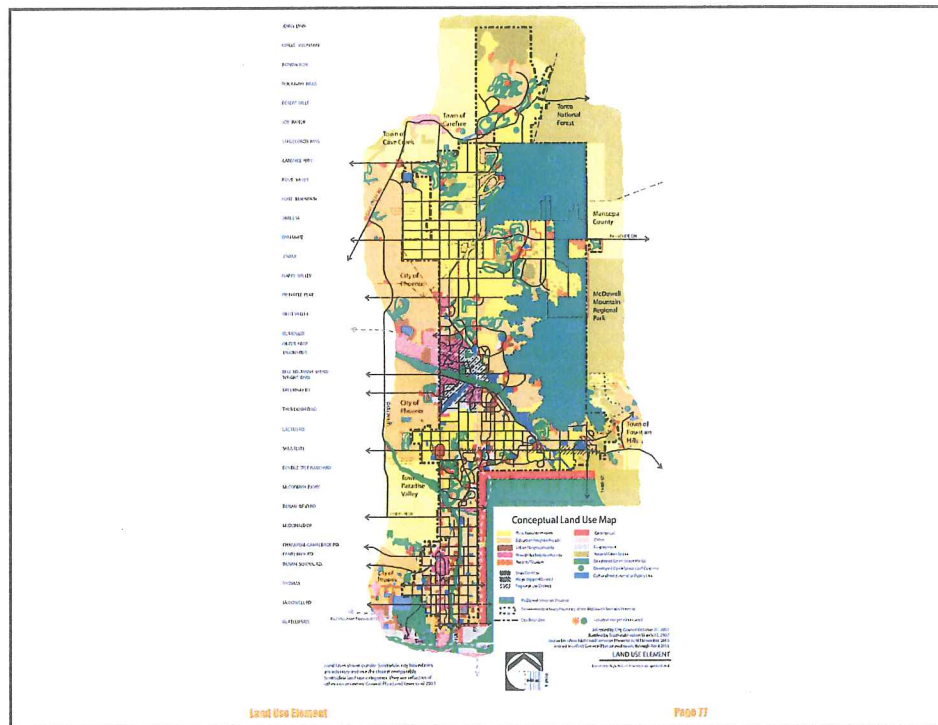
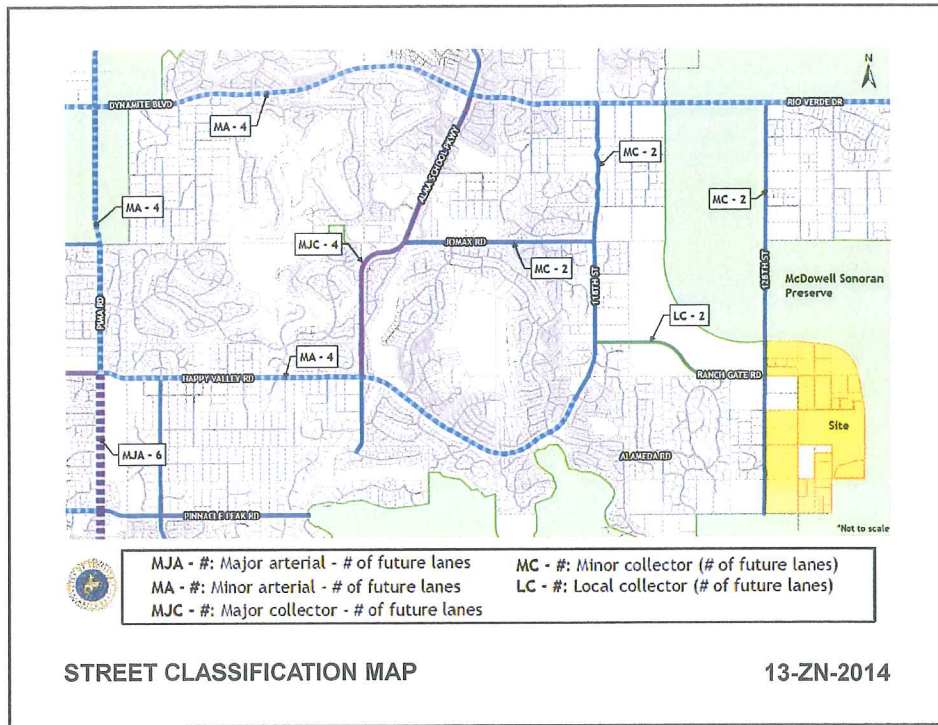
Case Fact Sheet

- **Existing Use:** Vacant Lands (various parcels)
- **Proposed Use:** 443-lot subdivision
- **Parcel Size:** 462+/- acres (composed of 40 parcels)
- **Building Height Allowed:** 24 feet
- **Building Height Proposed:** 24 feet
- **NAOS Required:** 179.9 acres (39% of subject site)
- **NAOS Provided:** 229.6 acres (50% of subject site)
- **Density Allowed:** 0.31 dwelling units per acre
- **Density Proposed:** 0.96 dwelling units per acre

Key Considerations

- **Benefits of Master Planning - Proposed 462+/- acre site**
 - **Infrastructure, Circulation, Proposed on-and off-site improvements**
- **2001 General Plan – Maintains Rural Neighborhoods/Open Space**
- **2001 General Plan – Densities are at highest end of range**
- **2000 Dynamite Foothills – Recommends existing densities**
- **Multiple Land Ownership**
- **Proposed Master Plan Limited in Level of Detail**
- **Proposed Area of Development includes areas of Steeper Slopes**
- **McDowell Sonoran Preserve Adjacency – Proposed 150' buffer**

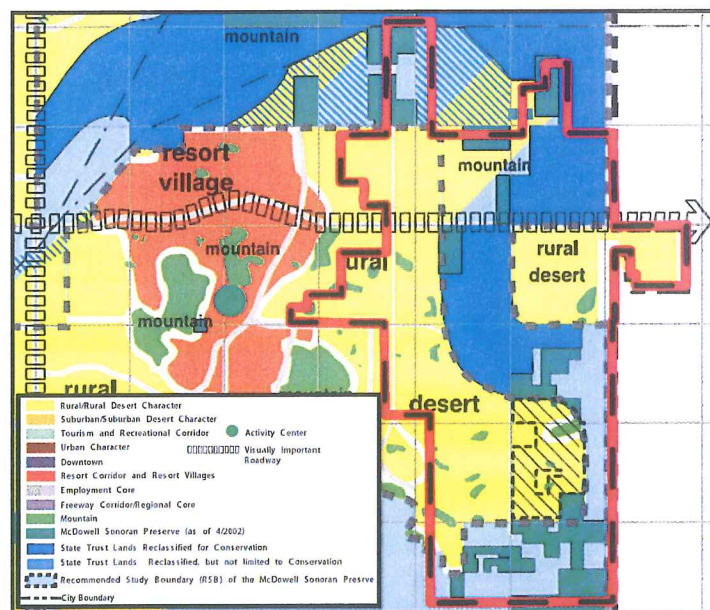




Major General Plan Amendment Criteria

- An amendment to Scottsdale's General Plan is defined as a major amendment if it meets any one of the following criteria:
 1. **Land Use Category** - a change in the land use category on the land use plan
 2. **Area of Change** - a change in land use designation that includes certain acreages
 3. **Character Area Criteria** - if a proposal to change the land use category has not been clearly demonstrated to comply with a character plan
 4. **Water/ Wastewater Infrastructure** - if a proposal to change the planned land use category results in the premature increase in the size of master planned water or sewer facilities

27



2001 General Plan Character Type Map (The Dynamite Foothills Character Area)

Rural Neighborhoods Land Use Definition

and services essential to balanced residential areas. Special care should be taken to provide adequate transitions between uses that have different intensities of development.

In the past, many master-planned developments were approved and built in Scottsdale. Master-planned developments include a variety of residential densities or dwelling types, but the overall density is comparable on a gross acreage basis to the densities shown on the Land Use map. Individual lot sizes may vary in master-planned developments due to clustering of dwellings and the preservation of sensitive environmental features. In the future, development in newer parts of the city will tend to become less focused on master-planned communities, since most larger parcels will already be committed. Assembling of smaller properties to accommodate a larger master-planned community is still possible, however, infill development will become more significant, and redevelopment will become a major focus of activity in the community in the future.

RURAL NEIGHBORHOODS: This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Native desert vegetation predominates in many areas and special care is required to preserve the area's open desert character and environmental features. Much of the terrain includes gentle to moderate slopes and rolling ground, intersected by several washes. Grading often requires extra care in areas with moderate slopes. Clustering is encouraged to preserve desert vegetation, washes, and natural features. Some of these areas were developed with one-acre lots under Maricopa County standards prior to annexation by Scottsdale. Equestrian uses and privileges may exist in the flatter areas as many lots are large enough for horses and several existing developments permit horse corrals. South of the C.A.P. Canal, these neighborhoods take on a rural, equestrian character when compared to surrounding areas that have smaller, suburban lots.



Page 70

Scottsdale 2041 General Plan

SUBURBAN NEIGHBORHOODS: This category includes medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family houses, such as patio houses. It can be incorporated into neighborhoods near the Downtown area and is adjacent to other non-residential activity centers. These uses may be used as a transition between less intense residential areas and non-residential areas, such as offices or retail centers. The terrain should be relatively flat, or gently sloping, to accommodate this density. Preservation of environmental features (particularly

This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Native desert vegetation predominates many areas and special care is required to preserve the area's open desert character and environmental features. Much of the terrain includes gentle to moderate slopes and rolling ground, intersected by several washes. Grading often requires extra care in areas with moderate slopes. Clustering is encouraged to preserve desert vegetation, washes, and natural features. Some of these areas were developed with one-acre lots under Maricopa County standards prior to annexation by Scottsdale. Equestrian uses and privileges may exist in the flatter areas as many lots are large enough for horses and several existing developments permit horse corrals. South of the C.A.P. Canal, these neighborhoods take on a rural, equestrian character when compared to surrounding areas that have smaller, suburban lots.

Natural Open Space Land Use Definition

impact development. The locations for these activities are interspersed within residential and non-residential areas.

In some areas, the city does not control the location of special uses, such as schools or major transportation lines, and the state and federal government can preempt local land use authority. However, the city can work with other jurisdictions and advocate on decisions regarding land use. Every effort will be made to mitigate negative impacts, including visual impacts.

NATURAL OPEN SPACE: The natural open space category applies to locations where significant environmental amenities or hazards may exist. In most cases these areas represent mountainous terrain. Significant environmental conditions include steep slopes, unstable soils, boulder features, flood hazard areas, high desert vegetation, bedrock areas, mountain peaks and ridges, natural drainage channels needed to maintain riparian vegetation, migration routes, and historic water flows. It is intended that lands in the natural open space category remain as permanent open space. This classification is often the result of rezoning actions where developers have agreed to leave part of a property in a natural condition in return for placing an agreed-upon intensity in a less environmentally sensitive area. Efforts to preserve mountainous areas, washes, and areas with native desert vegetation should continue. A variety of methods can be used to preserve environmentally sensitive areas, including density transfers, covenants, dedications to a conservancy or public agency, and land acquisition. Low impact recreational activities are suitable for these sensitive areas and may include hiking, equestrian, or mountain bicycling trails. The Environmentally Sensitive Lands Ordinance (ESLO) includes detailed provisions for Natural Area Open Space (NAOS), density transfer, and for protection of environmentally sensitive lands.

THE McDOWELL SONORAN PRESERVE: The McDowell Sonoran Preserve consists of mountains and desert land included in the city's Preserve. This land generally preserves outstanding scenic value, valuable wildlife habitat and migration routes; has desert vegetation; significant environmental conditions, such as sensitive washes, riparian areas and mountain peaks and valleys; archaeological and historic sites; and opportunities for appropriate passive recreation in designated areas. The Preserve land will remain as permanent open space with limited permanent improvements. The recommended study boundary of the McDowell Sonoran Preserve includes mountain and desert land designated by the City Council as suitable for preservation, and some lands preserved by zoning actions as NAOS.



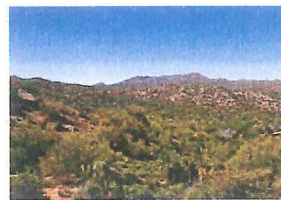
Land Use Element

Page 70

The natural open space category applies to locations where significant environmental amenities or hazards may exist. In most cases these areas represent mountainous terrain. Significant environmental conditions include steep slopes, unstable soils, boulder features, flood hazard areas. Lush desert vegetation, bedrock areas, mountain peaks and ridges, natural drainage channels needed to maintain riparian vegetation, migration routes, and historic water flows. It is intended that lands in the natural open space category remain as permanent open space. This classification is often the result of rezoning actions where developers have agreed to leave part of a property in a natural condition in return for placing an agreed-upon intensity in a less environmentally sensitive area. Efforts to preserve mountainous areas, washes and areas with native desert vegetation should continue.

Dynamite Foothills Character Area Plan: Goals

- **Goal 1:**
 - Preserve the existing Rural Desert Character for the Dynamite Foothills which will result in a unique desert community distinguished from other parts of Scottsdale and the Valley.
- **Goal 2:**
 - Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types of development to the unique environmental nature of the area.
- **Goal 3:**
 - Promote open space in accordance with the CityShape 2020 Guiding Principles and the recommendations of the Desert Preservation Task Force, and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.

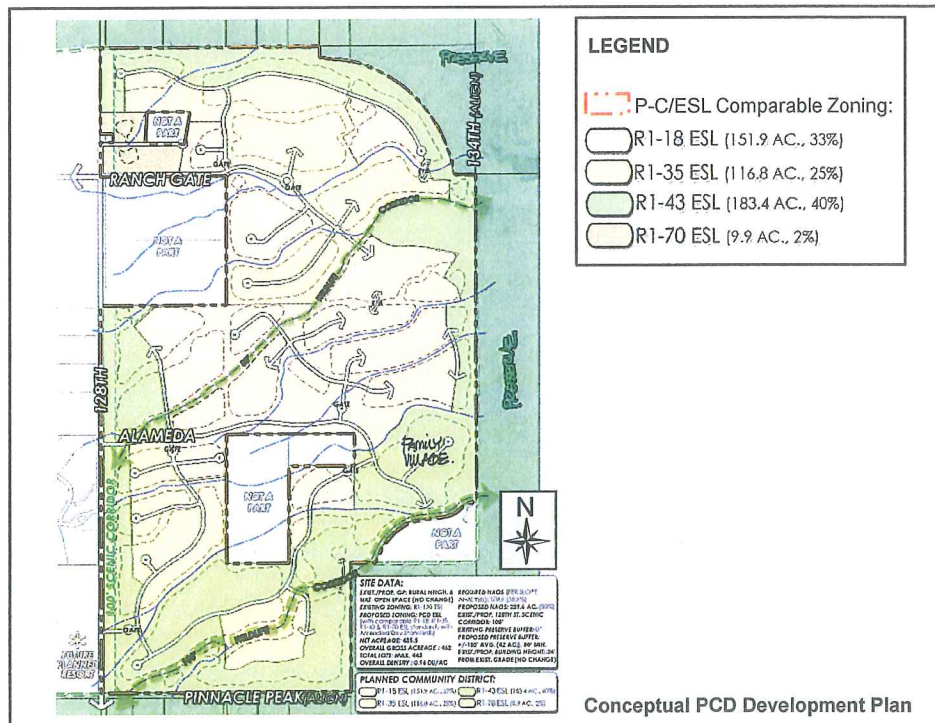


Key Considerations

- No major General Plan amendment required – maintains existing Rural Neighborhoods & Natural Open Space General Plan categories
- Project development densities proposed are at the highest end of the density range allowed under the Rural Neighborhoods land use category
- Dynamite Foothills Character Area Plan & Implementation Program recommends existing densities under current zoning and General Plan designations – the proposal is a request to change the current zoning densities, current General Plan categories are maintained

Policy Implications

- Changing existing allowable densities under current zoning and General Plan designations is a departure from the policy direction established in the Dynamite Foothills Character Area Plan adopted in 2000
- Other policy implications to be added by Jesus...



area available for recreation shall be not less than ten (10) percent of the gross unimproved land area.

D. Residential trailers or manufactured homes shall be located within the bottom third with the ground or with a slight overhang over the building or ground that abuts from view the bottom space under the walk.

(Ord. No. 2052, § 1, 1-10-96)

Sec. 5.2100. General.

Editor's note—Ord. No. 2109, § 1, adopted June 8, 1995, repealed Sec. 5.2100, which pertained to historic districts.

Sec. 5.2100. Planned Community (P-C).^{*} (Ord. No. 4005, § 1 (Res. No. 8947, Exh. A, § 105), 4-3-12)

Sec. 5.2101. Purpose.

This is a zoning district that may be developed only in accordance with a specific development plan. The approved development plan is an integral part of this zoning district and all development shall comply with said plan. The planned community district is designed and intended to enable and encourage the development of large tracts of land which are under unified ownership or control, or lands which by reason of existing or planned land uses are appropriate for development under this section, so as to achieve land development patterns which will maintain and enhance the physical, social and economic values of an area.

In this code, there may be provided within such areas a subdivision of land uses, including a variety of residential uses, commercial, industrial, public and semi-public uses, arranged as if designed in accordance with modern land planning principles and development techniques, and in such a manner as to be properly related to each other, the surrounding community, the planned thoroughfare system, and other public facilities such as water and sewer systems, parks, schools and utilities.

^{*}Editor's note—Ord. No. 2052, § 1, adopted June 8, 1995, repealed § 5.2100 in its entirety and was replaced by Ord. No. 2052, § 1, adopted June 8, 1995.

The plan and rules are further amended upon receipt of a proposal from the City and the Commission and the terms proposed for the Ord. No. 2052, § 1.

Sec. 5.2102. General.

A. Qualifications. Only an individual or entity of unified ownership or control shall be eligible to apply for a planned development plan.

B. Minimums.

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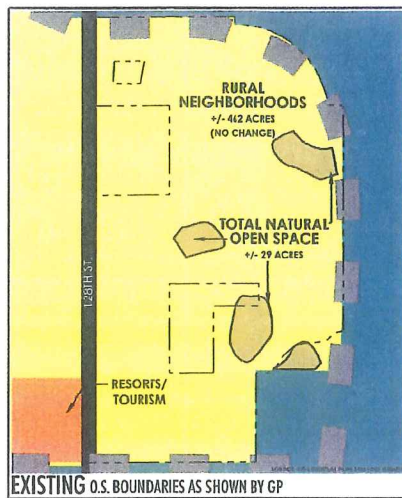
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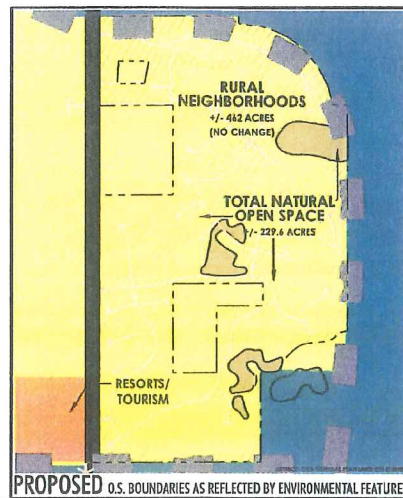
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EXISTING O.S. BOUNDARIES AS SHOWN BY GP



PROPOSED O.S. BOUNDARIES AS REFLECTED BY ENVIRONMENTAL FEATURES

Bahia Work/Live/Play Project

6-GP-2014 and 14-ZN-2014

City Council

December 2, 2014

Coordinator: Greg Bloemberg

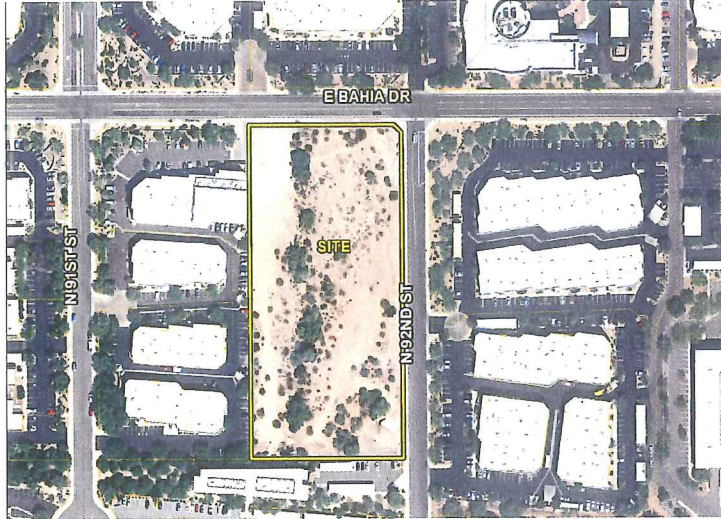
Bahia Work Live Play Project



CONTEXT AERIAL

6-GP-2014 and 14-ZN-2014

Bahia Work Live Play Project



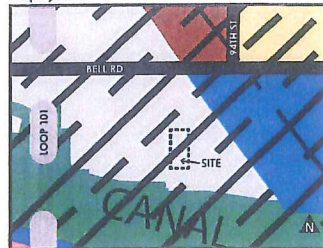
CLOSE AERIAL

6-GP-2014 and 14-ZN-2014

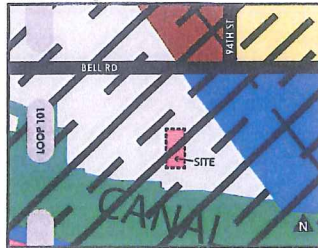
Bahia Work Live Play Project

Case: 6-GP-2014 - City of Scottsdale General Plan 2001 Land Use Map
Bahia Live Work Play Project

Existing Land Use Designation:
Employment



Proposed Land Use Designation:
Mixed-Use Neighborhoods



Land Use Map Legend



Applicant's Request:

A proposal for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 from the Employment land use designation to the Mixed-Use Neighborhoods land use designation on an approximate 5.1 +/- acre site.

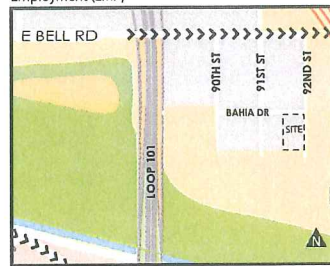
2001 GENERAL PLAN – LAND USE

6-GP-2014 and 14-ZN-2014

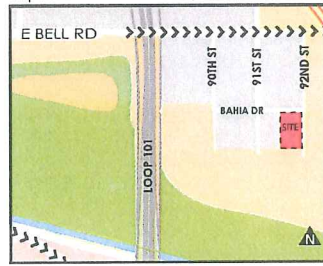
Bahia Work Live Play Project

Case: 6-GP-2014 - Greater Airpark Character Area Plan Land Use Plan Map
Bahia Live Work Play Project

Existing Land Use Designation:
Employment (EMP)



Proposed Land Use Designation:
Airpark Mixed Use-Residential (AMU-R)

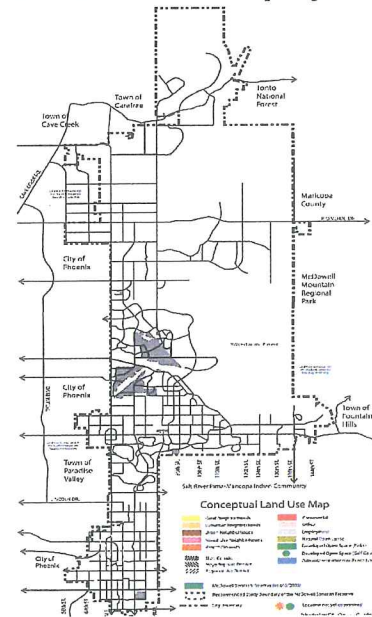


Applicant's Request:
A proposal for a non-major General Plan amendment to the Greater Airpark Character Area Plan from the Employment (EMP) land use designation to the Airpark Mixed Use-Residential (AMU-R) land use designation on an approximate 5.1 +/- acre site.



2010 GREATER AIRPARK PLAN – LAND USE 6-GP-2014 and 14-ZN-2014

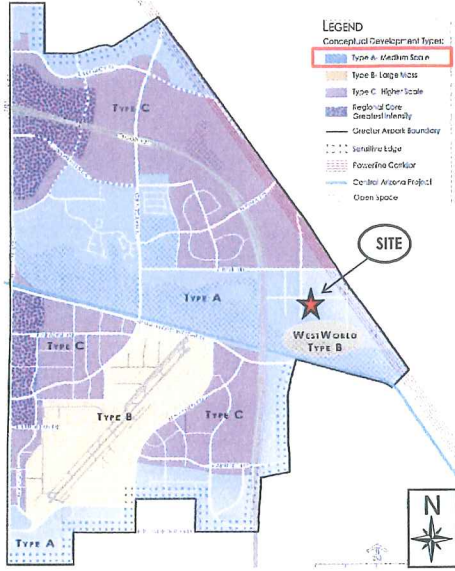
General Plan Employment Land Use



- GP Employment Citywide:
2168 +/- acres (2% of City's land use)
- GP Employment in GAPCAP:
1733 +/- acres

6-GP-2014 and 14-ZN-2014

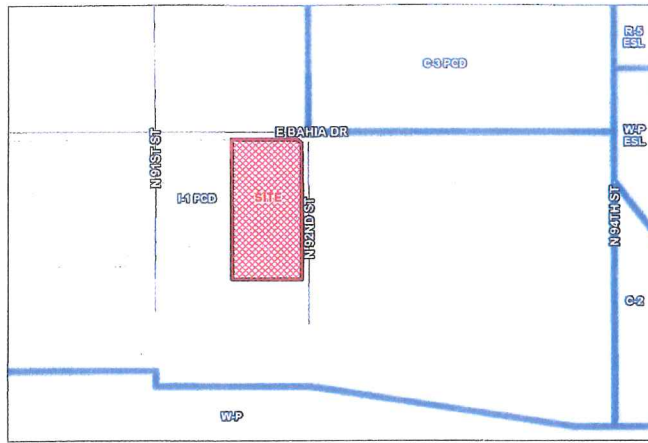
Greater Airpark Character Area Development Types Map



6-GP-2014 and 14-ZN-2014

Bahia Work Live Play Project

Zoning Map



6-GP-2014 and 14-ZN-2014

ZONING

6-GP-2014 and 14-ZN-2014

Bahia Work Live Play Project



Floor Area Ratio

Employment: 0.48

Residential: 0.67

Commercial: 0.05

Total FAR: 1.2

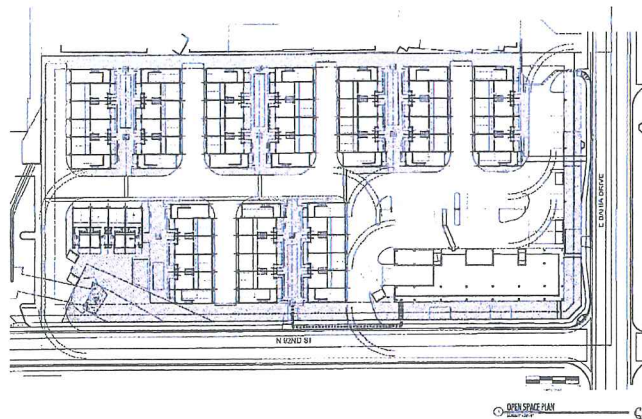
Building Height

65 feet max.
(inclusive of rooftop
appurtenances)

SITE PLAN

6-GP-2014 and 14-ZN-2014

Bahia Work Live Play Project



OPEN SPACE

6-GP-2014 and 14-ZN-2014

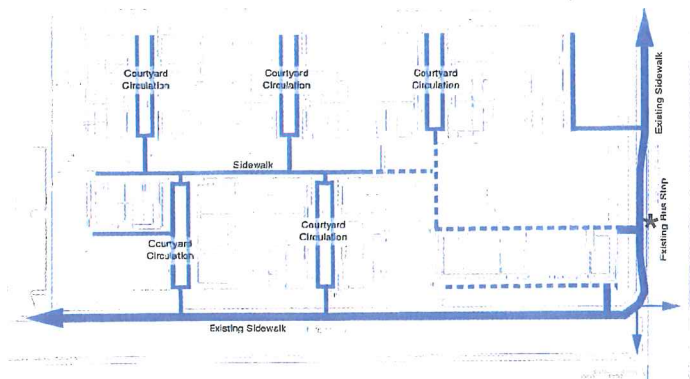
Bahia Work Live Play Project



ELEVATIONS

6-GP-2014 and 14-ZN-2014

Bahia Work Live Play Project

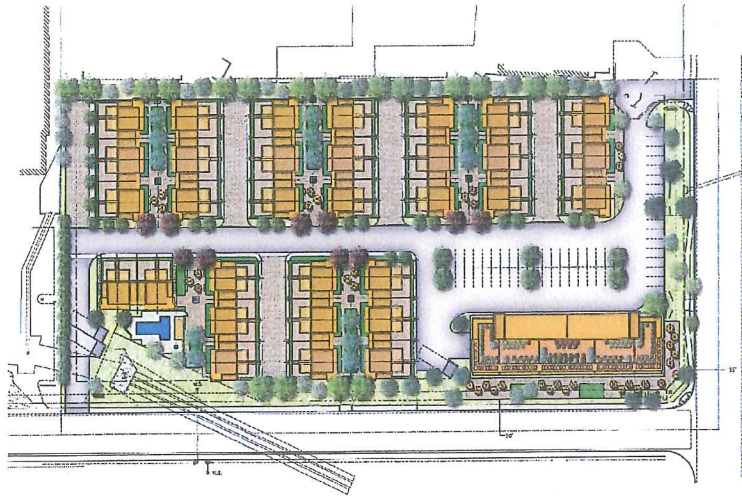


Pedestrian Circulation Plan

PEDESTRIAN CIRCULATION

6-GP-2014 and 14-ZN-2014

Bahia Work Live Play Project



LANDSCAPE PLAN

6-GP-2014 and 14-ZN-2014

Bahia Work Live Play Project

Horseman's Park ASDS (33-ZN-2000)	Previously approved	Allowed (Standard I-1 zoning)	Allowed (Standard PCP zoning)	Proposed Amendment
<i>Building Height</i>	42 feet (inclusive of rooftop appurtenances)	52 feet (exclusive of rooftop appurtenances)	54 feet (inclusive of rooftop appurtenances) <u>Bonus height available:</u> 92 feet	65 feet (inclusive of rooftop appurtenances)
<i>Floor Area Ratio</i>	0.3 (for commercial parcels) 0.4 (for industrial parcels)	0.8	0.8 <u>Bonus FAR available:</u> 1.6	1.2

AMENDED SITE DEVELOPMENT STANDARDS 6-GP-2014 and 14-ZN-2014

General Plan Key Considerations

- Sets a precedent of residential in a non-residential, employment area and potential continued erosion of the City's primary employment center and land use
- Employment is the only category that allows light manufacturing and warehousing uses, currently totaling 2% of the City's total land use
- Proposal's massing is not consistent with the description of Type A development per the Greater Airpark Character Area Plan

6-GP-2014 and 14-ZN-2014

Zoning Key Considerations

- Maintains FAR for employment anticipated by the Horseman's Park PCD
- Special Improvements to be provided for bonus height and FAR per the PCP zoning district
- Unique "work/live" concept with supporting commercial
- Concerns raised: Introduction of residential to an employment area, proximity of residential to the City's major event venue (Westworld), and traffic

6-GP-2014 and 14-ZN-2014

Commission Recommendations

- Airport Advisory Commission recommended approval by a vote of 4-3.
- Planning Commission recommended approval with a unanimous vote of 5-0, with an added stipulation to provide full disclosure to future residents of the proximity of residential to light industrial, Scottsdale Airport, and Westworld event facilities.

Bahia Work/Live/Play Project

6-GP-2014 and 14-ZN-2014

City Council

December 2, 2014

Coordinator: Greg Bloemberg

Supplemental Slides

Employment Land Use Definition

COMMERCIAL. These uses provide a variety of goods and services to the people who live in, work in, or visit Scottsdale and have been designated throughout the community at an appropriate scale and location. This category includes uses designated for commercial centers providing goods and services, frequently needed by the surrounding residential population, and retail businesses, major single uses and shopping centers, which serve community and regional needs. This category may also include other uses, like housing and office uses, to attain environmental and mobility goals. Neighborhood retail should be located at frequent intervals in relationship to the density of nearby residential uses to reduce travel time and distance. The size and scale of neighborhood commercial centers should be compatible with surrounding residential uses and care must be taken to avoid undesirable impacts on surrounding areas. Neighborhood commercial uses are best located on collector or arterial streets. Community or regional commercial uses should usually be located on arterial streets for high visibility and traffic volumes. Community and regional commercial uses function best when they are integrated with mixed-use areas.



OFFICE. The office designation includes a variety of office uses. Minor offices have a residential scale and character, often in a campus setting. Major office uses guarantee low to moderate traffic volumes, and could be located along collector as well as arterial streets. They are generally one-story structures, with at-grade parking (Zoning categories determine building heights and setbacks). Strict development and landscaping requirements will protect adjacent residential uses. Major offices include offices and related uses that have more than one story and may have underground parking. Typically, this use is in and around the central business district, other major commercial cores, or freeway interchanges. Arterial roadway access is desirable. Landscaping and development standards for major offices vary, depending upon the location of the use.

EMPLOYMENT. The employment category permits a range of employment uses from light manufacturing to light industrial and office uses. Employment areas should have access to adequate mobility systems and provide opportunities for business enterprises. Locations have been identified for employment areas where impacts on residential neighborhoods are limited and access is available to labor pools and transportation facilities. Landscaping requirements may help create a park-like setting for employment. Strict development standards will protect adjacent residential areas. Major streets serving employment areas should accommodate truck traffic. Transit facilities are also needed at significant employment centers to accommodate commuters.

The following land uses include passive and active recreational areas, permanent open space, government and educational facilities, public or quasi-public uses, and areas with significant environmental constraints which

The employment category permits a range of employment uses from light manufacturing to light industrial and office uses. Employment areas should have access to adequate mobility systems and provide opportunities for business enterprises. Locations have been identified for employment areas where impacts on residential neighborhoods are limited and access is available to labor pools and transportation facilities. Landscaping requirements may help create a park-like setting for employment. Strict development standards will protect adjacent residential areas. Major streets serving employment areas should accommodate truck traffic. Transit facilities are also needed at significant employment centers to accommodate commuters.

Mixed-Use Land Use Definition

in denser settings near the coastline) is a key consideration and in the past has often been accommodated through master-planned communities or clustering.

URBAN NEIGHBORHOODS: This category includes areas of multi-family dwelling/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation to accommodate the traffic volumes. Access to transportation choices (e.g. pedestrian, bicycle, transit, etc.) is a key consideration for urban neighborhoods. Areas containing high-density residential development should have minimal environmental constraints.

MIXED-USE NEIGHBORHOODS: Mixed-use neighborhoods are located in areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office or retail uses or mixed-use structures with residential above commercial or office. The Downtown area, some areas of the DC Ranch development, areas in the Pima Freeway corridor north of the Airport, the Los Arcos area, and McCormick Ranch Center area are most suitable for mixed-use neighborhoods.

If however non-residential uses are adjacent to established or planned residential areas, special care must be taken to ensure privacy and to protect personal property. Methods of protecting residential areas by providing tree belts and buffers between areas include increased setbacks, landscaping, restricted land uses, diversion of traffic, controlled access or light, height limitations, and transitional land uses such as office offices, minor employment uses, or medium high density residential uses. Mixed use areas can still provide a mix of residential and non-residential uses while respecting privacy and personal property rights.

RESORT TOURISM: This category is designed for hotels and a variety of resorts. They can be freestanding or part of a master community or master-planned development. Resort locations capitalize on good transportation, the physical amenities of the area, and recreational or shopping opportunities. Hotels or resorts often include some ancillary retail, cultural and recreational uses. In some areas of the community lower density may be required to preserve resort character and environmental features, or it may be necessary due to land slopes or other physical constraints of the specific area. Medium density residential uses with a resort character and lifestyle may be integrated into resort uses and may share resort amenities. Resort uses often are placed next to open spaces as a key amenity.



Mixed-use neighborhoods are located in areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office or retail uses or mixed-use structures with residential above commercial or office. The Downtown area, some areas of the DC Ranch development, areas in the Pima Freeway corridor north of the Airport, the Los Arcos area, and McCormick Ranch Center area are most suitable for mixed-use neighborhoods.

Land Use Manual

Page 31

6-GP-2014



THE WORLD'S GREATEST COLLECTOR CAR AUCTIONS™

November 26, 2014

The Honorable Jim Lane
Mayor of The City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

RE: Bahia Work/Live/Play

Dear Mayor Lane and City Council,

I am writing to you in support of the Bahia Work/Live/Play project that is the subject of cases 6-GP-2014 and 14-ZN-2014 that will be heard by you on December 2nd. I have had the opportunity to meet with the property developer, Irene Clary, and her attorney, John Berry, to review the specifics of their application. Their request begins to implement my long-standing vision that this area of Scottsdale has the potential to become an even more important amenity and economic engine for the City by developing land uses that create work, live, play, and entertainment synergies. The proposed Bahia project does just that on 5 acres that otherwise would likely be developed for something like a mini storage project. Bringing vitality, restaurants, residential and entrepreneurial vision to this area is a goal that I have long supported and I urge you to vote in favor of this proposal.

We, like the developer, agree that the demographics of the proposed residents/business owners for this project will consider the activities at WestWorld an amenity, not a detriment. We are told that the applicant will ensure that there is disclosure to buyers about the proximity to WestWorld which we support. The developer has assured me that the zoning stipulations require sound attenuation to the residential units which we also support. We also understand that the developer has worked, and will continue to work, with Scottsdale Preparatory Academy and the City to address access issues in the area.

This project is an important step in the right direction and fits in with a vision of the area near WestWorld as a unique place that can be an economic engine for the City. Thank you for your attention to this issue and for always looking out for the best interests of Scottsdale.

Sincerely,



Craig Jackson

December 2, 2014

To Whom It may Concern,

"As the President of the Ice Den, I have been very involved in the growth of the community off of Bell road and the 101. Over the 18 years since we began the planning of the Ice Den, I have seen incredible progress. I believe that the project proposed at Bahia and 92nd Street will be a positive change. I was one of the early initiator's of what became the "Family Zone" in this corridor. That moniker, in my estimation, truly summed up what the few businesses along Bell Road all felt was what we were creating; a family-friendly, "work-live-play" concept for the development that was growing up around all of us. We had worked closely with City staff back in the day as we developed the Ice Den and recognized that what appears to be their plan for the region was exactly, or very close to resembling what we were all thinking as business entrepreneurs. This was to be an area that brought together elements of business, sport, family entertainment, education and residential. I was and continue to be a strong proponent of that continued growth pattern and I believe the City has done a wonderful job of staying on point with their original plan.

The project up for discussion tonight, in my estimation, is a complimentary use to the Family Zone, the Scottsdale Preparatory Academy, Notre Dame Academy and of course, the Ice Den. People who don't know this area well might not realize how many recreational and family centered activities are located here.

The project itself is very unique and will be well received here in Scottsdale because it has character. I'm looking forward to seeing it built."

Respectfully,



Michael O'Hearn
President
Coyotes Ice, LLC



easy





AZ on the Rocks – Indoor Climbing, Inc.
16447 N. 91st Street, #105
Scottsdale, AZ 85260
P: (480) 861-7474
www.AZontheRocks.com
kevin@azontherocks.com

November 18th, 2014

To whom it may concern:

As a property and business owner adjacent to the proposed Bahia Work, Live, Play project, we are very excited to see the project come to life. We think the benefits will be long lasting for our respective businesses and those of our neighbors.

In talking with some of the business owners in the area I believe there will be an increase in attention to our businesses that will positively impact our bottom line and the other business around the project. We are currently working with the development team to offer memberships to the residents of the community that will be a win-win for everyone involved. Much like some of the collaborative partnerships we have with the surrounding businesses, we will offer private yoga instruction possibly on the rooftop of the Bahia Lofts or private classes/climbing accessible only during times designated for residents of the project. Residents will have broad access to a large variety of activities including: Yoga, rock climbing (AZ on the Rocks/Yoga on the Rocks), personal training/boot camps (Enerjoy Fitness) and bike rental (Arizona Outback Adventures) all from literally walking next door.

We are also looking forward to a restaurant nearby. The area lacks places to eat and to be able to walk to lunch or grab coffee for our ourselves and our guests will be very convenient and welcomed.

We see a lot of potential and are excited about the Work/Live concept coming to this part of Scottsdale."

Sincerely,

Kevin J. Berk
Owner
AZ on the Rocks
Building owner - 16447 N. 91st Street



"Taking Retail Technology to the Next Level"

Tuesday, November 11, 2014

Michael Zajas
Catclar Investments, LLC
16621 N 91st. Street
Suite 101,
Scottsdale, AZ 85260

Subject: Bahia Live, Work, Play Project

Dear Michael,

Back in August, I received the initial notification letter from the city regarding the Bahia Live, Work, Play Project. At that time, I expressed concern over the amount of traffic, and excessive parking on 92nd Street, south of Bahia, and how the project would impact, and be impacted by the issue of traffic and parking. Since then, I know you have worked with the school (Scottsdale Prep) and the city to make changes to alleviate part of that issue. It is my understanding that the school put in place a staggered start time for their students, which has reduced the morning and afternoon backup of traffic substantially. This is a great development, and certainly eases my mind about the project.

At this point, the only obstacle I see is the parking along both sides of 92nd Street south of Bahia. I am hoping that the city will enforce a no parking zone along at least one side of the street, and limit parking on the other side to specific times of the day. Employees complain about the dangers of pulling out of our parking lots today with so many cars parked on both sides. There have been several close calls over the past few months.

Please let me know if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to be "Brett Bennett", with a long horizontal line extending to the right.

Brett Bennett
CEO
POSitive Technology
480-295-4259
brett@ptpos.com

P. DEAN CUMMINGS, M.D.
Orthopedic Surgeon, Sports Medicine,
Fellowship Trained
tocamd.com

5002 S. Mill Avenue
Tempe, AZ 85282

9377 E. Bell Rd., Suite 231
Scottsdale, AZ 85260



6320 W. Union Hills Dr., Suite B-1800
Glendale, AZ 85308

T: (602) 277.6211
F: (602) 277.1074

November 11, 2014

City Of Scottsdale
Planning Department

RE: Bahia Work/Live/Play Project - 16576 N 92nd St, Scottsdale AZ 85260

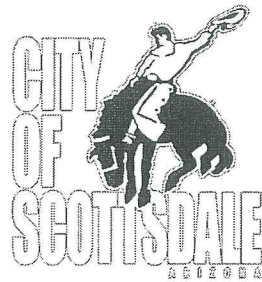
To Whom It May Concern:

Having worked in the area for a couple years, it will be nice to see something happen on this site that has been vacant for such a long time. I am excited to see a project like the Bahia Work Live Play project get built. It will do a lot for the neighborhood and having another restaurant is good news for everyone. I am intrigued by the Work/Live concept and I'm happy that this form of community is finally coming to Scottsdale. I can see this type of lifestyle being attractive to many different types of people, in fact, I am watching how this project progresses because I would be interested in having my personal office here and walking over to my practice across the street. In my opinion this is a great project.

Sincerely,

P. Dean Cummings M.D.
Orthopedic Surgeon
TOCA
9377 E Bell Rd, Suite 231
Scottsdale, Az 85260

Item 48



Police Compensation Issues

Dec. 2, 2014 City Council Meeting

What are we at?

- **Understanding market realities**
 - Ranges
 - Salary increases
 - Assignment / specialty pay
 - Transfer officer policies / incentives
 - Staffing costs and levels
- **Working together to develop options**
- **Provide options for funding solutions**





Tonight's Agenda Item

Presentation, discussion, and possible direction to staff on study of police compensation issues as a follow-up item from the City Council budget discussions.