



Approved 8/21/2025 (CC)

**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, August 7th, 2025**

SUMMARIZED MEETING MINUTES

PRESENT: Barry Graham, Councilman/ Chair
William Scarbrough, Planning Commissioner
Jeff Brand, Vice Chair / Design Member
Ali Fakh, Design Member
David Mason, Development Member
Ed Peaser, Development Member
Donna Robinson, Design Member

ABSENT: None

STAFF: Brad Carr Ben Moriarity
Angela Calabresi Jason Katz
Caitlin Clark Clayton Hulst

CALL TO ORDER

Councilman Graham called the meeting of the Development Review Board to order at 1:04 PM.

ROLL CALL

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

PUBLIC COMMENT – NON-AGENDIZED ITEMS

Public Comment time is reserved for citizens to comment on non-agendized items that are within the Development Review Board's jurisdiction. No official Development Review Board action can be taken on the items.

NO SPOKEN OR WRITTEN PUBLIC COMMENT RECEIVED AT HEARING FOR NON-AGENDIZED ITEMS.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to August 7th, 2025 Development Review Board agenda items, and other correspondence.

* Note: These are summary minutes only. An audio/video recording of the meeting is available on the Development Review Board website at: http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

MINUTES

2. Approval of the July 17th, 2025 Development Review Board Meeting Minutes.
VICE CHAIR BRAND MOVED TO APPROVE THE JULY 17TH, 2025 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER ROBINSON. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMAN GRAHAM, COMMISSIONER SCARBROUGH, VICE CHAIR BRAND, BOARD MEMBERS FAKIH, MASON, PEASER, AND ROBINSON WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

3. 39-DR-2024 (Main + Marshall Remodel)
Request for approval of a site plan and building elevations for renovations to an existing commercial building on a +/- 12,100 square foot site located at 7103 – 7117 E. Main Street, with Downtown/Downtown Core, Type 1, Downtown Overlay (D/DC-1 DO) zoning.
Staff Contact is Ben Moriarity, 480-312-2836
Applicant contact is Ken Molfetta, 480-273-4233
COMMISSIONER SCARBROUGH MOVED TO APPROVE CASE 39-DR-2024, 2ND BY VICE CHAIR BRAND. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMAN GRAHAM, COMMISSIONER SCARBROUGH, VICE CHAIR BRAND, BOARD MEMBERS FAKIH, MASON, PEASER, AND ROBINSON WITH A VOTE OF SEVEN (7) TO ZERO (0).

4. 3-DR-2025 (America First Credit Union - Scottsdale North)
Request for approval of a site plan, landscape plan, and building elevations for a new financial institution totaling approximately 3,116 square feet, with associated drive-through teller machines, on a +/- 1.35-acre site located at 15457 N. Hayden Road, with Planned Airpark Core Development/Airpark Mixed Use (PCP/AMU) zoning.
Staff Contact is Jason Katz, 480-312-2542
Applicant Contact is Jennifer Hall, 480-505-3938
ITEM MOVED TO THE REGULAR AGENDA. COMMISSIONER SCARBROUGH MOVED TO APPROVE CASE 3-DR-2025, WITH ADDITIONAL STIPULATIONS THAT ANY TREES THAT ARE SALVAGED ON THE SITE AND THAT DO NOT SURVIVE TRANSPLANTING BE REPLACED WITH A MINIMUM 48" BOX SIZE TREES IN LIKE KIND, AND THAT THE APPLICANT WORK WITH STAFF FOR PLACEMENT AND STAGGERING OF THE PARKING SCREEN WALL, 2ND BY BOARD MEMBER PEASER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILMAN GRAHAM, COMMISSIONER SCARBROUGH, VICE CHAIR BRAND, BOARD MEMBERS FAKIH, MASON, PEASER, AND ROBINSON WITH A VOTE OF SEVEN (7) TO ZERO (0).

WRITTEN PUBLIC COMMENT

BARNEY GONZALES

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 1:45 PM.



WRITTEN COMMENTS

item #
4

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Barney Gonzales MEETING DATE 8 7 2025

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 63490 N. Cattle Track ZIP _____

HOME PHONE _____ WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 3-DR-2025 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back)
CAN WE SEE PRESENTATION, RE:
TRAFFIC ROUTE