



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, MARCH 25, 2009

APPROVED STUDY SESSION MINUTES

PRESENT: David Barnett, Chairman
Eric Hess, Vice Chairman
Steven Steinke, Commissioner
Michael D'Andrea, Commissioner (arrived 4:18 p.m.)
Michael Schmitt, Commissioner
Kevin O'Neill, Commissioner

ABSENT: Jeffrey Schwartz, Commissioner

STAFF: Bryan Cluff
Lusia Galav
Louisa Garbo
Don Hadder
Reed Kempton
Edmond Lamperez
Jesus Murillo
Connie Padian
Joe Padilla
David Richert
Dan Symer
Meredith Tessier
Kira Wauwie

1. CALL TO ORDER

Chairman Barnett called the study session of the Scottsdale Planning Commission to order at 4:14 p.m.

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

2. ADMINISTRATIVE REPORT

Ms. Galav reviewed amendments to the agenda, noting that one Commissioner had expressed interest in moving item 14-TA-2008 to the regular agenda for discussion. If the Commission chooses to continue any items from the regular or consent agendas, they will be agendized for the April 22nd meeting because it is too late to advertise for the April 1st meeting. The Downtown Plan is tentatively scheduled for the April 22nd meeting.

3. REVIEW OF MARCH 25, 2009 AGENDA

CONTINUANCE

13-TA-2008 PRC Zoning Ordinance Text Amendment

13-ZN-2008 Palmeraie

17-AB-2008 Palmeraie

Chairman Barnett inquired about the general policy on continuances. He felt that if a case has been continued several times, the Commission should have the prerogative to request a presentation at the time of the meeting and staff should be prepared. Ms. Galav explained that staff was not prepared to provide a presentation in the Palmeraie cases; historically, the Commission has granted continuances when they are requested. Mr. Richert noted that the Applicant is still preparing their documents and has not submitted any new documents since the interpretation was provided. The text amendment will move forward with the zoning and abandonment cases until it is withdrawn by the Applicant.

Chairman Barnett noted that the Planning Commission reviews site plans and does not need to see the final elevations. He requested that the continuance be to the April 22nd meeting, not May 13th as requested by the Applicant. Ms. Galav confirmed that enough time was available to advertise the item for the April 22nd meeting.

EXPEDITED AGENDA

29-UP-2008 Jest Enterprises, Inc. Heliport

33-UP-2008 Dillon Precision Products Helicopter Use Permit

In response to a question by Commissioner Steinke, Ms. Galav noted that the FAA requires heliports to meet all of the city codes and requirements in order to acquire approval. Commissioner Steinke opined that FAA approvals should be acquired prior to applying for permits as an assurance to the city that all safety requirements have been met.

1-UP-2009 Fire Station 8

In response to a question by Commissioner O'Neill, Ms. Garbo explained that emergency vehicles would have the ability to travel both north and south when exiting onto 96th Street.

Commissioner Steinke commented that it would be beneficial for understanding context on municipal use proposals to be provided a map showing other facilities within a five-mile radius.

Ms. Garbo confirmed that the signalized street corner will have signal-override capability.

22-UP-2008 El Dorado Park Municipal Use Master Site Plan

2-UP-2009 Fire Station 1

3-UP-2009 Costco Car Wash

Commissioner Schmitt commented that the northwest corner of the parking lot could potentially present a bottleneck situation, blocking the drive lane. Mr. Lamperez noted that the Applicant has been made aware of that concern; appropriate improvements will be made to the site plan prior to the Development Review Board review. The dark lines running from the southwest corner of the site plan are utility lines. Commissioner Schmitt expressed concerns about access and circulation to the area and requested that staff provide a brief presentation during the regular meeting.

8-UP-2009 Family Promise

Mr. Symer noted that no members of the public attended the community outreach held on March 18th.

Commissioner Schmitt commented that on location maps, in general, it would be helpful for identifying the location to have cross streets within half a mile identified.

10-UP-2009 Troon North Park Phase I

In response to a question by Chairman Barnett regarding citizen concerns about the need for a barrier on the north side of the park, Mr. Murillo explained that there is currently no plan to provide a barrier wall. The need for additional mitigation will be determined during the Development Review Board review when more detail is available.

14-TA-2008 Terra Verde Sign Amendment

Commissioner D'Andrea requested a presentation during the regular meeting because the amendment would provide a city-wide global change.

128-PA-2009

Planned Commerce Park (PCP) District Text Amendment

In response to a request by Vice-Chairman Hess, Mr. Hadder reviewed the history of the Planned Commerce Park District. The district was created in the early '90s and was intended to be a flexible version of the I-1 district. The PCP has been used only twice with amended development standard applied because it is not usable as written. The amendment is intended to create a mixed-use category that would allow mixed use development, specifically in the Airpark employment area.

Vice-Chairman Hess stressed the importance of ensuring that restrictions are included that will prevent misuse of the district in more rural areas. Mr. Hadder assured the Commission that language would be included that would prevent developers from manipulating the system.

In response to a question by Commissioner Schmitt, Mr. Hadder explained that the PCP would differ from the PUD in that it would allow manufacturing uses, mixed use development on larger parcels, and would provide more significant buffers next to residential areas.

4. REVIEW OF APRIL 1, 2009 AGENDA

Ms. Galav noted that the R1-7 cases are agendized for April 1st.

5. DISCUSSION – Ad Hoc Citizens Trails Task Force: Draft Final Report, presentation and discussion by the Transportation Department

Mr. Jim Heitel, representing the Trails Task Force members, provided an overview of events surrounding the 2004 trails plan. Because the recommendations of the plan were not implemented, the northern trails system became popular for ATVs and dirt bikes. City Council formed the Ad Hoc Citizens Trails Task Force in an effort to rejuvenate focus on the trails system. The Task Force focused on safety and prioritization issues with a change in emphasis towards connecting neighborhood trails. A new trail category was created to be used by hikers and equestrians that would have little or no associated expense to build. Increased sanctions against illegal motorists and a stay on abandonment cases until the trail program is complete were suggested. A subcommittee should be left in place to respond to issues that arise throughout the process. The coordinator together with the subcommittee will provide appropriate information regarding abandonments to the Planning Commission with the goal of maintaining trail connectivity.

Mr. Kempton reviewed the formation of and process taken by the Task Force as well as the five questions and the resulting recommendations. The recommendation most applicable to the Planning Commission states that: "The Task Force members felt the City should issue a policy that would recommend denial of any request to abandon or vacate rights-of-way that could be used for trails, paths, sidewalks, or other non-motorized connections unless a specific, constructible alternative alignment has been identified and acquired, or a determination has been made that the property would not be needed for future projects. Any such determination must be supported in writing by staff; otherwise

a non-motorized public access easement that is consistent with the current design guideline specifications is required."

In response to a question by Commissioner D'Andrea, Mr. Kempton noted that the intent is to include a minimum width in the DSPM, staff will strengthen the language to ensure the best interest of the city is adhered to. Commissioner D'Andrea applauded the Tasks Force's efforts.

Commissioner Steinke echoed appreciation for the depth of the report. He suggested that the portion that states, "A determination has been made that the property would not be needed for future projects," be made clearer as to what constitutes a future project.

Mr. Kempton noted that comments from the Planning Commission as well as Parks and Recreation Commission and the Transportation Commission will be included in the City Council presentation.

Commissioner Schmitt commented that the right-of-way abandonment verbiage seemed unnecessarily restrictive. He suggested that the trails master plan identify easements that would not fall within the realm of where a trail could potentially be constructed in order to prevent encumbering abandonments required for other needs. Mr. Kempton confirmed that in updating the 2004 Trails Master Plan, the Transportation Department will identify easements necessary for potential trails as well as future sidewalk locations.

In response to a question by Commissioner Schmitt, Mr. Kempton noted that the Scottsdale trails connect with other communities and have a regional connection as part of the Maricopa Trail, which connects all of Maricopa County's regional parks.

Commissioner Schmitt commented that the City's bike lanes are segmented and would benefit from a similar connectivity process. Mr. Kempton noted that the 2008 Transportation Master Plan significantly addressed the bike lane system. Eight miles of bike lanes have been added in the last year through re-striping efforts.

Vice-Chairman Hess agreed that the report was well done and concise. He encouraged staff to aggressively pursue converting enforcement issues from civil to criminal, noting that the police department's hands are tied under the current regulations. Mr. Padilla noted that a text amendment would be required to change civil penalties into criminal penalties; research needs to be conducted to determine whether changes would be required in the Zoning Ordinance or other sections of the Code.

Vice-Chairman Hess requested that an initiation be placed on the April 1, 2009 agenda. Mr. Richert noted that staff will determine what method would be the most appropriate and will agendize that item for April 1st. Mr. Kempton agreed that initiation by the Planning Commission would be beneficial in furthering efforts previously discussed with the legal representative from the Transportation Department.

Chairman Barnett agreed with comments regarding the quality of the report and thanked staff and the Task Force for their efforts. He echoed comments about strengthening language regarding trail identification and minimum widths. Mr. Kempton commented that improved communication between departments and new guidelines will make determinations on abandonments easier.

6. ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:11 p.m.

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