



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

WEDNESDAY, MAY 12, 2021

***SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair
Joe Young, Vice Chair
William Scarbrough, Commissioner
Barry Graham, Commissioner
George Ertel, Commissioner
Renee Higgs, Commissioner

ABSENT:

STAFF: Tim Curtis
Margaret Wilson
Bronte Ibsen
Doris McClay
Keith Niederer
Greg Bloemberg
Adam Yaron
Taylor Reynolds
Erin Perreault
Lorraine Castro
Nicole Garcia

CALL TO ORDER

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

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

MINUTES REVIEW AND APPROVAL

1. Approval of April 28, 2021 Regular Meeting Minutes.

Commissioner Higgs moved to approve the April 28, 2021 regular meeting minutes. Seconded by Commissioner Ertel, the motion carried unanimously with a vote of six (6) to zero (0).

CONSENT AGENDA

2. [21-UP-2004#2 \(Wild West Storage\)](#)
Request by owner to amend a conditional use permit to amend the site plan and stipulations for a vehicle storage facility on a 1.5 +/- acres property located at 11420 E Shea Blvd. with Highway Commercial Planned Community District (C-3 PCD) zoning. Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Kevin Evernham, 480-570-7651.**
3. [4-UP-2016#2 \(T-Mobile PH30920 – Granite Reef Church\)](#)
Request by owner for renewal of a Conditional Use Permit for an existing Type 4, Alternative Concealment Wireless Communication Facility (WCF) concealed within a 45-foot tall church steeple, with associated ground mounted equipment located a 2.76+/- acre property at 4425 N. Granite Reef Road with Single-family Residential (R1-7) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Declan Murphy, (602) 326-0111.**
4. [12-UP-2020 \(Winfield's\)](#)
Request by owner for approval of a Conditional Use Permit for a bar located at 4440 E Saddlebag Trail on a +/- 2,790 square foot building with Central Business District, Parking District, Downtown Overlay and Parking District, Downtown Overlay (C-2/P-3 DO and P-2 DO) zoning. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Rhonda Rodriguez, (480) 730-2675.**

Items No. 2, 3 & 4; Recommended City Council approve cases 21-UP-2004#2, 4-UP-2016#2, and 12-UP-2020 by a vote of 6-0 per the staff recommended stipulations based upon the finding that the Conditional Use Permit criteria have been met. Motion by Vice Chair Young, 2nd by Commissioner Scarbrough.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Young, Commissioner Scarbrough, Commissioner Graham, Commissioner Ertel, and Commissioner Higgs.

5. [6-TA-2020 \(Marijuana Text Amendment \(Prop. 207\)\)](#)
Request by the City of Scottsdale to amend the Zoning Ordinance (Ord. No. 455), Section 1.403 (Additional conditions for specific conditional uses), Section 3.100 (Definitions), Section 6.803 (Use Regulations of the Special Campus (SC) District) and Article XI (Land Use Tables), and any other affected sections, in response to recent Arizona voter-approved legislation (Prop. 207) legalizing recreational marijuana. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Greg Bloemberg, 480-312-4306.**

Item No. 5; Motion to continue case 6-TA-2020 to a date to be determined failed after a vote of 2-4. Motion by Commissioner Ertel, 2nd by Commissioner Graham.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

The motion failed with a vote of two (2) to four (4); with Commissioner Ertel and Commissioner Graham voting in favor, and Chair Alessio, Vice Chair Young, Commissioner Scarbrough, and Commissioner Higgs dissenting.

Recommended City council approve case 6-TA-2020 by a vote of 6-0, after determining that the proposed Text Amendment is consistent and conforms with the adopted General Plan. Motion by Vice Chair Young, 2nd by Commissioner Higgs.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Young, Commissioner Scarbrough, Commissioner Graham, Commissioner Ertel, and Commissioner Higgs.

REGULAR AGENDA

6. [1-GP-2021 \(Scottsdale General Plan 2035\)](#)

Request for the adoption of a new General Plan for the City of Scottsdale (General Plan 2035), in order to revisit and revise the community's long-term objectives and land development policies for future growth, development and redevelopment and to amend existing General Plan elements. General Plan 2035 is intended to comply with State law requiring cities to adopt new, or readopt a General Plan every ten (10) years. **Staff contact person is Adam Yaron, 480-312-2761.**

Item No. 6; Recommended City Council approve case 1-GP-2021 by a vote of 6-0. Motion by Commissioner Higgs, 2nd by Commissioner Ertel.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Young, Commissioner Scarbrough, Commissioner Graham, Commissioner Ertel, and Commissioner Higgs.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:25 p.m.