



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

THURSDAY, APRIL 16, 2009

STUDY SESSION MINUTES

PRESENT: Ron McCullagh, Vice Mayor
Michael Edwards, Vice Chairman
Michael Schmitt, Planning Commission Member
David Brantner, Development Member
Chris Jones, Design Member
David Ortega, Design Member
Eric Gerster, Development Member

STAFF: Steve Venker
Joe Padilla
Brad Carr
Meredith Tessier
Dan Symer
Greg Williams
Bob Hults

CALL TO ORDER

Vice Mayor McCullagh called the Development Review Board study session to order at 12:42 p.m.

ROLL CALL

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

ADMINISTRATIVE REPORT

Mr. Venker noted that emails had been received regarding wireless communication cases 39-DR-2009 and 52-DR-2009. A revision was made in the staff report for item 66-DR-2009 indicating that beige colored tile would be applied to the corner column.

Review of April 16, 2009 DRB meeting agenda items

CONSENT AGENDA

3. 37-DR-2009 NewPath Networks (K704-01) E. Shea Blvd & N. 77th Pl.
4. 38-DR-2009 NewPath Networks (K697-01) E. Cholla St.
5. 39-DR-2009 NewPath Networks (K694-01) E. Cholla St & N. 109th St.

Commissioner Schmitt questioned the stability of the pole because in the photographs it appeared to be leaning. Mr. Venker confirmed that the proposal was to replace the poles.

6. 52-DR-2009 NewPath Networks (K625-01) E. Gold Dust Ave. & N. 110th St.
7. 49-DR-2008 NewPath Networks – Antenna Site # (H257-02)
8. 107-DR-2006#2 First & Sixty Ninth

Commissioner Schmitt noted that the Planning Commission recently discussed the administrative process concerning extending the approval period. The consensus of the Planning Commission was that the rules and regulations that are in place protect the City from having the context change over an extended period of time. Mr. Venker indicated that policy has been to support a two-year time frame with the applicant having the ability to request an extension from the Development Review Board. Commissioner Schmitt was concerned about allowing a three-year approval.

The item was pulled to the regular agenda for further discussion.

9. 12-PP-2008 Jomax & 120th

Board Member Ortega commented that when looking at projects on an individual basis it is reasonable to allow an extended period of time in order to assure the City and neighbors that a project will be developed as originally approved.

Vice Mayor McCullagh expressed concern about allowing an extension together with the potential for an additional one-year administrative extension, because of ever-changing environmental conditions, area character, and citizen opinions.

Mr. Venker agreed with the concern, noting that given the current economic situation staff felt in some cases it would be most beneficial to the City to allow extension to two years with a one-year extension. If the extension expires, the applicant would then have the opportunity to resubmit the original project package for reapproval.

Board Member Brantner commented that with a reapproval process available, maintaining the current approval period did not place any unreasonable burden on the applicant.

In response to a question by Board Member Gerster, Mr. Williams explained that there were no dedication requirements for 120th Street. He noted that a two-year approval was being requested because in subdivision cases it generally takes nine months to a year to complete approvals on improvement plans.

REGULAR AGENDA

10. 66-DR-2009 Schick Design Group

ADJOURNMENT

With no further business to discuss, the study session of the Development Review Board adjourned at 12:57 p.m.

Respectfully submitted,
A/V Tronics, Inc. DBA AVTranz.