



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

WEDNESDAY, AUGUST 27, 2025

***SUMMARIZED MEETING MINUTES ***

PRESENT: William Scarbrough, Chair
Joe Young, Vice Chair
George Ertel, Commissioner
Michal Ann Joyner, Commissioner
Barney Gonzales, Commissioner
Doug Drake, Commissioner
David Reid, Commissioner

ABSENT: **None**

STAFF: Tim Curtis
Shane Morrison
Becca Cox
Jeff Barnes
Brad Carr
Chris Zimmer
Jason Katz
Clayton Hults
Jack Kelly

CALL TO ORDER

Chair Scarbrough 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 July 23, 2025 Regular Meeting Minutes.

Vice Chair Young made a motion to approve the July 23, 2025 Regular Meeting Minutes. Second by Commissioner Gonzales, the motion passed unanimously by a vote of seven (7) to zero (0).

* 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"

CONSENT AGENDA

2. [1-AB-2025 \(Kunkel GLO Abandonment - 78th Street\)](#)
Request by owner to abandon the General Land Office Patent Easements (GLOPE) consisting of the west 8-feet of the eastern 33-foot GLOPE and the entire 33-foot GLOPE along the southern property boundary located at 26800 N. 78th Street with existing Single Family Residential Environmentally Sensitive Lands Foothills Overlay (R1-70 ESL FO) zoning. Owner to dedicate property interests, if required, to the City of Scottsdale. Staff contact person is Jason Katz, 480-312-2542. **Applicant contact person is Jeff Kunkel, 602-214-5362.**
3. [9-AB-2024 \(The Arden Scottsdale - ROW Abandonment\)](#)
Request by owner for City to abandon the southern 25-foot street right-of-way of E. Polk Street, located along the northern boundary of APNs 131-15-001S, 131-15-001F, and 131-15-001N with existing Multiple-Family (R-5) zoning. Owner to dedicate property interests, if required, to the City of Scottsdale. Staff contact person is Chris Zimmer, 480-312-2347. **Applicant contact person is Taylor C. Earl, 602-265-0094.**
4. [4-TA-2024#2 \(Accessory Dwelling Unit \(ADU\) Text Amendment\)](#)
Request by the City of Scottsdale to amend the Zoning Ordinance (Ord. No. 455), Article III., Section 3.100. (Definitions), and Article VII. Section 7.902. (Accessory Dwelling Units - Qualifications.), and any associated sections for the purpose of addressing recent State of Arizona legislation of HB2928 related to accessory dwelling units (ADU). Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Brad Carr, AICP, 480-312-7713.**

Item No. 2 & 4; Commissioner Joyner made a motion for recommendation of approval to City Council for case 1-AB-2025 per the staff recommended stipulations after finding that the proposed abandonment is consistent and conforms with the adopted General Plan, and for case 4-TA-2024#2 after finding that the proposed Text Amendment is consistent and conforms with the adopted General Plan. Second by Commissioner Reid, the motion carried unanimously by a vote of seven (7) to zero (0).

Item No. 3; Moved to Regular Agenda. Commissioner Ertel made a motion for recommendation of approval to City Council for case 9-AB-2024 per the staff recommended stipulations after finding that the proposed abandonment is consistent and conforms with the adopted General Plan. Second by Commissioner Drake, the motion carried by a vote of six (6) to one (1) with Commissioner Gozales dissenting.

REGULAR AGENDA

5. [8-ZN-2024 \(Ranch Gate 40\)](#)
Request by owner for a Zoning District Map Amendment from Single-family Residential District, Environmentally Sensitive Lands (R1-130 ESL) to Single-family Residential District, Environmentally Sensitive Lands (R1-35 ESL) designation, on a +/- 40-acre site, consisting of two parcels (217-01-007B and 217-01-007H) for a 32-lot subdivision, located

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at the southeastern corner of E. Ranch Gate Road and N. 128th Street. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Keith Nichter, 602-313-7206.**

Item No. 5; Commissioner Drake made a motion for recommendation of approval to City Council for case 8-ZN-2024 per the staff recommended stipulations after finding that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Second by Commissioner Ertel, the motion carried unanimously by a vote of seven (7) to zero (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:18 p.m.