SCOTTSDALE BOARD OF ADJUSTMENT
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA

WEDNESDAY, NOVEMBER 1, 2017

*SUMMARIZED MEETING MINUTES*

PRESENT: Matt Metz, Chairman
Paul Garry, Vice Chairman
Alper Adli, Board Member
Dana Belknap, Board Member
Gary Donahoe, Board Member
Greg Mona, Board Member

STAFF: Brad Carr
Randy Grant
Sherry Scott
Joe Padilla

GUESTS: Frederick Davidson, representing MBA Development Partners
Doug Jorden, representing Troon North Association

CALL TO ORDER

The regular meeting of the Scottsdale Board of Adjustment was called to order by Chair Metz at 6:06 a.m.

ROLL CALL

A formal roll call confirmed all members present as stated above.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Board of Adjustment page on ScottsdaleAZ.gov, search “Board of Adjustment”.
APPROVAL OF MINUTES

1. Review and possible approval of October 4, 2017 Board of Adjustment Regular Meeting Minutes.

   BOARD MEMBER DONAHOE MADE A MOTION TO APPROVE THE OCTOBER 4, 2017 BOARD OF ADJUSTMENT REGULAR MEETING MINUTES. SECONDED BY BOARD MEMBER ADLI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0)

REGULAR AGENDA

2. 5-BA-2017 (Troon North Villas ZA Appeal)
6-BA-2017 Troon North Villas ZA Appeal)
Request for an appeal of the Zoning Administrator’s written interpretation, dated August 24, 2017, associated to the Troon North Villas Project.

Located at: 10200 E. Dynamite Boulevard

5-BA-2017 Frederick E. Davidson, applicant, MBA Development Partners, owner
Meredith Tessier Coordinator

6-BA-2017 Doug Jorden, applicant, Troon North Association, owner
Brian Cluff, Coordinator

Zoning Administrator Randy Grant provided a presentation followed by a question and answer session by Board Members.

Frederick Davidson, the applicant for Case 5-BA-2017 provided a presentation followed by a question and answer session by Board Members.

Doug Jorden, the applicant for Case 6-BA-2017 provided a presentation followed by a question and answer session by Board Members.

Chair Metz noted receipt of 39 written comments, 1 in support of the developer and 38 opposed.

The following speakers lodged opinions on the appeal (in order of appearance):

- Buddy Satterfield – In support of MBA proposal
  Donated speaking time to Buddy Satterfield:
  - Dalon Morgan
  - Dean Bluxom
- Philip Dunn – Opposed to MBA proposal
  Donated speaking time to Philip Dunn:
  - Ardie Downing

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• William Lear
• Bill Fisher
• Erik Peterson – In support of MBA proposal
  Donated speaking time to Erik Peterson:
  • Jenna Brocious
  • Percy Anderson
  • Francisco Contreras
• Mike Anderson – In support of MBA proposal
  Donated speaking time to Mike Anderson:
  • Mike Lofton
  • Simone Akbarzedeh
  • Richard Osborne
  • Tyler Larson
  • Ryan Harty
  • Richard Rossmiller
  • Katherine Broyles
  • Quinn Riekena
  • Kristen Fenley
  • Brooke Liniger
  • George Droll
• Peter Dandalides – Opposed to current MBA proposal, however Troon North Resort Community Association is willing to work with MBA to build something suitable
• Jonathan Brechner – Opposed to MBA proposal
• Anne Bertolet – Opposed to MBA proposal
• Kristin Shelton – Opposed to MBA proposal
• Harold Nidetz – Opposed to MBA proposal
• Susan Austin – Opposed to MBA proposal
• Ron Badley – Opposed to MBA proposal
• Jim Donker – In support of MBA proposal
• Donald Hadder – In support of MBA proposal
• Russell Moore – Opposed to MBA proposal
• Michael Austin – Opposed to MBA proposal
• Mitch Harrell – In support of MBA proposal
• Guy Gillland – Opposed to MBA proposal
• Tom Bassett – Opposed to MBA proposal
• Jessica Browne – Opposed to MBA proposal

Rebuttal was presented by the Zoning Administrator and the applicants.

JURISDICTION AND STANDING: BOARD MEMBER DONAHOE MADE A
MOTION FOR DETERMINATION THAT THE BOARD OF ADJUSTMENT HAS
JURISDICTION AND BOTH APPELLANTS HAVE STANDING. SECONDED
BY VICE CHAIR GARRY. THE MOTION CARRIED UNANIMOUSLY WITH A
VOTE OF SIX (6) TO ZERO (0).

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The Board held additional discussion on the appeals in the context of the legal standard of whether the Zoning Administrator’s decision was arbitrary, capricious or an abuse of discretion.

**DECISION:** BOARD MEMBER DONAHOE MADE A MOTION TO DENY THE APPEALS OF BOTH 5-BA-2017 AND 6-BA-2017 AND FIND THAT THE AUGUST 24, 2017 INTERPRETATION OF THE ZONING ADMINISTRATOR WAS NOT ARBITRARY, CAPRICIOUS OR AN ABUSE OF DISCRETION, AND THAT THIS BOARD AFFIRMS THAT INTERPRETATION. SECONDED BY VICE CHAIR GARRY. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0)

**ADJOURNMENT**

With no further business to discuss, the regular session of the Board of Adjustment adjourned at 9:42 p.m.

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