



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

WEDNESDAY, JANUARY 14, 2026

***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
Joe Padilla
Becca Cox
Brad Carr
Bryan Cluff
Greg Bloemberg
Jack Kelly
Jason McWilliams

CALL TO ORDER

Chair Scarbrough called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

ROLL CALL

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

MINUTES REVIEW AND APPROVAL

1. Approval of the December 10, 2025 [Regular Meeting Minutes](#).

Vice Chair Young made a motion to approve the December 10, 2025 Regular Meeting

* 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"

Minutes. Second by Commissioner Drake, the motion passed unanimously by a vote of seven (7) to zero (0).

CONSENT AGENDA

1. [Planning Commission Annual Report](#)

The Planning Commission will review and may discuss the Planning Commission Annual Report.

Item No. 2; Commissioner Joyner made a motion to approve the Planning Commission Annual Report. Second by Commissioner Reid, the motion passed unanimously by a vote of seven (7) to zero (0).

2. [3-TA-2024#3 \(Adaptive Reuse Text Amendment\)](#)

Request by City of Scottsdale to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) Article VII. Sections 7.1300. through 7.1304. (Multifamily Conversion developments.), and any associated sections for the purpose of addressing State of Arizona legislation of HB2110 (2025 legislative session) intended to allow for the adaptive reuse or redevelopment of existing commercial, office, or mixed-use parcels for multifamily residential use. **Staff contact person is Brad Carr, AICP, 480-312-7713.**

Item No. 3; Moved to Regular Agenda. Commissioner Ertel made a motion for recommendation of approval to City Council for case 3-TA-2024#3 after finding that the Text Amendment is consistent with and conforms to the adopted General Plan. Second by Commissioner Drake, the motion passed unanimously by a vote of seven (7) to zero (0).

3. [9-UP-2015#4 \(CSI CUP Renewal 2026\)](#)

Request by owner for renewal of an existing conditional use permit (9-UP-2015#3) for a Marijuana Use, including an amendment to eliminate the 5-year timing stipulation, at a 3,770 square foot facility located at 14980 N 78th Way, Suite 204, with Industrial Park (I-1) zoning. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Thomas Beyer, (602) 828-7204.**

Item No. 4; Moved to Regular Agenda. Commissioner Ertel made a motion for recommendation of approval to City Council for case 4-UP-2025 after finding that the CUP criteria have been met and that the Conditional Use Permit is consistent and conforms with the adopted General Plan, per the attached stipulations. Second by Vice Chair Young, the motion passed by a vote of six (6) to one (1) with Commissioner Gonzales dissenting.

REGULAR AGENDA

4. [5-ZN-2023 \(Banner Health Scottsdale Medical Campus\)](#)

Request by owner for a zoning district map amendment from Planned Community Development with P-C comparable Industrial Park District (P-C I-1) and Planned Community District with P-C comparable Central Business District (P-C C-2) zoning to Planned Community District with P-C comparable Commercial Office (P-C C-O), for a new medical campus including full-service hospital with helipad, on a +/- 31-acre portion of an overall +/- 48-acre site

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located at 18500 N. Hayden Road. Staff contact person is Greg Bloemberg, 480-312-4306.
Applicant contact person is Susan Demmitt, 602-256-4456.

5. [4-UP-2025 \(Banner Health Scottsdale Medical Center\)](#)

Request by owner for a conditional use permit for a hospital on a +/- 31-acre portion of an overall +/-48-acre site with Planned Community District, Commercial Office (P-C C-O) zoning, located at 18500 N. Hayden Road. Staff contact person is Greg Bloemberg, 480-312-4306.
Applicant contact person is Susan E. Demmitt, (602) 256-4420.

Items No. 5 & 6; Vice Chair Young made a motion to continue case 5-ZN-2023 and 4-UP-2025 to a date to be determined. Second by Commissioner Gonzales, the motion passed unanimously by a vote of seven (7) to zero (0).

6. Planning Commission Election of Officers

Item No. 7; Chair Scarbrough made a motion for Vice Chair Young as Chair. The motion passed unanimously by a vote of seven (7) to zero (0).

Vice Chair Young made a motion for Chair Scarbrough as Vice Chair. The motion passed 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 9:02 p.m.