

**SCOTTSDALE CITY COUNCIL
REGULAR MEETING MINUTES
WEDNESDAY, JULY 1, 2015**



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

CALL TO ORDER

Mayor W.J. "Jim" Lane called to order a Regular Meeting of the Scottsdale City Council at 5:09 P.M. on Wednesday, July 1, 2015, in the City Hall Kiva.

ROLL CALL

Present: Mayor W.J. "Jim" Lane
Vice Mayor Linda Milhaven
Councilmembers Suzanne Klapp, Virginia L. Korte, Kathleen S. Littlefield,
Guy Phillips, and David N. Smith

Also Present: Acting City Manager Brian Biesemeyer, City Attorney Bruce Washburn,
City Treasurer Jeff Nichols, City Auditor Sharron Walker, and City Clerk
Carolyn Jagger

PLEDGE OF ALLEGIANCE – Special Olympians Scottsdale Bobcats

INVOCATION – Pastor Bob Gaschler, Pinnacle Church

MAYOR'S REPORT

Mayor Lane read a proclamation declaring August "Drowning Impact Awareness Month."

PRESENTATION/INFORMATION UPDATES – None

PUBLIC COMMENT

- Human Services Commission Member Enid Seiden spoke in support of a non-discrimination ordinance.
- Human Services Commission Chair Raoul Zubia spoke in support of a non-discrimination ordinance.

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.

ADDED ITEMS

A1. Added Items

Consent Item No. 27A was added to the agenda June 25, 2015.

Consent Item No. 27B was added to the agenda June 29, 2015.

Request: Vote to accept the agenda as presented or continue the added item(s) to the next scheduled Council meeting, which is August 25, 2015.

MOTION AND VOTE – ADDED ITEMS

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

MINUTES

Request: Approve the Special Meeting Minutes of June 2 and 3, 2015; and Regular Meeting Minutes of June 2 and 3, 2015.

MOTION AND VOTE – MINUTES

Councilmember Korte made a motion to approve the Special Meeting Minutes of June 2 and 3, 2015; and Regular Meeting Minutes of June 2 and 3, 2015. Councilwoman Littlefield seconded the motion, which carried 7/0.

CONSENT AGENDA

1. MOD Pizza Liquor License (65-LL-2015)

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: 10893 N. Scottsdale Road, Suite 101

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

2. Hagggen Liquor License (66-LL-2015)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a person transfer of a Series 9 (liquor store) with sampling privileges State liquor license for an existing location with a new owner.

Location: 34442 N. Scottsdale Road

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

3. Hagggen Liquor License (67-LL-2015)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a person transfer of a Series 9 (liquor store) with sampling privileges State liquor license for an existing location with a new owner.

Location: 11475 E. Via Linda

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

- 4. All American Modern Sports Grill Liquor License (68-LL-2015)**
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: 20751 N. Pima Road, Suite 105
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 5. The Casablanca Lounge Liquor License (69-LL-2015)**
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: 7134 E. Stetson Drive, Suite 300
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 6. Ling & Louie's Asian Bar & Grill Liquor License (70-LL-2015)**
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 12 (restaurant) State liquor license.
Location: 9397 E. Shea Boulevard, Suite 125
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 7. Permanent Extension of Premises for Local Bistro (8-EX-2015)**
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: 20581 N. Hayden Road, Suite 115
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 8. On-Track Academy Conditional Use Permit (5-UP-2013#2)**
Request: Find that the conditional use permit criteria have been met and adopt **Resolution No. 10166** approving an amendment to an existing Conditional Use Permit for an educational service, elementary and secondary school to increase the square footage from 21,404± to 34,445± and increase the number of students from 70 to 140 in an existing building with Industrial Park, Planned Community District (I-1 PCD) zoning.
Location: 16641 N. 91st Street
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov
- 9. Scottsdale National Golf Club Conditional Use Permit (11-UP-2014)**
Request: Find that the conditional use permit criteria have been met and adopt **Resolution No. 10155** approving a Conditional Use Permit for golf course uses, on 650± acres with Single-Family Residential, Environmentally Sensitive Lands (R1-190 ESL), Single-Family Residential, Environmentally Sensitive Lands (R1-130 ESL), and Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R ESL) zoning designations.
Location: In the vicinity of 26601 N. 122nd Street
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

- 10. Green Sky Patient Center of Scottsdale North, Inc., Conditional Use Permit (3-UP-2015)**
Request: Find that the conditional use permit criteria have been met and adopt
Resolution No. 10165 approving a Conditional Use Permit for a Medical Marijuana Use (dispensary) in a 2,700± square-foot facility with Industrial Park (I-1) zoning.
Location: 7320 E. Butherus Drive, Suite 100
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov
- 11. Arizona Public Services Via Dona Substation Relocation Conditional Use Permit (4-UP-2015)**
Requests:

 1. Find that the conditional use permit criteria have been met and adopt **Resolution No. 10156** approving a Conditional Use Permit for a Public Utility Buildings, Structures, or Appurtenances for Public Service Use on a 4.4± acre parcel with Single-Family Residential Districts, Environmentally Sensitive Lands (R1-190/ESL) zoning.
 2. Adopt **Resolution No. 10191** authorizing Development Agreement No. 2011-049-COS-A1 with Arizona Public Service Company to relocate the Via Dona Substation and associated 69Kv and 12Kv power lines.

Location: Northwest corner of N. 118th Street and E. Rio Verde Drive
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov
- 12. Silverleaf Parcel 5.9A Final Plat (10-PP-2014)**
Request: Approve the final plat/replat for a new 19-lot subdivision with Planned Community (P-C) district zoning, with a comparable Resort/Townhouse Residential (R-4R) zoning district, on a 5.4± acre property.
Location: 18993, 18969, 18945, and 18922 N. Silverleaf Drive
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov
- 13. Astoria Rezoning (55-ZN-1978#2)**
Requests:

 1. Adopt **Ordinance No. 4211** approving a zoning district map amendment to amend the previously approved Planned Residential Development (PRD) Development Plan, with amended development standards, for a site zoned Single-Family Residential District (R1-18 PRD) to allow for a new 7-lot residential subdivision on 3.3± acres; find that the PRD criteria have been met; and determine that the proposed zoning district map amendment is consistent and conforms to the adopted General Plan.
 2. Adopt **Resolution No. 10157** declaring the document entitled "Astoria Development Plan" to be a public record.

Location: 7930 E. Gold Dust Avenue
Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664, rgrant@scottsdaleaz.gov

14. Wildcat Hill Rezoning (17-ZN-2014)

Request: Adopt **Ordinance No. 4214** to:

1. Approve a zoning district map amendment from Single-Family Residential, Environmentally Sensitive Lands (R1-190/ESL) zoning district to Single-Family Residential, Environmentally Sensitive Lands (R1-70/ESL) zoning on 305± acres of a 353± acre site.
2. Find that the proposed zoning district map amendment is consistent and conforms to the adopted General Plan.

Location: Southeast corner of N. Cave Creek Road and E. Bartlett Lake Road

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

Mayor Lane opened public testimony.

The following spoke in favor of the rezoning request:

- Steve Miley, Scottsdale resident
- Felix Shaskan, Carefree resident

Mayor Lane closed public testimony.

15. Center for Recovering Families Rezoning (6-ZN-2015)

Request: Adopt **Ordinance No. 4212** to:

1. Approve a zoning district map amendment for amended development standards to amend the street setback from 20 feet to 10± feet for a 2,400± square-foot property with Highway Commercial Parking District Downtown Overlay (C-3/P-3/DO) and Parking District Vehicle Parking Downtown Overlay (P-2 DO) zoning.
2. Find 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: 4325 N. 75th Street

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

16. Pinnacle Vista/Cavalliere Flat Culvert Project Development Agreement

Request: Adopt **Resolution No. 10145** to authorize:

1. Development Agreement No. 2015-149-COS with Taylor Morrison/Arizona, Inc., for the construction and cost sharing of a box culvert and related facilities for the purpose of conveying stormwater flows.
2. A FY 2015/16 General Fund Capital Contingency budget transfer in the amount of \$200,000 to a newly created capital project to be titled Pinnacle Vista/Cavalliere Flat Culvert Project.

Location: Pinnacle Vista Drive east of Alma School Parkway

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

17. Pre-Construction Services Contract for Indian School Park Lake Rehabilitation Project

Request: Adopt **Resolution No. 10182** authorizing CM@Risk Contract No. 2015-164-COS with Valley Rain Construction Corporation in the amount of \$39,000 for the Indian School Park Lake Rehabilitation Project.

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

18. On-Call Water Resources Engineering Services Contract Modification

Request: Adopt **Resolution No. 10192** authorizing Contract No. 2014-075-COS-A1 with Carollo Engineers, Inc., to increase the maximum amount per term from \$1,500,000 to \$3,000,000 for water resources on-call engineering services.

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

19. Silverado Golf Course Lake Edge Improvements Budget Transfer

Request: Adopt **Resolution No. 10193** authorizing a FY 2015/16 General Fund Capital Contingency budget appropriation transfer in the amount of \$160,000 to a newly created Capital Improvement Project to be titled Silverado Golf Course Lake Edge Improvements to be funded by the Inlet/Silverado Golf Surcharge Special Revenue Fund in the amount of \$140,000 and the General Fund in the amount of \$20,000.

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

20. Fiscal Year 2015/16 Event Venue Fee Program

Request: Adopt **Resolution No. 10120** authorizing \$200,000 in bed tax funding to be used for development of events to be identified per the FY 2015/16 Event Venue Fee Program and authorizing the Mayor to execute individual agreements with each event producer.

Staff Contact(s): Steve Geiogamah, Acting Tourism and Events Director, 480-312-4013, sgeiogamah@scottsdaleaz.gov

21. College Football Game Championship Event

(Removed at the request of staff)

22. Charles Schwab Cup Championship Event

Request: Adopt **Resolution No. 10177** to authorize:

1. Funding, not to exceed \$75,000 annually, from the City portion of bed tax allocation towards event development for the 2015 and 2016 Charles Schwab Cup Championship event.
2. New Event Funding Agreement No. 2015-162-COS with PGA Tour, Inc.

Staff Contact(s): Steve Geiogamah, Acting Tourism and Events Director, 480-312-4013, sgeiogamah@scottsdaleaz.gov

23. Scottsdale Convention and Visitors Bureau Marketing Plan

Request: Adopt **Resolution No. 10117** approving the FY 2015/16 Marketing Guide, Performance Standards, and Contract Budget under Destination Marketing Services Agreement No. 2012-053-COS with Scottsdale Convention and Visitors Bureau.

Staff Contact(s): Steve Geiogamah, Acting Tourism and Events Director, 480-312-4013, sgeiogamah@scottsdaleaz.gov

24. Mobile Integrated Healthcare Practice Program Professional Services Agreement

Item 24 was moved to the Regular Agenda.

25. School Resource Officer Intergovernmental Agreement

Request: Adopt **Resolution No. 10190** authorizing Agreement No. 2015-167-COS with Cave Creek Unified School District for the provision of a Scottsdale Police Officer to serve as a School Resource Officer.

Staff Contact(s): Alan Rodbell, Chief of Police, 480-312-1900,
arodbell@scottsdale.gov

26. Security at University of Phoenix Intergovernmental Agreement

Request: Adopt **Resolution No. 10183** authorizing Agreement No. 2015-165-COS with the City of Glendale for the provision of Scottsdale police officers to provide security at the University of Phoenix Stadium in Glendale.

Staff Contact(s): Alan Rodbell, Chief of Police, 480-312-1900,
arodbell@scottsdale.gov

27. Fiscal Year 2014/15 Operating Budget Adjustments

Request: Adopt **Resolution No. 10163** authorizing budget adjustments for the purpose of complying with Ordinance No. 4159 and accurately expensing the FY 2014/15 budget.

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

27A. Irrigation Water Distribution Systems Pipeline Capacity Agreements

Request: Adopt **Resolution No. 10198** to authorize:

1. Contract No. 2002-065-COS-A3, the Second Amended and Restated IWDS Pipeline Capacity Agreement with Desert Mountain Club, Inc.
2. Contract No. 2002-066-COS-A2, the Second Amended and Restated IWDS Pipeline Capacity Agreement with Scottsdale National Golf Club, LLC.
3. Contract No. 2015-168-COS with Scottsdale National Golf Club, LLC, and Desert Mountain Club, Inc., regarding assignment of IWDS capacity.

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

27B. Human Resources Management Code Amendment

Request: Adopt **Ordinance No. 4218** amending Chapter 14, Human Resources Management, Section 14-44 of the Scottsdale Revised Code regarding authority to receive criminal justice record information.

Staff Contact(s): Donna Brown, Human Resources Director, 480-312-2615,
dbrown@scottsdaleaz.gov

MOTION AND VOTE – CONSENT AGENDA

Councilmember Korte made a motion to approve Consent items 1 through 27B, absent Item 21, which was removed by staff, and Item 24, which was moved to the Regular Agenda. Councilwoman Littlefield seconded the motion, which carried 7/0.

REGULAR AGENDA

- 24. Mobile Integrated Healthcare Practice Program Professional Services Agreement**
Request: Adopt **Resolution No. 10176** authorizing Contract No. 2015-161-COS with HonorHealth for a mobile integrated healthcare practice program to assist in the provision of specific patient populations with alternative treatment options to improve the quality and efficiency of patient care in the community.
Staff Contact(s): Tom Shannon, Fire Chief, 480-312-1821, tshannon@scottsdaleaz.gov

HonorHealth Intergovernmental Relations Director Michelle Pabis gave a presentation on the mobile integrated healthcare practice program.

MOTION AND VOTE – ITEM 24

Councilman Phillips made a motion to adopt Ordinance No. 10176 authorizing Contract No. 2015-161-COS with HonorHealth for a mobile integrated healthcare practice program. Councilwoman Klapp seconded the motion, which carried 7/0.

- 28. Diamond Mountain Estates Rezoning (1-ZN-2011)**
Request: Adopt **Ordinance No. 4197** to:
1. Approve a zoning district map amendment from Single-Family Residential, Environmentally Sensitive Lands (R1-190/ESL) zoning district, to Single-Family Residential, Environmentally Sensitive Lands (R1-35/ESL), on 25.62± acres, and Single-Family Residential, Environmentally Sensitive Lands (R1-43/ESL) on 11.38± acres, on 37± acres of a gross 50± acre site (excluding the eastern 13± acres), consisting of two parcels.
 2. Find that the zoning district map amendment is consistent and conforms with the adopted General Plan.
- Location:** 11020 E. Jomax Road
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 rezoning request.

Curt Johnson, applicant representative, gave a presentation on the proposed rezoning.

Mayor Lane opened public testimony.

The following spoke in opposition to the rezoning request:

- Jeff Skoglund, Scottsdale resident
- Jill Anderson, Scottsdale resident
- Jan Perozeni Corbus, Scottsdale resident
- Sonnie Kirtley, Coalition of Greater Scottsdale
- Tim La Sota, representing a Scottsdale resident
- Betty Drake, Scottsdale resident

Mayor Lane closed public testimony.

MOTION AND VOTE – ITEM 28

Councilman Phillips made a motion to deny Ordinance No. 4197. Councilwoman Littlefield seconded the motion, which carried 7/0.

PUBLIC COMMENT – None

CITIZEN PETITIONS

29. 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 Regular City Council Meeting adjourned at 6:41 P.M.

SUBMITTED BY:



Carolyn Jagger
City Clerk

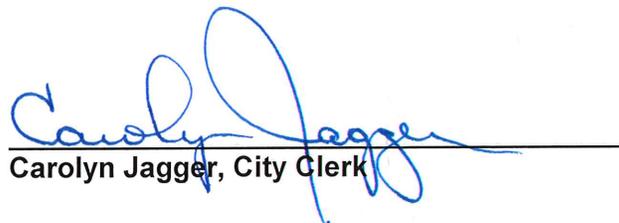
Officially approved by the City Council on August 25, 2015

C E R T I F I C A T E

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting of the City Council of Scottsdale, Arizona held on the 1st day of July 2015.

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

DATED this 25th day of August 2015.



Carolyn Jagger, City Clerk

Diamond Mountain Estates

City Council

1-ZN-2011 (7-PP-2014)

Coordinator: Jesus Murillo

Date: July 1, 2015



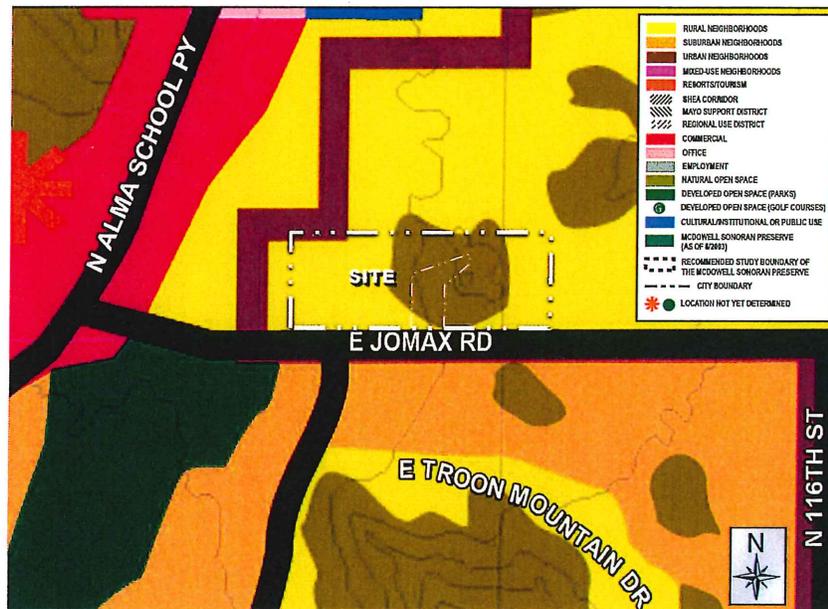
CONTEXT AERIAL

1-ZN-2011



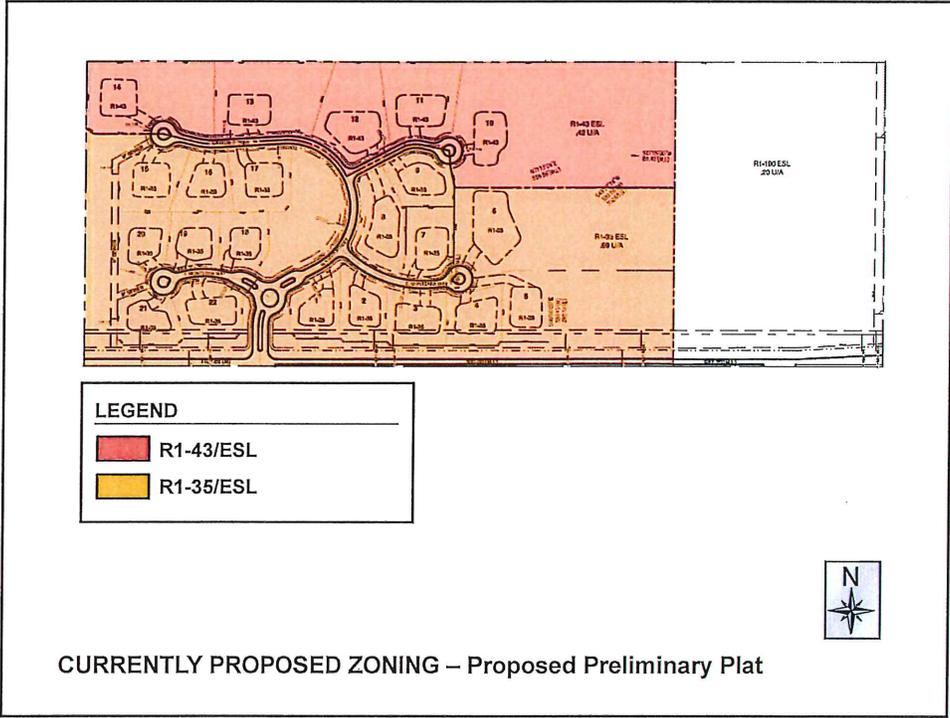
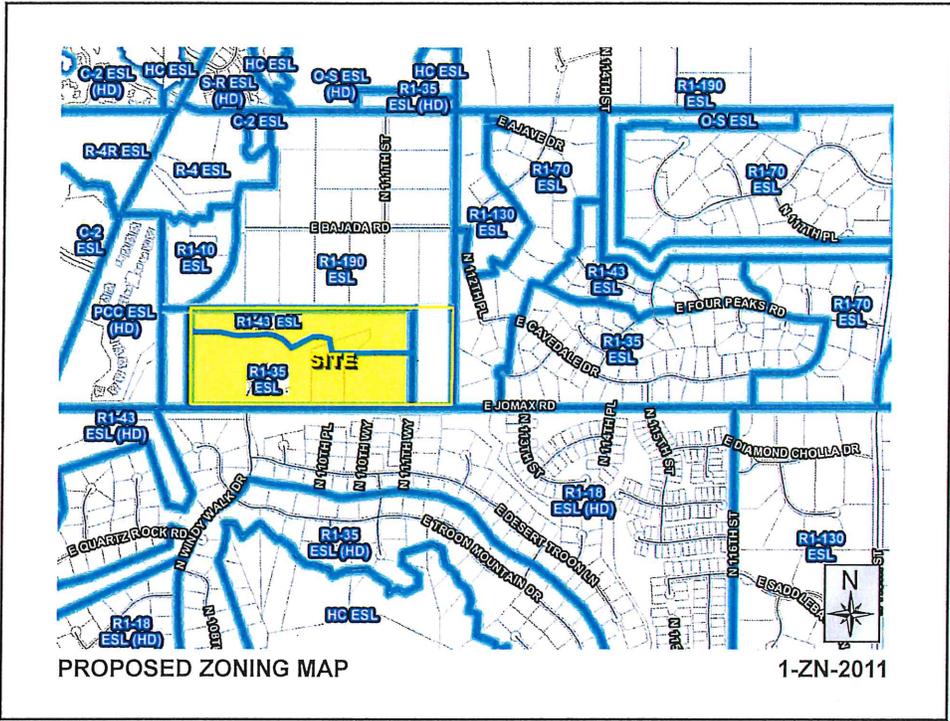
CLOSE AERIAL

1-ZN-2011



EXISTING 2001 GENERAL PLAN

1-ZN-2011



Reading the High Priority NAOS Area Maps

In order to give reviewers and applicants a broader understanding of where NAOS areas should be established in order to achieve continuity and focus on the more sensitive desert features, an environmental overlay map has been prepared -- the NAOS High Priority Area Maps.

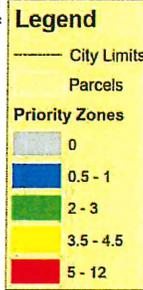
These maps are a compilation of a number of environmental and open space features, including: the ESL landform areas, land slopes, the 50 cfs washes, desert riparian vegetation, locations of major boulder formations, scenic corridors, drainage easements, and existing NAOS and conservation easements.

The resulting composite map has four color tones that represent the value for providing NAOS areas: blue, green, yellow and red:

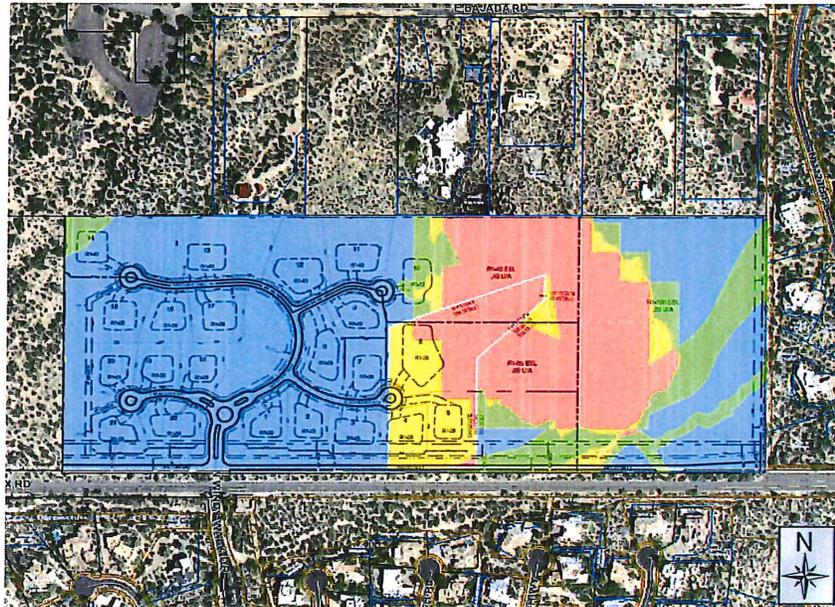
- a. **Blue** = The least sensitive areas with few environmental features.
- b. **Green** = Limited environmental features, but if they are surrounded by blue areas these clearly are the most sensitive features that might be found on a property.
- c. **Yellow** = Substantial environmental and open space features and should be included in NAOS areas wherever it is possible.
- d. **Red** = Very sensitive locations with a number of environmental and open space features and should be placed in NAOS area unless significant mitigating circumstances make it impractical to do so.

It should be noted that these maps are review guides and are not mandates or exact depictions of future NAOS areas. They should be used as a basis to focus providing NAOS in areas where it has meaning and high value. They also suggest that evaluation of the site features should be made before any substantial commitments for development are made.

The gray areas on these maps are locations where there is not expected to be any future proposals for NAOS because either they will be a part of the Desert Preserve, and thereby set aside, or they are within smaller lot subdivision where the NAOS has already been established and little, if any, change can be made.

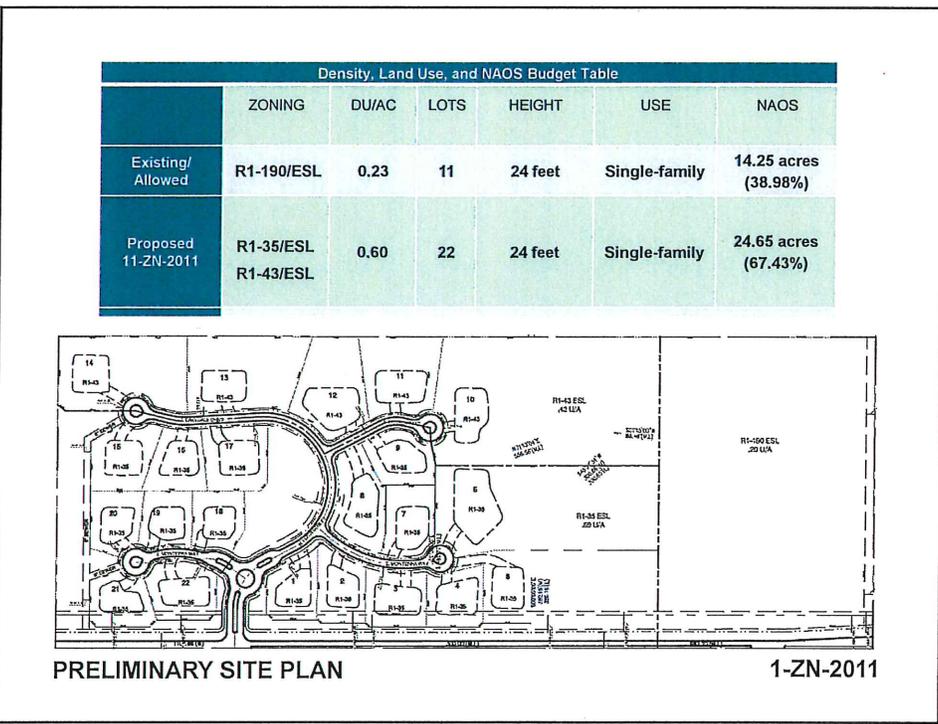
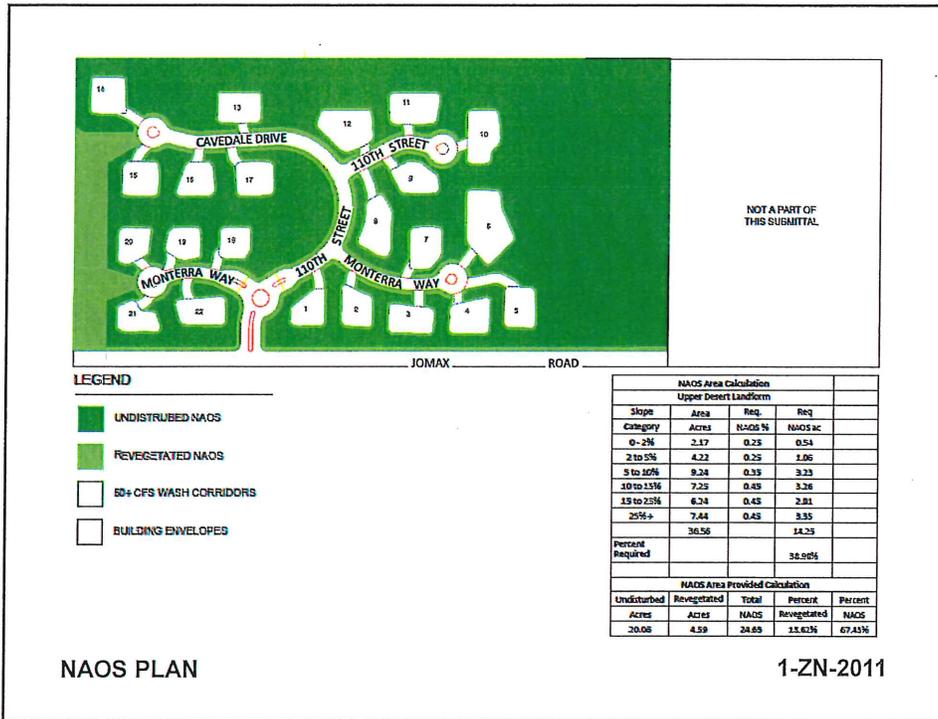


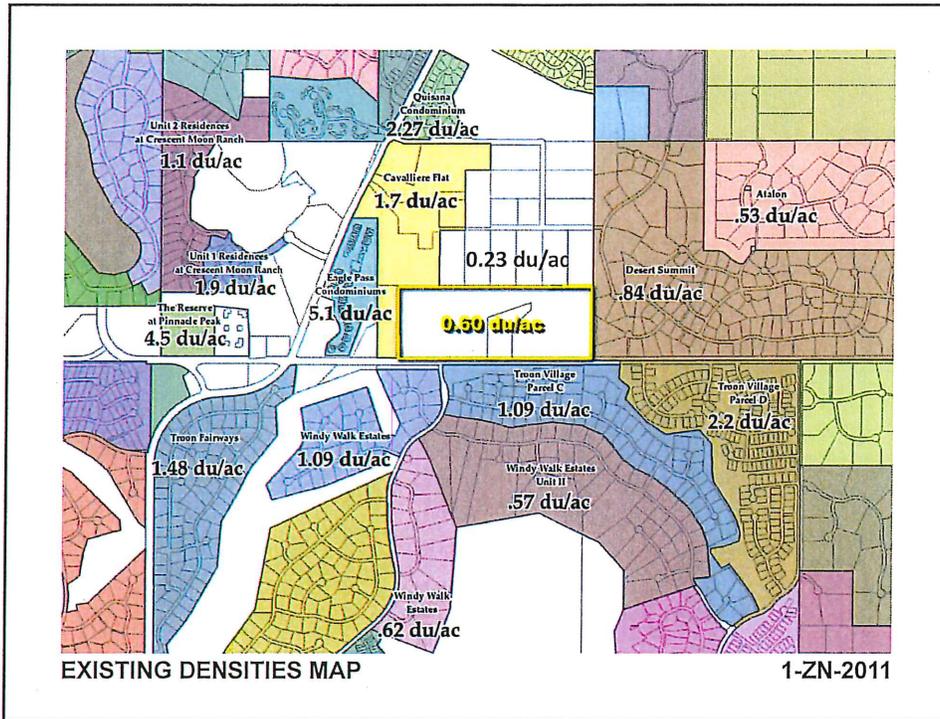
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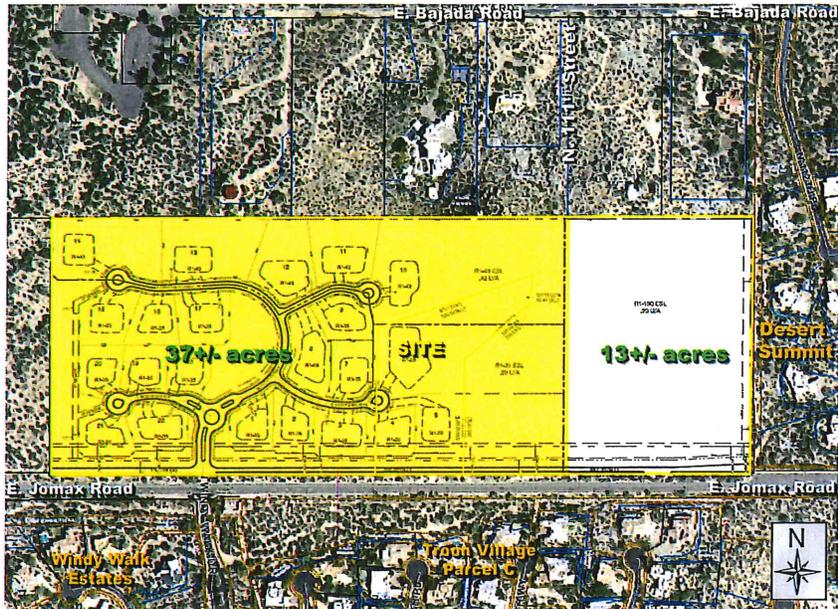
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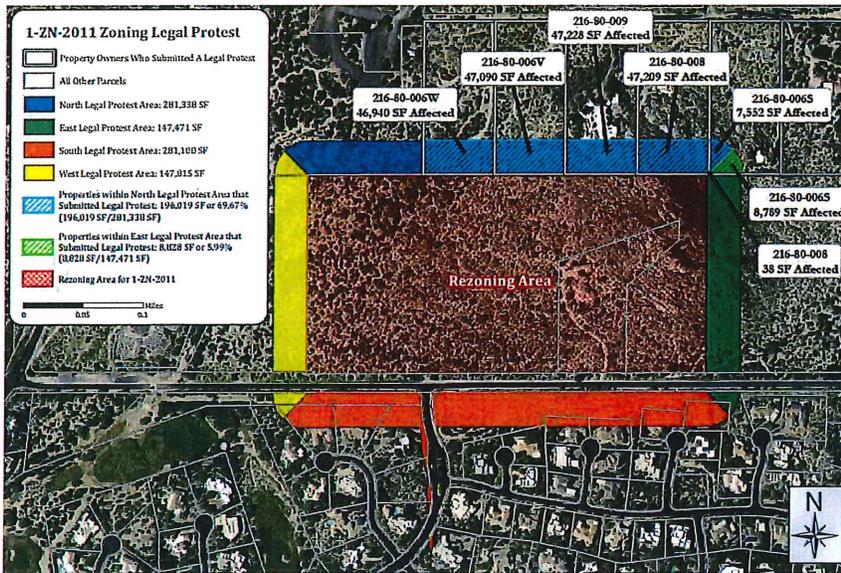
SUMMARY

- 2001 General Plan – Maintains Rural Neighborhoods / Open Space Designations
- 2001 General Plan – Densities above mid-range
- 2000 Dynamite Foothills – Recommends existing densities
- Environmentally Sensitive Lands Ordinance – Additional NAOS
- Proposed Clustering
- Significant Public Comment – Opposition (Legal Protest)
- Associated preliminary plat case (7-PP-2014 - Not Consistent)
- Planning Commission Recommended Denial with a vote of 4 - 1

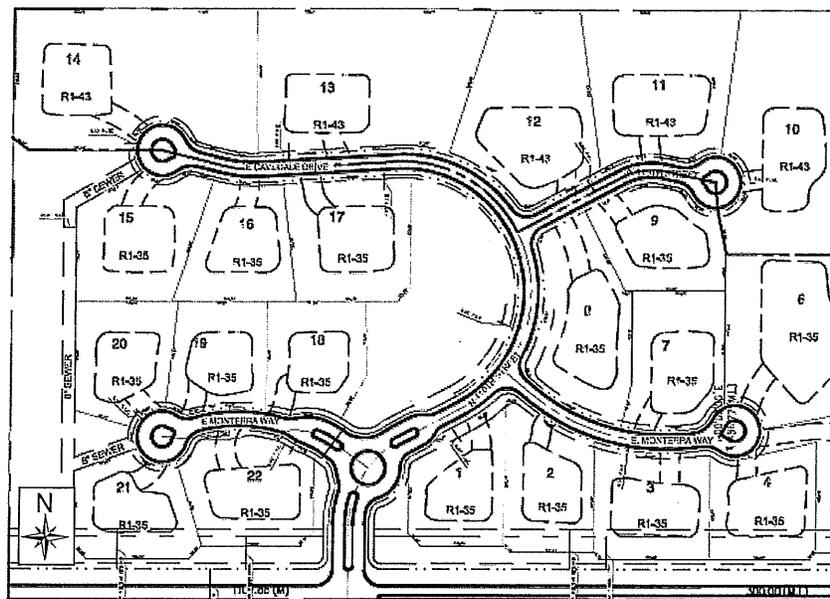


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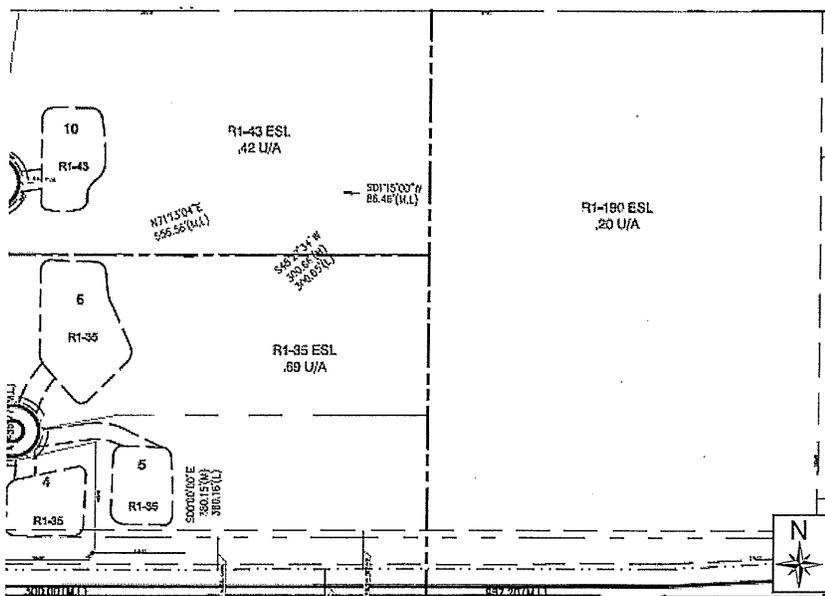
1-ZN-2011



1-ZN-2011



PROPOSED ZONING – Proposed Preliminary Plat 1-ZN-2011 (7-PP-2014)

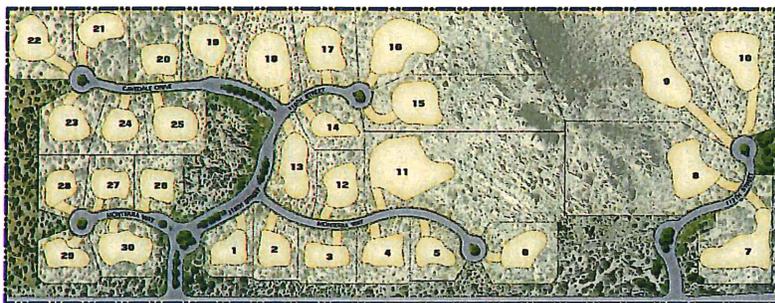


PROPOSED ZONING – Proposed Preliminary Plat 1-ZN-2011 (7-PP-2014)



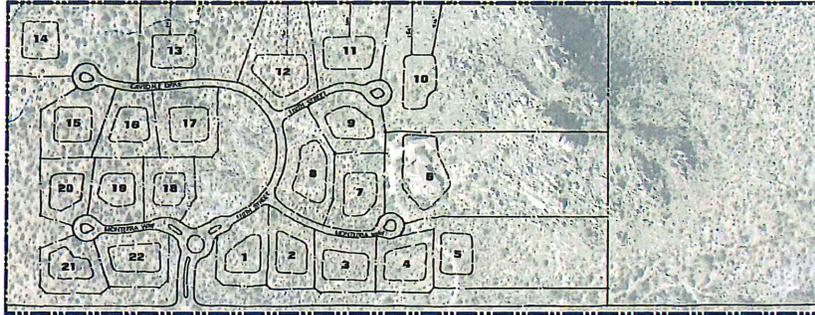
February 24, 2011

1-ZN-2011



March 25, 2015, April 22, 2015, and May 27, 2015

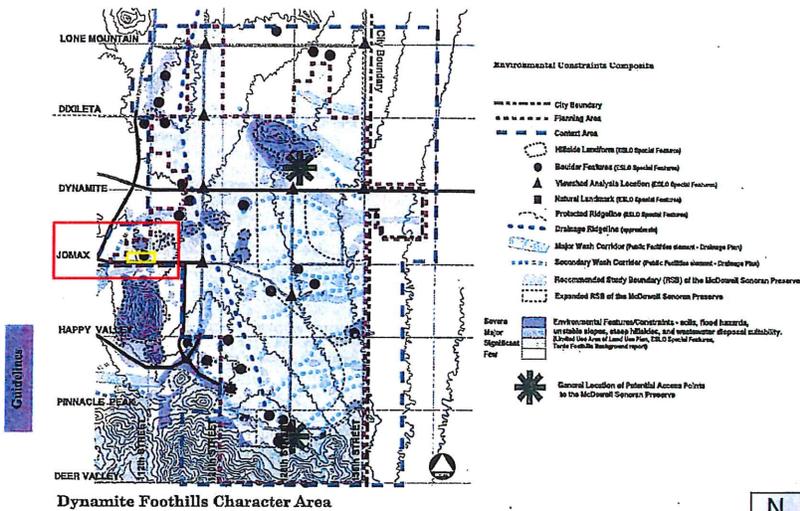
1-ZN-2011



July 1, 2015

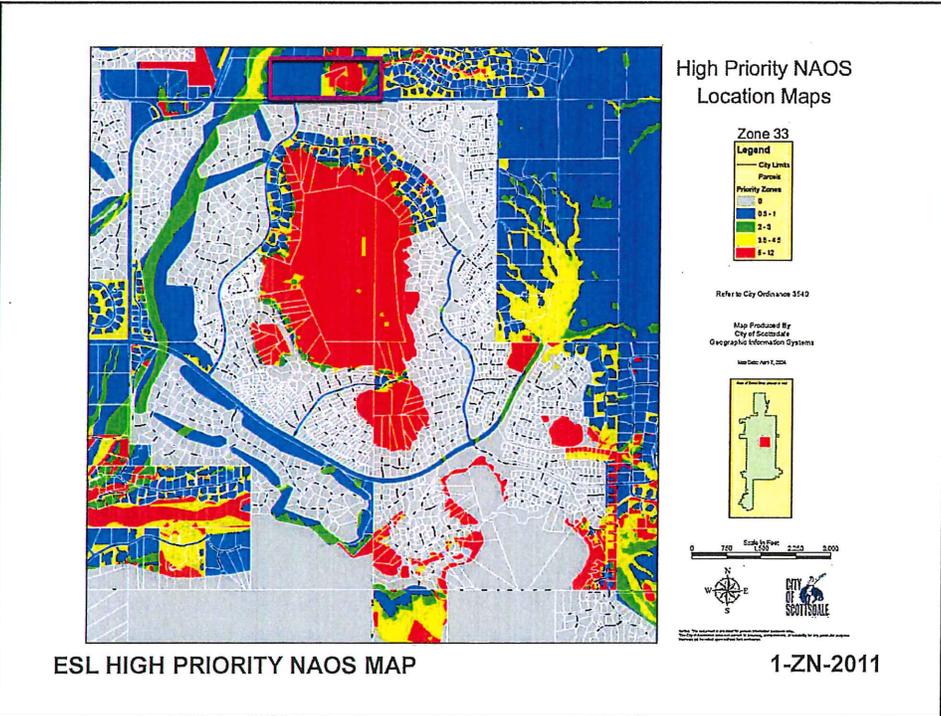
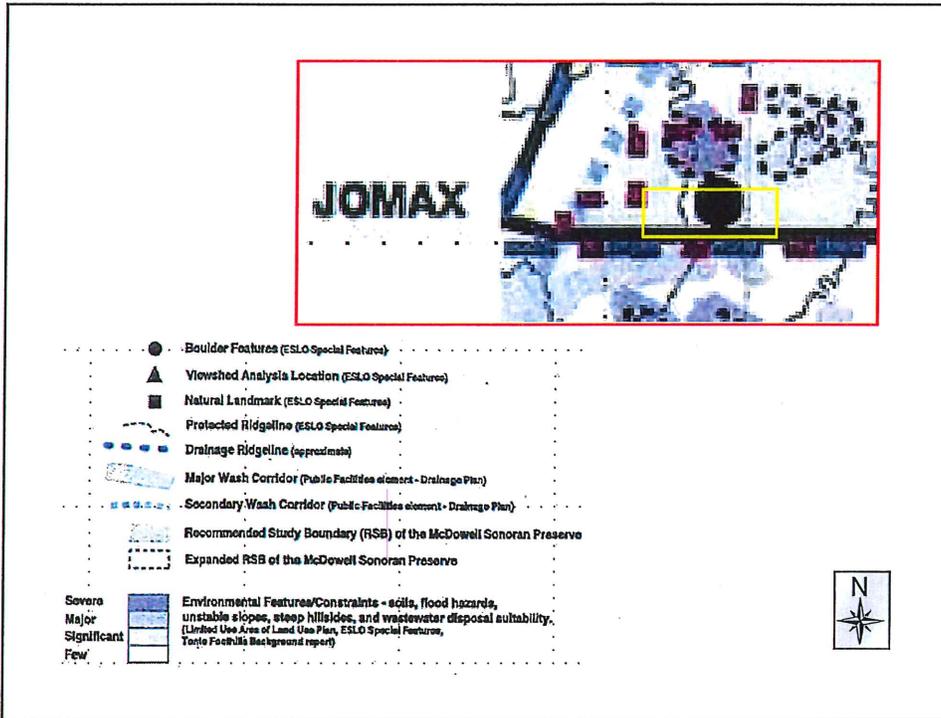
1-ZN-2011

Dynamite Foothills Character Area



Page

City of Scottsdale



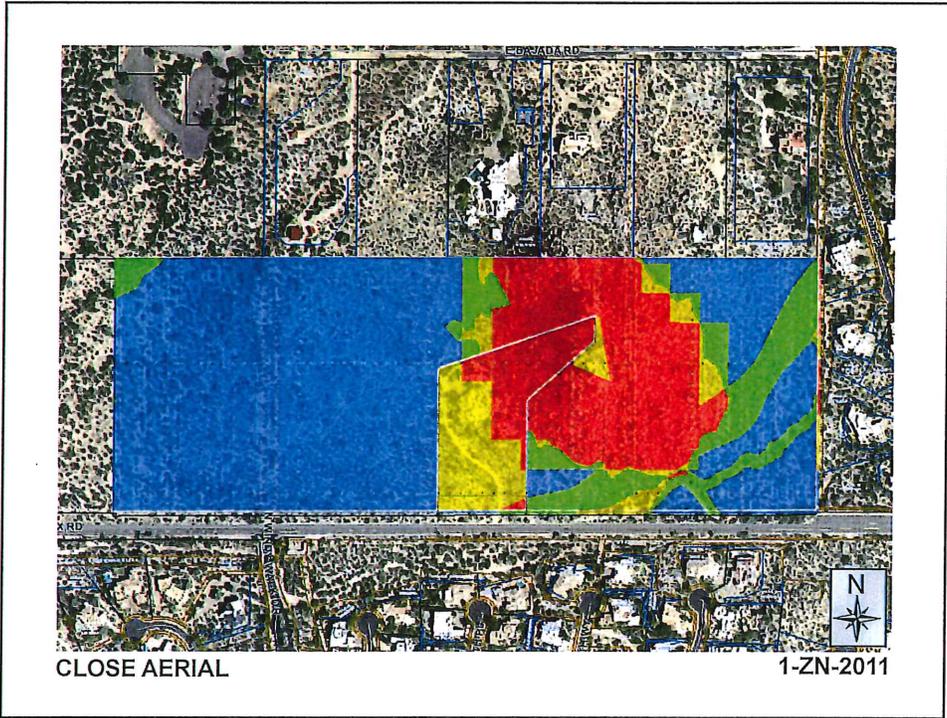
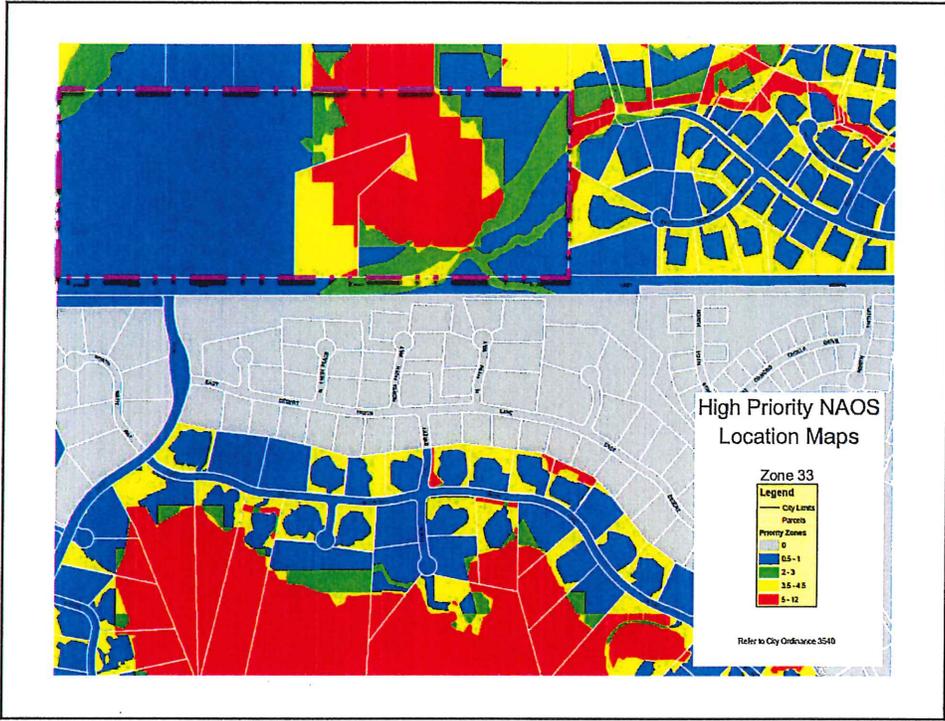
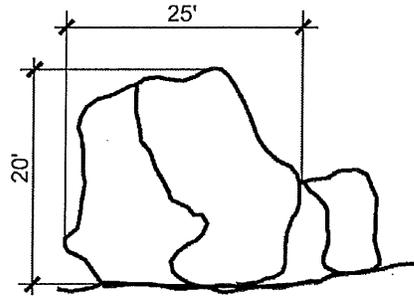


Figure 6.1070.E.

2.

Boulder Feature



Unprotected slopes shall be protected from focused stormwater flows.

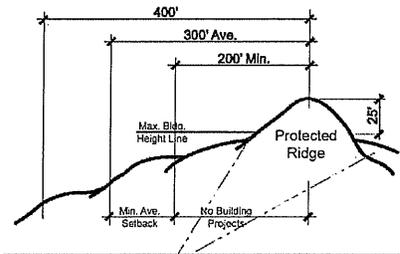
3. All storm runoff shall be directed towards natural channels using best practices for erosion control.
 4. Minimize removal of native vegetation from areas not located in construction envelopes.
 5. Minimize incidental impacts from other natural hazards including erosion, landslides, rockfalls, flooding, flood-related mud slides, unstable slopes and landsliding relating to the site and surrounding property.
- D. *Protected Peaks and Ridges.*
1. All building projects shall be set back an average of three hundred (300) feet horizontally and a minimum of two hundred (200) feet from a protected peak or a protected ridge.

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Figure 6.1070.F.

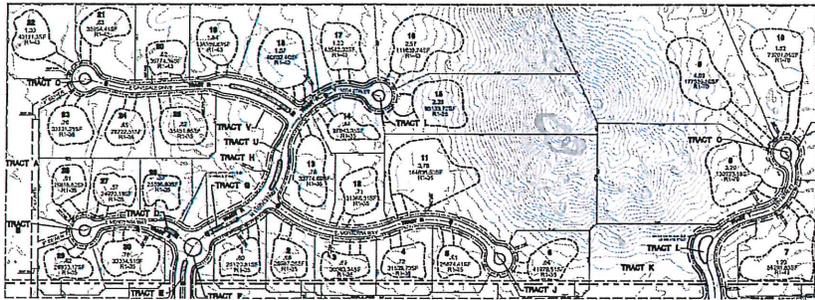
Viewpoints - Protected Ridges



View from Intersection of Minor Collector or Higher Class Street

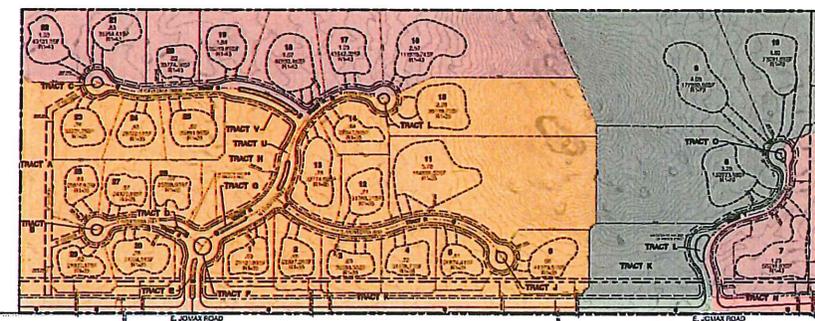
2. The maximum elevation of any structure within four hundred (400) feet horizontally of a protected peak or ridge shall be at least twenty-five (25) feet below the elevation of the nearest point of a protected peak or ridge.
3. Protected peaks and ridges shall be identified on ESL Protected Peaks and Ridges Maps prepared by the City, and may be revised as follows: Request for map refinement shall include a visual analysis from viewpoints as defined in 6.1070.F. and be subject to Subsection E., below.
4. Protected peaks and ridges on a property shall be shown on final plans at the time of City Council approval.

Density, Land Use, and NAOS Budget Table						
	ZONING	DU/AC	LOTS	HEIGHT	USE	NAOS
Existing/ Allowed	R1-190/ESL	0.23	11	24 feet	Single-family	19.28 acres (39.6%)
Proposed 11-ZN-2011	R1-35/ESL	0.61	30	24 feet	Single-family	32.95 acres (66.8%)
	R1-43/ESL					
	R1-70/ESL					



PRELIMINARY SITE PLAN

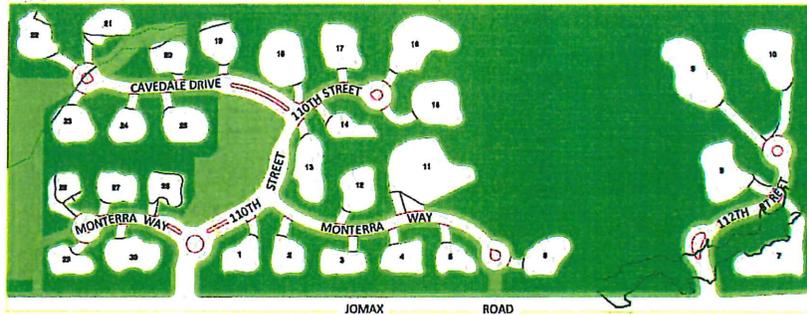
1-ZN-2011



LEGEND	
	R1-43/ESL
	R1-35/ESL
	R1-70/ESL



PREVIOUSLY PROPOSED ZONING MAP – Proposed Preliminary Plat



- LEGEND**
- UNDISTURBED NAOS
 - REVEGETATED NAOS
 - 50+ CFS WASH CORRIDORS
 - BUILDING ENVELOPES

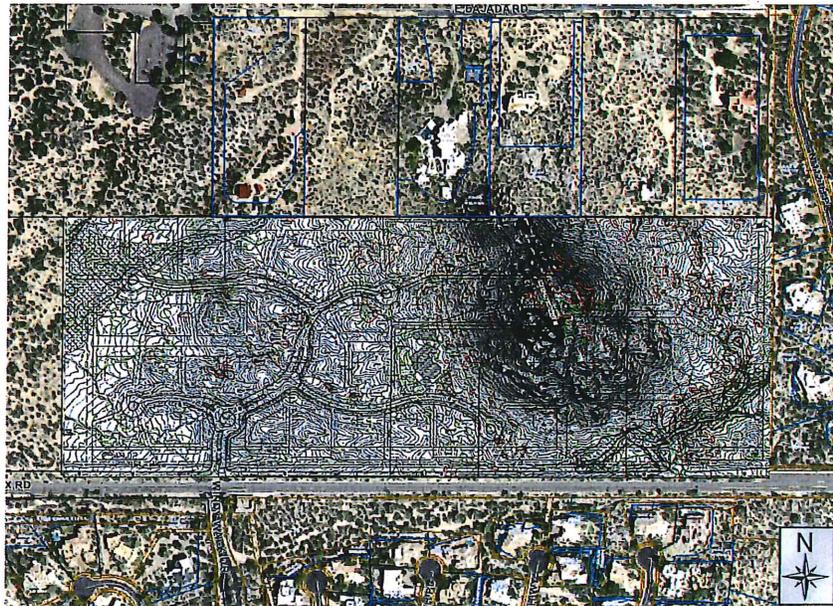
NAOS AREA TABLE

	REQUIRED		PROVIDED	
TOTAL SITE AREA:			2,120,670 SF, 48.68 AC	
*UNDISTURBED NAOS			1,073,760 SF, 24.70 AC	
**REVEGETATED NAOS			341,077 SF, 7.83 AC	
TOTAL NAOS	839,750 SF, 19.28 AC	39.6%	1,416,837 SF, 32.53 AC 66.8%	
OPEN SPACE NOT INCLUDED			N/A	
TOTAL OPEN SPACE			N/A N/A	

*UNDISTURBED NAOS = 128.1% OF TOTAL REQUIRED NAOS
 **REVEGETATED NAOS = 40.6% OF TOTAL REQUIRED NAOS

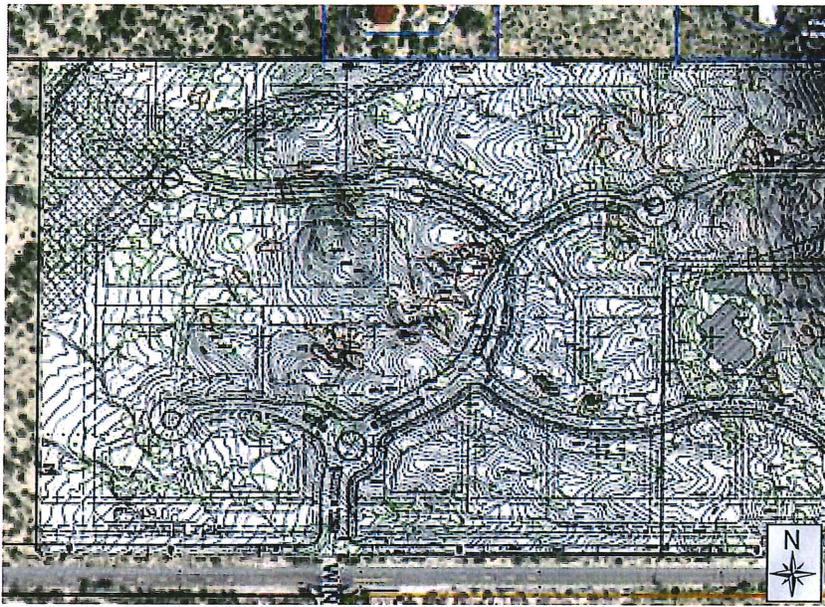
NAOS PLAN

1-ZN-2011



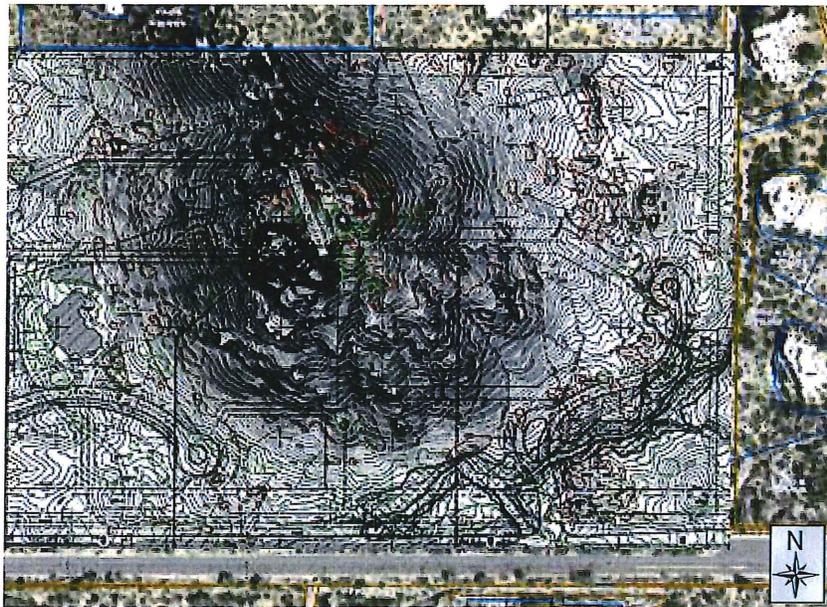
BOULDER MAP

1-ZN-2011



BOULDER MAP

1-ZN-2011



BOULDER MAP

1-ZN-2011