Approved 11/17/2026

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

WEDNESDAY, OCTOBER 28, 2026

***SUMMARIZED MEETING MINUTES ***

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

ABSENT: None

STAFF: Tim Curtis
Joe Padilla
Becca Cox
Jeff Barnes
Chris Zimmer
Jack Kelly
Jason McWilliams

CALL TO ORDER

Chair Young 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 September 23, 2026 Regular Meeting Minutes.
   Commissioner Joyner made a motion to approve the September 23, 2026 Regular Meeting Minutes. Second by Commissioner Drake, the motion passed unanimously by a vote of six (6) to zero (0).

CONSENT AGENDA

2. 11-ZN-1986#2 (Mack Industrial Rezone)
   Request by owner for a zoning district map amendment to amend development standards regarding the required landscape setback adjacent to streets, on a +/-95-acre portion of a +/-124-acre site located at 17771 and 17855 N. Pima Road (APN NO. 215-07-470, 215-07-471,215-07-472, and 215-07-022P), with Industrial Park, Environmentally Sensitive Lands (Hillside) Planned Community District (I-1 ESL (HD) PCD) to Industrial Park, Environmentally Sensitive Lands (Hillside) Planned Community District (I-1 ESL (HD) PCD) zoning. Staff contact person is Chris Zimmer, 480-312-2347. **Applicant contact person is George Pasquel III, 602-230-0600**.

   Item No. 2; Moved to Regular Agenda. Commissioner Joyner made a motion for recommendation of approval to City Council for case 11-ZN-1986#2 after finding that the PCD criteria have been met and that the proposed Zoning District Map Amendment and Development Plan are consistent and conform with the adopted General Plan, per the attached stipulations. Second by Commissioner McCurdy, the motion passed unanimously by a vote of six (6) to zero (0).

REGULAR AGENDA

3. ZN-0003-2026 (Happy Valley)
   Request by owners for a Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-190 ESL) zoning to Single-family Residential Environmentally Sensitive Lands (R1-35 ESL) zoning, with Amended Development Standards for a 77-lot subdivision on a +/- 94.8-gross-acre site located at the southeast corner of E. Happy Valley Road and N. Pima Road. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is John Berry, 480-385-2753**.

   Item No. 3; Commissioner Joyner made a motion for recommendation of approval to City Council for case ZN-0003-2026 after finding that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, per the attached stipulations and an additional stipulation to include the ingress and egress improvements provided in the presentation by the applicant. Second by Commissioner Gonzales, the motion passed unanimously by a vote of seven (7) to zero (0).

4. Planning Commission Election of Officers

   Item No. 4; Commissioner Reid made a motion for Commissioner Joyner as Chair. The motion passed unanimously by a vote of seven (7) to zero (0).

   Commissioner Craig made a motion for Commissioner Brand 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 6:27 p.m.