

**SCOTTSDALE CITY COUNCIL  
REGULAR MEETING MINUTES  
MONDAY, AUGUST 24, 2020**



**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 5:22 P.M. on Monday, August 24, 2020, in the City Hall Kiva.

**ROLL CALL**

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

Also Present: City Manager Jim Thompson, City Attorney Sherry Scott, City Treasurer Jeff Nichols, City Auditor Sharron Walker, and City Clerk Carolyn Jagger

**MAYOR'S REPORT – None**

**MINUTES**

**Request:** Approve the Regular Meeting Minutes of June 30, 2020, July 1, 2020, and July 2, 2020.

**MOTION AND VOTE – MINUTES**

Councilwoman Klapp made a motion to approve the Regular Meeting Minutes of June 30, 2020, July 1, 2020, and July 2, 2020. Councilman Phillips seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Phillips voting in the affirmative.

**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.

## CONSENT AGENDA

1. **Scottsdale Ranch Community Association Conditional Use Permit (44-UP-2000#4)**  
**Request:** Find that the conditional use permit criteria have been met and adopt **Resolution No. 11882** approving the renewal of a Conditional Use Permit for an existing Type 4, Alternative Concealment Wireless Communication Facility, concealed within two flagpoles, with Open Space, Planned Community District (O-S PCD) zoning.  
**Location:** 10585 N. 100<sup>th</sup> Street  
**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)
2. **Haughton Abandonment (4-AB-2020)**  
**Request:** Adopt **Resolution No. 11880** authorizing the abandonment of 13 feet of General Land Office (GLO) easement located along N. 77<sup>th</sup> Street, 33 feet of GLO easement located along E. Cavedale Drive, and 20 feet of right-of-way located along E. Cavedale Drive for a property with Single-Family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning.  
**Location:** 7720 E. Cavedale Drive  
**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)
3. **Sereno Canyon Phases 4C1, 4D, 4I, and 4J Final Plats (16-PP-2017#11, 16-PP-2017#12, 16-PP-2017#15, and 16-PP-2017#16)**  
**Requests:**
  1. Approve a plat to replat a portion of Lot 3 on 1.97± acres of a 350±-acre site, as per Phase 4 of the Sereno Canyon Community Phasing Plan, to establish 6 resort units, within the Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R ESL) zoning portion of the site for Case No. 16-PP-2017#11.
  2. Approve the final plat to replat portions of Lot 1 on 14.3± acres of a 350±-acre site, as per Phase 4 of the Sereno Canyon Community Phasing Plan and Final Plat, to establish 27 resort units within the Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R ESL) zoning portion of the site for Case No. 16-PP-2017 #12.
  3. Approve the final plat to replat portions of Lot 3 on 7.78± acres of a 350±-acre site, as per Phase 4 of the Sereno Canyon Community Phasing Plan and Final Plat, to establish 18 resort units within the Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R ESL) zoning portion of the site for Case No. 16-PP-2017#15.
  4. Approve the final plat to replat portions of Lot 3 on 4.78± acres of a 350±-acre site, as per Phase 4 of the Sereno Canyon Community Phasing Plan and Final Plat, to establish 18 resort units within the Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R ESL) zoning portion of the site for Case No. 16-PP-2017#16.**Location:** E. Alameda Road and the E. Pinnacle Peak Road alignment along N. 124<sup>th</sup> Street  
**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)
4. **118<sup>th</sup> & Ranch Gate Final Plat (7-PP-2019)**  
**Request:** Approve the final plat for a 42-lot residential subdivision with amended development standards on a 65.6±-acre site with Single-Family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning and Open Space, Environmentally Sensitive Lands (O-S ESL) zoning.  
**Location:** Northeast corner of N. 118<sup>th</sup> Street and E. Ranch Gate Road  
**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

- 5. Scottsdale Civic Center Medical Plaza Non-Major General Plan Amendment and Rezoning (4-GP-2020 and 10-ZN-2019)**  
**Requests:**

  1. Adopt **Resolution No. 11881** approving a Non-Major General Plan Amendment to the Scottsdale General Plan 2001 Conceptual Land Use Map from Urban Neighborhoods to Minor Office on a 1.37±-acre site.
  2. Adopt **Ordinance No. 4465** approving a zoning district map amendment from Service Residential (S-R) zoning to Commercial Office (C-O) zoning on a 1.37±-acre site.

**Location:** 3271 N. Civic Center Plaza  
**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)
- 6. Underground Electric Easement**  
**Request:** Adopt **Resolution No. 11749** authorizing the granting of an Underground Electric Easement on City property to Salt River Project Agricultural Improvement and Power District (SRP). SRP will pay just compensation in the amount of \$5,000 for the easement.  
**Location:** North side of Indian School Park on the southwest corner of Hayden Road and Camelback Road  
**Staff Contact(s):** Daniel Worth, Public Works Director, 480-312-5555, [dworth@scottsdaleaz.gov](mailto:dworth@scottsdaleaz.gov)
- 7. Underground Electric Easement**  
**Request:** Adopt **Resolution No. 11905** authorizing the granting of an Underground Electric Easement on City property to Salt River Project Agricultural Improvement and Power District.  
**Location:** Pima Park and the Thomas Groundwater Treatment Facility at the northwest corner of Thomas Road and 86<sup>th</sup> Street  
**Staff Contact(s):** Daniel Worth, Public Works Director, 480-312-5555, [dworth@scottsdaleaz.gov](mailto:dworth@scottsdaleaz.gov)
- 8. EPCOR Water Arizona License Agreement**  
**Request:** Adopt **Resolution No. 11874** authorizing Agreement No. 2020-135-COS with EPCOR Water Arizona, Inc., for the continued use of the City's rights-of-way to provide water service within portions of the City of Scottsdale.  
**Staff Contact(s):** Daniel Worth, Public Works Director, 480-312-5555, [dworth@scottsdaleaz.gov](mailto:dworth@scottsdaleaz.gov)
- 9. Indian School Park Baseball Facility License Agreement**  
**Request:** Adopt **Resolution No. 11885** authorizing Agreement No. 2020-139-COS with LG Sports, Ltd. dba Twins Baseball Club Company, for the use of the Indian School Park Baseball Facility.  
**Location: Contact(s):** Reed Pryor, Parks and Recreation Director, 480-312-1011, [rpryor@scottsdaleaz.gov](mailto:rpryor@scottsdaleaz.gov)
- 10. NCAA Men's and Women's Division 1 Golf National Championship**  
**Request:** Adopt **Resolution No. 11709** to authorize:

  1. A FY 2020/21 Tourism Development Fund operating contingency transfer in the amount of \$75,000 to the Tourism and Events Department operating budget.
  2. New Event Funding Agreement No. 2020-037-COS with Grayhawk Golf Club in the total amount of up to \$150,000 for a two-year term for the NCAA Men's and Women's Division 1 Golf National Championship.

**Staff Contact(s):** Karen Churchard, Tourism and Events Director, 480-312-2890, [kchurchard@scottsdaleaz.gov](mailto:kchurchard@scottsdaleaz.gov)

11. **WaterSMART Grant Application**  
**Request:** Adopt **Resolution No. 11909** authorizing the submission of a grant application to the United States Department of Interior Bureau of Reclamation for a WaterSMART Drought Response Program Federal Grant for FY 2020/21 and the acceptance of any resulting grant award.  
**Staff Contact(s):** Brian Biesemeyer, Water Resources Director, 480-312-5683, [bbiesemeyer@scottsdaleaz.gov](mailto:bbiesemeyer@scottsdaleaz.gov)
12. **Audit Committee Recommendation for the Tourism Development Commission Sunset Review**  
**Request:** Adopt **Resolution No. 11869** accepting the Audit Committee's recommendation and authorizing the continuation of the Tourism Development Commission.  
**Staff Contact(s):** Sharron Walker, City Auditor, 480-312-7867, [swalker@scottsdaleaz.gov](mailto:swalker@scottsdaleaz.gov)
13. **City Auditor's Fiscal Year 2020/21 Audit Plan**  
**Request:** Approve the City Auditor's FY 2020/21 Audit Plan, as recommended by the Council's Audit Committee at its June 15, 2020, meeting.  
**Staff Contact(s):** Sharron Walker, City Auditor, 480-312-7867, [swalker@scottsdaleaz.gov](mailto:swalker@scottsdaleaz.gov)
14. **FAA Flight Path Petition for Review Legal Services Contract**  
**Request:** Adopt **Resolution No. 11887** authorizing Contract No. 2020-144-COS with Leech Tishman Fuscaldo & Lampl, Inc., in an amount not to exceed \$175,000 for the handling of the City's Petition for Review regarding FAA Flight Path disputes filed in the D.C. Circuit Court of Appeals.  
**Staff Contact(s):** Sherry Scott, City Attorney, 480-312-2405, [sscott@scottsdaleaz.gov](mailto:sscott@scottsdaleaz.gov)
15. **Monthly Financial Report**  
**Request:** Accept the FY 2019/20 Monthly Financial Report as of May 2020.  
**Staff Contact(s):** Judy Doyle, Budget Director, 480-312-2603, [jdoyle@scottsdaleaz.gov](mailto:jdoyle@scottsdaleaz.gov)
16. **August 4, 2020 Primary Election Canvass**  
**Request:** Adopt **Resolution No. 11913** as the official canvass of the City of Scottsdale August 4, 2020 Primary Election.  
**Staff Contact(s):** Carolyn Jagger, City Clerk, 480-312-2411, [cjagger@scottsdaleaz.gov](mailto:cjagger@scottsdaleaz.gov)

#### **MOTION AND VOTE – CONSENT AGENDA**

Councilmember Korte made a motion to approve Consent Agenda Items 1 through 16. Councilwoman Littlefield seconded the motion, which carried 7/0, with Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Phillips voting in the affirmative.

#### **REGULAR AGENDA**

17. **Canalside Rezoning (1-ZN-2020)**  
**Requests:**
  1. Adopt **Ordinance No. 4464** approving a zoning district map amendment from Central Business District, Downtown Overlay (C-2 DO) zoning to Downtown/Downtown Multiple-Use, Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) zoning, including development plan and development standards for gross floor area ratio, building location and building setbacks, for a new mixed-used development consisting of 54 units of multi-family residential and 900± square feet of non-residential space.

2. Adopt **Resolution No. 11879** declaring the document titled “*Canalside Development Plan*” to be a public record.

**Location:** 6804, 6806, 6808, 6810, 6820, and 6824 E. Indian School Road

**Presenter(s):** Greg Bloemberg, Sr. Planner

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

Senior Planner Greg Bloemberg and applicant representative Jason Morris each gave a PowerPoint presentation (attached) on the proposed Canalside rezoning application.

### **MOTION AND VOTE – ITEM 17**

Councilwoman Milhaven made a motion to adopt: (1) Ordinance No. 4464 approving a zoning district map amendment from Central Business District, Downtown Overlay zoning to Downtown/Downtown Multiple-Use, Type 2, Planned Block Development, Downtown Overlay zoning, including development plan and development standards; and (2) Resolution No. 11879 declaring the document titled “*Canalside Development Plan*” to be a public record. Councilwoman Klapp seconded the motion, which carried 4/3, with Mayor Lane and Councilmembers Klapp, Korte, and Milhaven voting in the affirmative, and Vice Mayor Whitehead and Councilmembers Littlefield and Phillips dissenting.

### **MAYOR AND COUNCIL ITEMS**

18. Boards, Commissions, and Task Forces Appointments

#### **Development Review Board**

*Nominee(s):* \*Jeffrey Brand, Andrea Davis, Shakir Gushgari

*Council to fill one vacancy (appointment effective August 24, 2020)*

\*Nominee withdrew application from consideration for current vacancy.

Andrea Davis: Councilwoman Littlefield

Shakir Gushgari: Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, Milhaven, and Phillips

**Appointment:** Shakir Gushgari was reappointed to the Development Review Board, effective August 24, 2020.

#### **Human Services Commission**

*Nominee(s):* Jayne Hubbard

*Council to fill one vacancy (appointment effective August 24, 2020)*

Jayne Hubbard: Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, Littlefield, Milhaven and Phillips

**Appointment:** Jayne Hubbard was reappointed to the Human Services Commission, effective August 24, 2020.

#### **Judicial Appointments Advisory Board**

*Nominee(s):* Brian Adamovich

*Council to fill one vacancy (appointment effective August 24, 2020)*

**Brian Adamovich:** Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Phillips

**Appointment:** Brian Adamovich was reappointed to the Judicial Appointments Advisory Board, effective August 24, 2020.

#### **Library Board**

*Nominee(s): Sam Campana, Freda Hartman, Nicole Huser, Shiela Reyman  
Council to fill two vacancies (appointments effective August 24, 2020)*

Sam Campana: Councilmembers Klapp, Korte, and Milhaven

Freda Hartman: Mayor Lane, Vice Mayor Whitehead, and Councilmembers Littlefield and Phillips

Nicole Huser: Mayor Lane

Shiela Reyman: Vice Mayor Whitehead and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Phillips

**Appointments:** Shiela Reyman was reappointed, and Freda Hartman was appointed, to the Library Board, effective August 24, 2020.

#### **Parks and Recreation Commission**

*Nominee(s): John Doering, Kurt Jones, Susan McGarry  
Council to fill three vacancies (appointments effective August 24, 2020)*

John Doering: Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Phillips

Kurt Jones: Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Phillips

Susan McGarry: Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, Littlefield, Milhaven, and Phillips

**Appointments:** Kurt Jones was reappointed, and John Doering and Susan McGarry were appointed, to the Parks and Recreation Commission, effective August 24, 2020.

#### **Transportation Commission**

*Nominee(s): David Dubner, Pamela Iacovo, \*Karen Kowal  
Council to fill one vacancy (appointment effective August 24, 2020)*

David Dubner: Councilman Phillips

Pamela Iacovo: Mayor Lane; Vice Mayor Whitehead; and Councilmembers Klapp, Korte, Littlefield, and Milhaven

**Appointment:** Pamela Iacovo was reappointed to the Transportation Commission, effective August 24, 2020.

### **MOTION AND VOTE – MAYOR AND COUNCIL ITEMS**

Councilman Phillips made a motion to direct staff to agendize a discussion on the implementation of 5G wireless in the City with possible Council action, at the earliest possible Council meeting. Councilwoman Littlefield seconded the motion, which carried 4/3, with Vice Mayor Whitehead and Councilmembers Littlefield, Milhaven, and Phillips voting in the affirmative, and Mayor Lane and Councilmembers Klapp and Korte dissenting.

**ADJOURNMENT**

The Regular City Council Meeting adjourned at 6:07 P.M.

**SUBMITTED BY:**

A handwritten signature in blue ink, appearing to read "Carolyn Jagger".

Carolyn Jagger, City Clerk

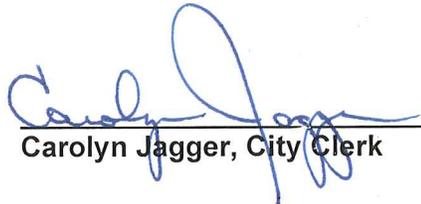
Officially approved by the City Council on September 22, 2020

**CERTIFICATE**

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 24<sup>th</sup> day of August 2020.

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

**DATED** this 22<sup>nd</sup> day of September 2020.

  
\_\_\_\_\_  
Carolyn Jagger, City Clerk

# Canalside

## 1-ZN-2020

City Council  
August 24, 2020

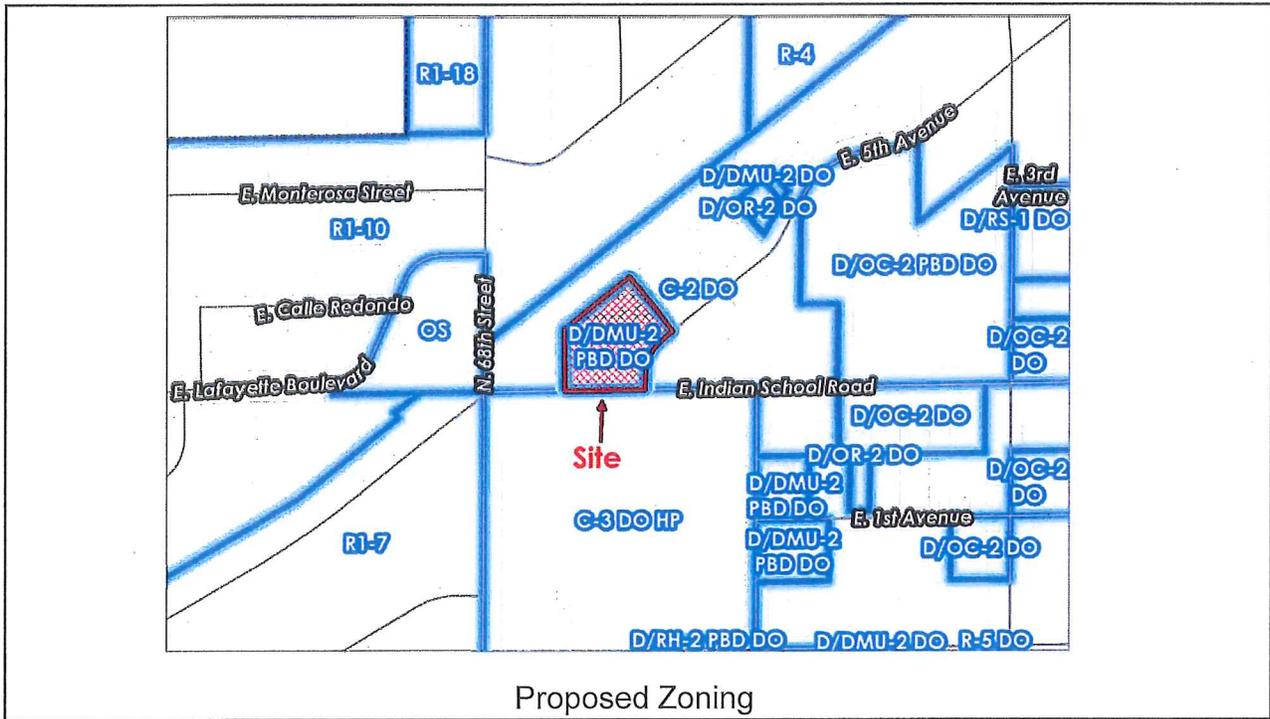
Coordinator: Greg Bloemberg

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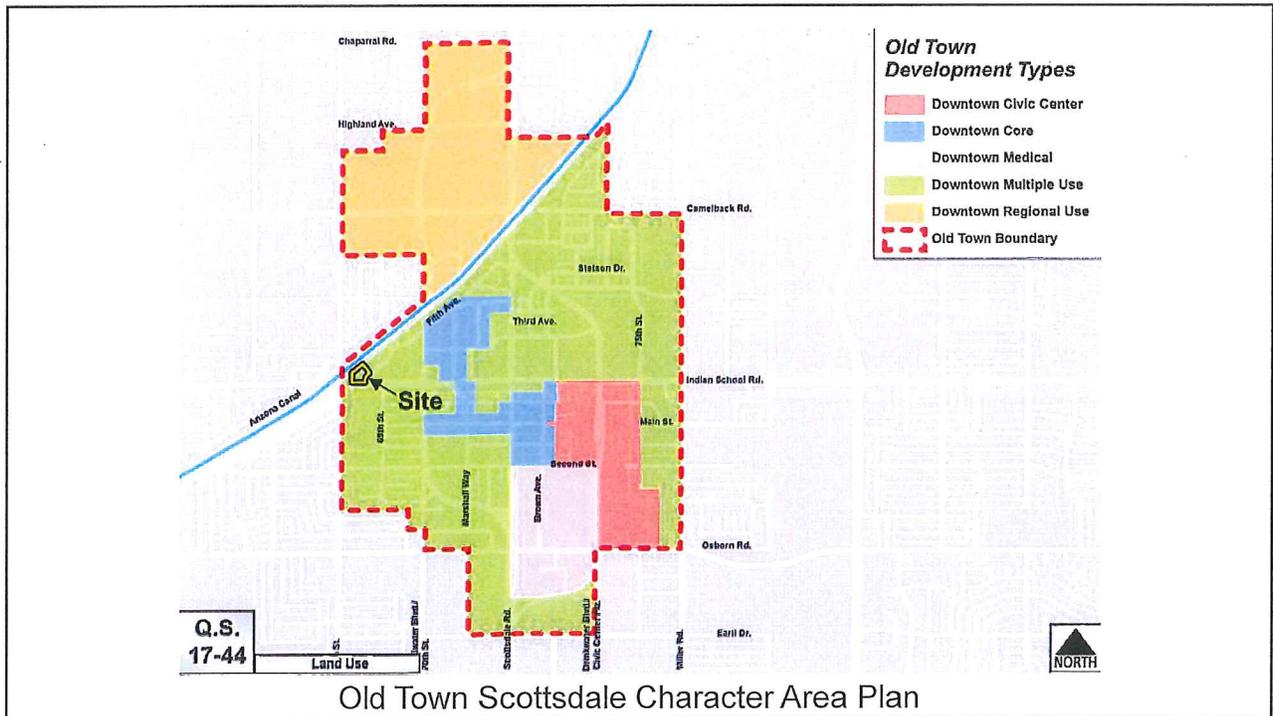
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Proposed Zoning

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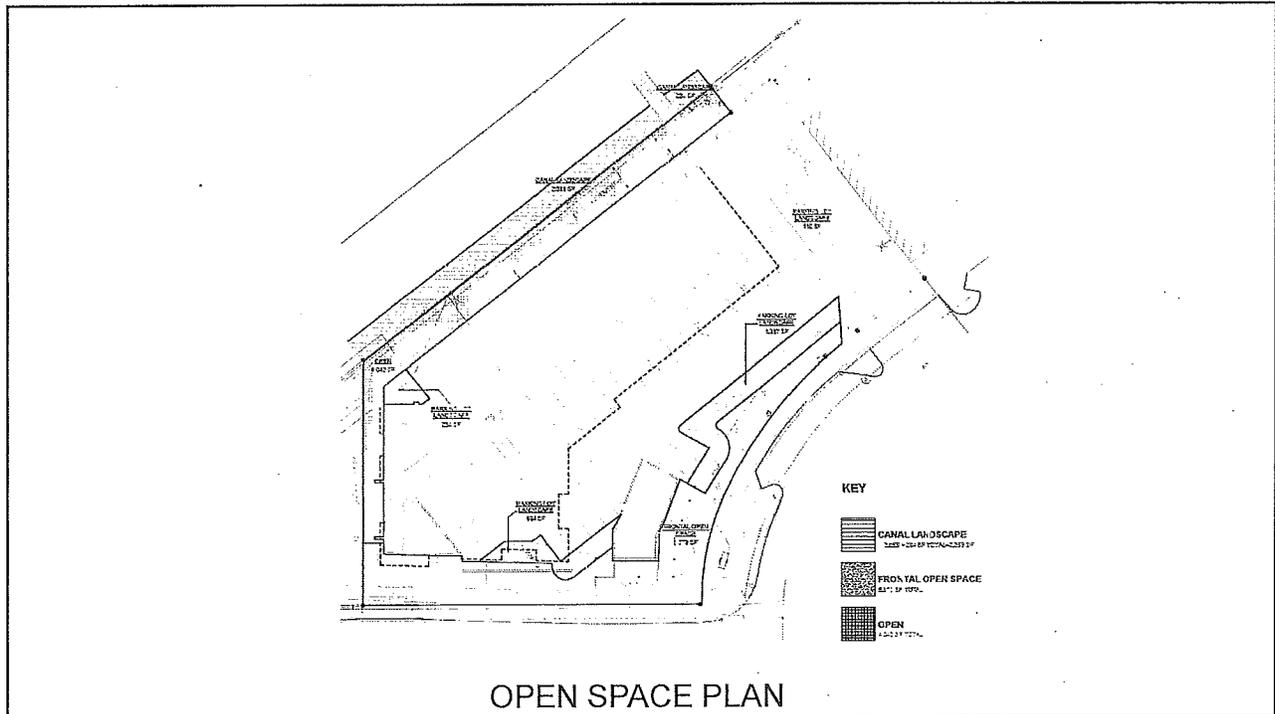
Old Town Scottsdale Character Area Plan

6

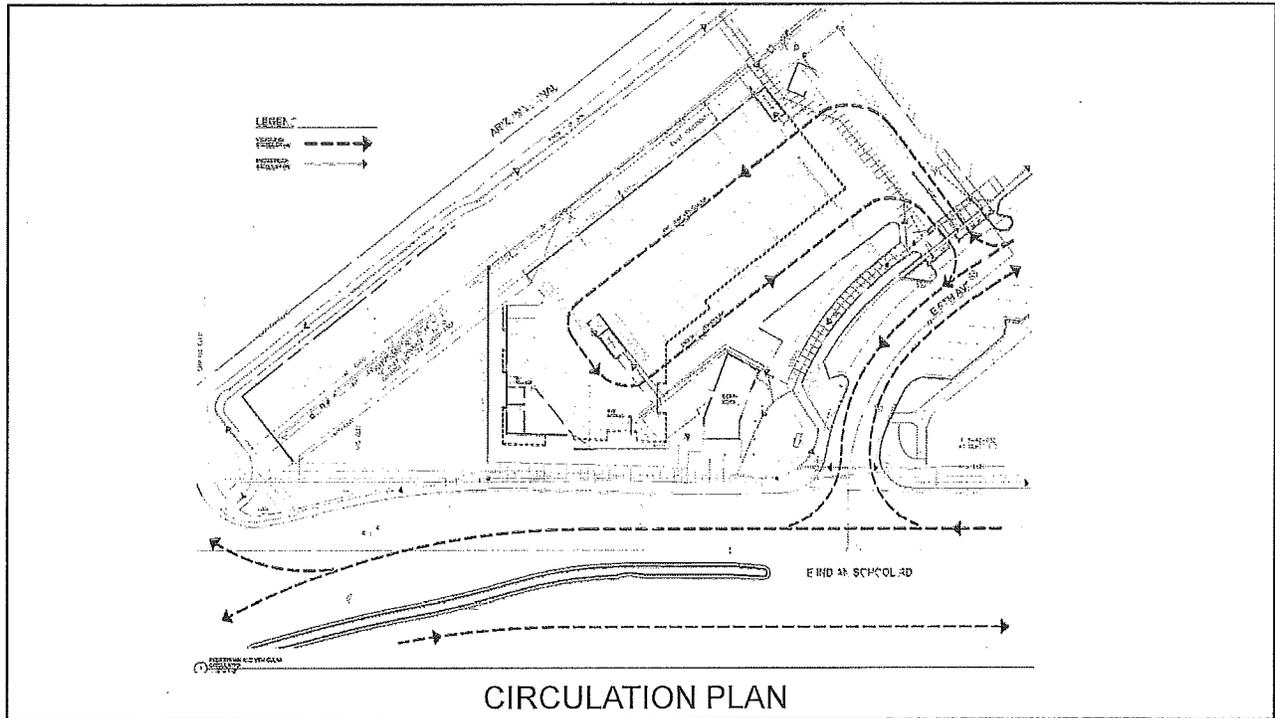
### Proposed Development Standards

Development Standard	Downtown District Allowance/Requirement	Proposed w/ PBD
<i>Gross Floor Area Ratio</i>	1.3	1.4 (allowed w/ PBD)
<i>Building Location</i>	25% of façade at minimum setback	Along Indian School Road only
	25% at grade up to 30 feet in height, 10 feet back	Along 5 <sup>th</sup> Avenue only
	25% of area of building façade at grade up to 30 feet, at minimum setback	Along Indian School Road only
<i>Stepbacks</i>	1:1 beginning at 30 feet in height (public street)	1:1 beginning at 45 feet in height

7



8



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### 6/18/20 Development Review Board

DRB recommended approval (7-0) with the following direction to the applicant:

- Revisit building design, particularly the canal frontage
- Explore alternative color palette
- Explore opportunity to landscape new pedestrian connection, and add Public Art to refuse enclosure
- Return to DRB as a Study Session item prior to formal hearing

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7/8/2020 Planning Commission

PC recommended approval with a 5-0 vote

- Echoed feedback received from the DRB
- Because of its location at the “gateway” to Old Town, this building should set a precedence for future redevelopment along the south side of the canal.

Scottsdale City Council – August 24, 2020

Case No. 1-ZN-2020  
Indian School Road & 5th Avenue

Rezoning Request to Adopt DMU-2, PBD, DO and  
Associated Development Plan and Development Standards

CANALSIDE

Jason Morris  
Wilhey Morris, P.L.C.

Project Location



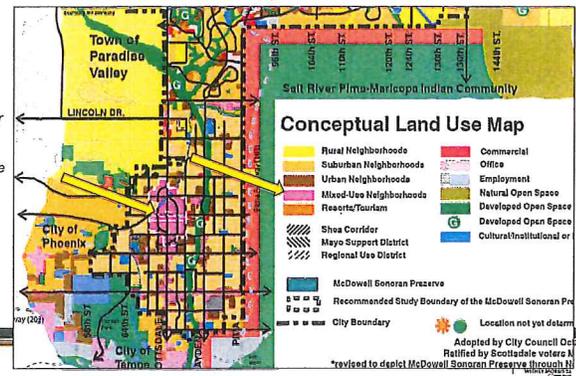
Project Location



General Plan Designation

- Mixed-Use Neighborhoods

- "These areas could accommodate higher density housing combined with complementary office or retail uses..."



Conceptual Land Use Map

Revised to depict McDowell Sonoran Preserve through N...



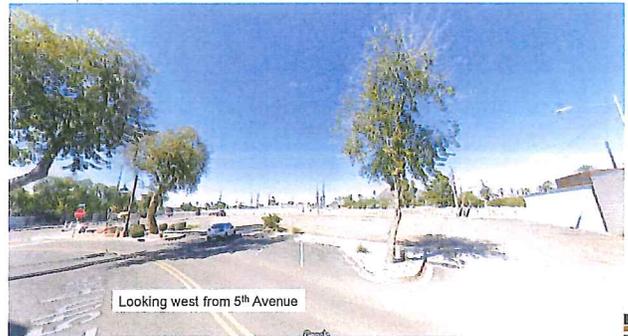
Existing Site Conditions

09



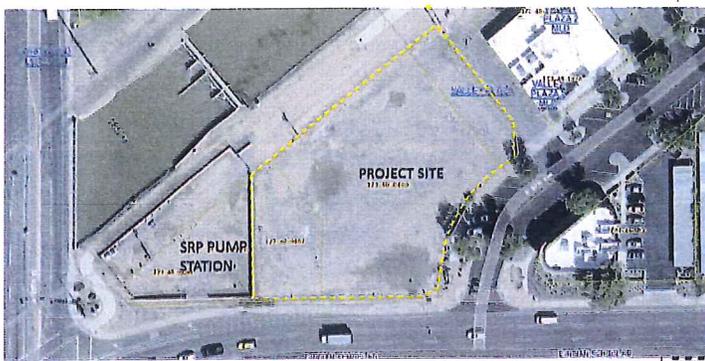
Existing Site Conditions

10



The Proposal

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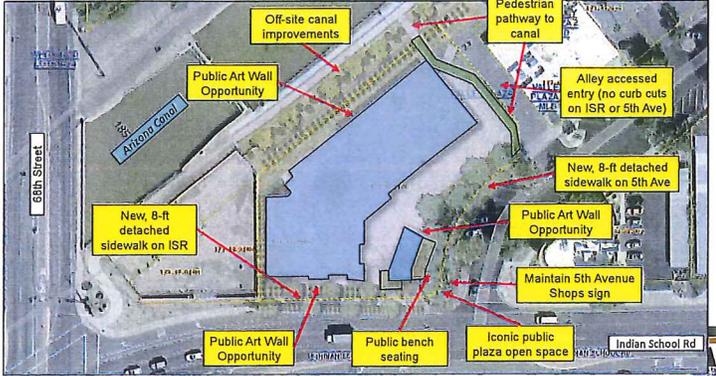


The Proposal

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The Proposal



Looking Northwest to Corner of Indian School & 5th Avenue



Looking East Along Indian School Road



VIEW FROM 5TH AVE SOUTH EAST CORNER ADJACENT TO ALLEY



ENHANCED STREET SCAPE ELEMENTS AT 5TH AVE SIDEWALK, INCLUDING 8'-0" DETACHED SIDEWALK, LANDSCAPING, SHADING, AND PLAZA

Looking West Along Canal



17



18



Looking West Along Canal



19



#### Public Benefits

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- Dedicated 8 ft-wide, mid-block, public pedestrian path connecting Arizona Canal bank to 5th Avenue - (path occurs fully on private property).
- 2,300 sqft of off-site, Canal right-of-way improvements and landscaping.
- New, public plaza gathering space and downtown "entry feature" at corner of Indian School and 5th Avenue. Includes landscaping, bench seating and artistic buffer wall for pedestrian safety, while maintaining "5th Ave Shops" sign.
- Opportunity for public art on several key elevation points
- 11,500 sqft of open space (9,500 sqft open to the public). +/-22% of the site. 0% required.
- 12ft wide land dedication to City along Indian School Road



## Project Summary

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- Custom designed, boutique project to fit an awkward, infill site.
- Removes a decade-long vacant property and vastly improves terminus of iconic 5th Avenue.
- No request for bonus development standards. Under the allowable height and under the allowable density.
- Exceeds required parking.
- In-conformance with and advances the goals and policies of the General Plan and the Old Town Character Area Plan and associated designations.
- Staff Recommendation of Support.
- Unanimous recommendation of approval from DRB on Amended Standards.
- Unanimous recommendation of approval from Planning Commission.

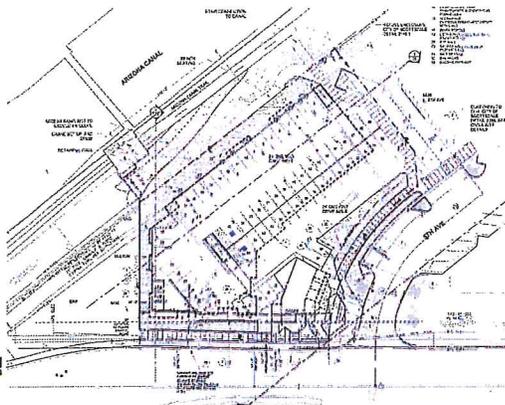


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## Questions?

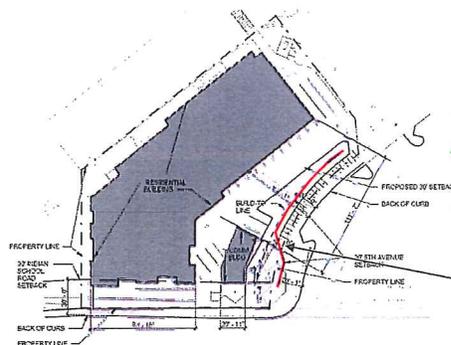


23



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## Amended Development Standards



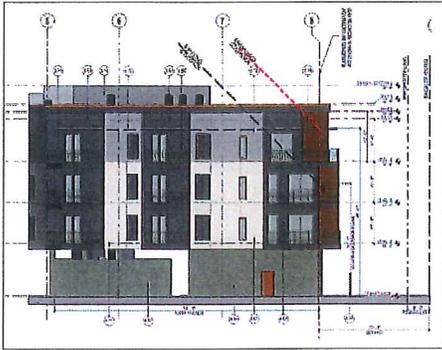
- Awkward curb line and parcel shape makes adherence on 5th Avenue setback near impossible.
- ⊗ 25% of the length of the building facade shall be located at the minimum setback
- ✓ 25% of the length of the building façade up to 30 ft in height shall be set back an additional 10 ft
- ⊗ 25% of the area of the building façade up to 30 ft in height shall be located at the minimum setback

20 ft setback line jogs into ROW



### Amended Development Standards

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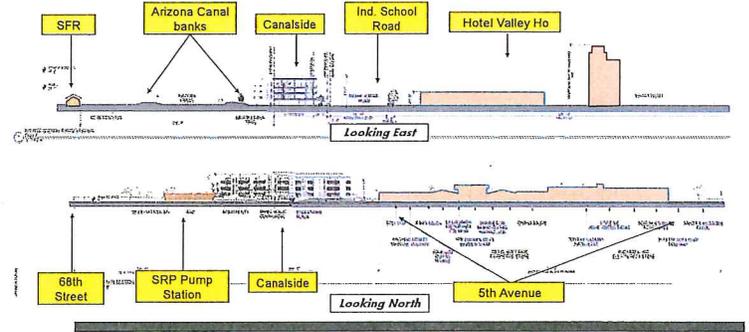


- Stepback request along Indian School Road only:
- The stepback plane shall incline at a ratio of 1:1, beginning ~~thirty (30)~~ **forty-five (45)** feet above (i) the minimum setback from the public street (except alleys), and (ii) all other property lines, to forty-five (45) feet; and beginning at forty-five (45) feet, incline at a ratio of 2:1.



### Site Transition Cross Sections

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### Traffic Comparisons

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Land Use	Weekday Total	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
*Previous Retail Use	342	9	6	3	34	17	17
Proposed Canalside	325	20	6	14	27	16	11
<b>Difference</b>	<b>-17</b>	<b>11</b>	<b>0</b>	<b>11</b>	<b>-7</b>	<b>-1</b>	<b>-6</b>

\*Assumes 2010 retail building was 9,500 square feet. Greater square feet could be constructed by right today.



Lokahi, LLC  
660 N. 4th Street, Suite D  
Phoenix, AZ 85004

