

**SCOTTSDALE CITY COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, APRIL 10, 2018**



**CITY HALL KIVA  
3939 N. DRINKWATER BOULEVARD  
SCOTTSDALE, AZ 85251**

**CALL TO ORDER**

Mayor W.J. "Jim" Lane called to order a Regular Meeting of the Scottsdale City Council at 5:04 P.M. on Tuesday, April 10, 2018, in the City Hall Kiva.

**ROLL CALL**

Present: Mayor W.J. "Jim" Lane; Vice Mayor Virginia L. Korte; and Councilmembers Suzanne Klapp, Kathleen S. Littlefield, Linda Milhaven, Guy Phillips, and David N. Smith

Also Present: City Manager Jim Thompson, City Attorney Bruce Washburn, City Treasurer Jeff Nichols, City Auditor Sharron Walker, and City Clerk Carolyn Jagger

**PLEDGE OF ALLEGIANCE** – Brownie Troop 1027, Leader Riley Palmer

**INVOCATION** – Pastor Ryan Heath, Scottsdale Bible Church

**MAYOR'S REPORT**

Mayor Lane asked for a moment of silence for those involved in the plane crash at Scottsdale Airport.

Mayor Lane read a proclamation honoring the Week of the Young Child.

**PRESENTATIONS/INFORMATION UPDATES**

- **I LOVE the Arts Video Contest Winner**  
**Presenter(s):** Erik Peterson, PHX Architecture
- **Experience Scottsdale Update**  
**Presenter(s):** Rachel Sacco, President and CEO

**NOTE:** MINUTES OF CITY COUNCIL MEETINGS AND WORK STUDY SESSIONS ARE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF ARIZONA REVISED STATUTES. THESE MINUTES ARE INTENDED TO BE AN ACCURATE REFLECTION OF ACTION TAKEN AND DIRECTION GIVEN BY THE CITY COUNCIL AND ARE NOT VERBATIM TRANSCRIPTS. DIGITAL RECORDINGS AND CLOSED CAPTION TRANSCRIPTS OF SCOTTSDALE CITY COUNCIL MEETINGS ARE AVAILABLE ONLINE AND ARE ON FILE IN THE CITY CLERK'S OFFICE.

Scottsdale Arts Director of Education and Outreach Natalie Marsh gave a PowerPoint presentation on the I LOVE the Arts video contest.

Experience Scottsdale President and CEO Rachel Sacco gave a PowerPoint presentation (attached) on Experience Scottsdale's past and future marketing campaigns.

#### **PUBLIC COMMENT**

- Solange Whitehead provided an update on the Save Our Preserve initiative petition and commented on the Council's bond discussions.
- Mike Neeley thanked the City and Experience Scottsdale for supporting the Fiesta Bowl activities.
- Judy Allen expressed concern about property rights.

#### **MINUTES**

**Request:** Approve the Special Meeting Minutes of March 6, 2018, and March 20, 2018; Regular Meeting Minutes of March 6, 2018, and March 20, 2018; and Executive Session Minutes of March 6, 2018.

#### **MOTION AND VOTE – MINUTES**

Vice Mayor Korte made a motion to approve the Special Meeting Minutes of March 6, 2018, and March 20, 2018; Regular Meeting Minutes of March 6, 2018, and March 20, 2018; and Executive Session Minutes of March 6, 2018. Councilwoman Klapp seconded the motion, which carried 7/0.

#### **CONSENT AGENDA**

- 1. Loco Patron Liquor License (4-LL-2018)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location and owner, new series type.  
**Location:** 4228 N. Scottsdale Road  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 2. Pretty Please Lounge Liquor License (10-LL-2018)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 6 (bar) State liquor license for an existing location with a new owner.  
**Location:** 4426 N. Saddlebag Trail  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 3. Crust Simply Italian Liquor License (11-LL-2018)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for a new location and owner.  
**Location:** 8300 N. Hayden Road, Suite F100  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)

4. **LemonShark Poke Liquor License (12-LL-2018)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for a new location and owner.  
**Location:** 7325 E. Frank Lloyd Wright Boulevard, Suite 103  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
5. **Rubicon Deli Liquor License (15-LL-2018)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for a new location and owner.  
**Location:** 14601 N. Scottsdale Road, Suite 110  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
6. **Juan Jaimes Tacos & Tequila Liquor License (17-LL-2018)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for an agent and acquisition of control change for an existing Series 12 (restaurant) State liquor license.  
**Location:** 20343 N. Hayden Road, Suite 120  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
7. **Winfield Hotel & Residences Rezoning, Infill Incentive District, and Abandonment (7-ZN-2017, 1-II-2017, and 3-AB-2017)**  
**Requests:**
  1. Adopt **Ordinance No. 4337** approving an Infill Incentive District application and a Zoning District Map Amendment from Central Business, Downtown Overlay (C-2 DO), Central Business, Parking, Downtown Overlay, (C-2/P-3/DO) and Passenger Vehicle Parking, Downtown Overlay (P-2 DO) to Downtown/Downtown Multiple Use – Type 2, Planned Block Development, Downtown Overlay (D/DMU – Type 2 PBD DO) zoning with amended development standards; a development plan for a mixed use development containing 244± travel accommodation rooms and 26± dwelling units with a building height of 90 feet and a gross floor area ratio of 2.49±; and the use of a parking master plan on a 1.196±-acre site.
  2. Adopt **Resolution No. 11066** authorizing the abandonment of 1,620± square-feet of an alley abutting 4221 and 4223 N. Scottsdale Road and 4216 N. Winfield Scott Plaza, currently zoned Central Business/Downtown Overlay (C-2/DO).
  3. Adopt **Resolution No. 11068** declaring the document titled “Winfield Hotel & Residences Development Plan” to be a public record.
  4. Adopt **Resolution No. 11067** authorizing Development Agreement No. 2018-043-COS with 4221-Associates AZ, LLC.**Location:** 4221 and 4223 N. Scottsdale Road and 4216 N. Winfield Scott Plaza  
**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

**8. Sienna Hills Ph. 2 Non-Major General Plan Amendment, Rezoning, and Abandonment (6-GP-2017, 15-ZN-2017, and 13-AB-2017)**

**Requests:**

1. Adopt **Resolution No. 11064** approving a Non-Major General Plan Amendment to the Scottsdale General Plan 2001 Conceptual Land Use Map from Rural Neighborhoods to Suburban Neighborhoods on an 8±-acre site.
2. Adopt **Ordinance No. 4336** approving a zoning district map amendment from Single-Family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning to Single-Family Residential, Environmentally Sensitive Lands (R1-10 ESL) zoning on an 8±-acre site.
3. Adopt **Resolution No. 11065** authorizing the abandonment of the entire 33-foot-wide General Land Office Patent Easements on Parcel Nos. 217-29-035 and 217-29-036A, currently zoned Single-Family Residential, Environmentally Sensitive Lands (R1-43 ESL).

**Location:** North side of Shea Boulevard, west of the northwest corner of Shea Boulevard and 124<sup>th</sup> Street (Parcel Nos. 217-29-035 and 217-29-036A)

**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

**9. WaterView Abandonment (1-AB-2018)**

**Request:** Adopt **Resolution No. 11023** authorizing the abandonment of a 360± square-foot portion of an alleyway adjacent to 7300 E. Camelback Road and a 1,305± square-foot portion of an alleyway adjacent to 7254 E. Camelback Road, with Downtown/Downtown Multiple Use – Type 2, Planned Block Development, Downtown Overlay zoning.

**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

**10. Citywide Water Resources Underground Infrastructure Construction Services Job Order Contracts**

**Request:** Adopt **Resolution No. 11045** authorizing the following contract modifications for the second option year in an amount not to exceed \$5,000,000 per contract for water resources underground infrastructure construction services, as needed:

1. Contract No. 2015-099-COS-A2 with Achen Gardner Construction, LLC
2. Contract No. 2015-100-COS-A2 with B&F Contracting, Inc.

**Staff Contact(s):** Daniel Worth, Public Works Director, 480-312-5555, [dworth@scottsdaleaz.gov](mailto:dworth@scottsdaleaz.gov)

**11. Citywide Civil/Site Work Construction Services Job Order Contracts**

**Request:** Adopt **Resolution No. 11046** authorizing the following contract modifications for the first option year in an amount not to exceed \$5,000,000 per contract for civil/site work construction services, as needed:

1. Contract No. 2016-037-COS-A1 with DBA Construction, Inc.
2. Contract No. 2016-038-COS-A1 with Nesbitt Contracting Co., Inc.

**Staff Contact(s):** Daniel Worth, Public Works Director, 480-312-5555, [dworth@scottsdaleaz.gov](mailto:dworth@scottsdaleaz.gov)

**12. Knowing and Growing! Intellectual Property License Agreement**

**Request:** Adopt **Resolution No. 11044** authorizing Agreement No. 2018-033-COS with the Tempe Community Council, Inc., for use of the City's proprietary Knowing and Growing! Books Can© education program; and authorize the Library Director to enter into Intellectual Property License Agreements with other entities in the future.

**Staff Contact(s):** Bill Murphy, Community Services Director, 480-312-7954, [bmurphy@scottsdaleaz.gov](mailto:bmurphy@scottsdaleaz.gov)

- 13. Sodium Concentration Standards and Classes of Exceedence**  
**Request:** Adopt **Resolution No. 11069** authorizing the Water Resources Division Director, or designee, to negotiate modifications to Sodium Concentration Standards and Classes of Exceedence regarding quality of non-potable water delivered by the City through the Reclaimed Water Distribution System.  
**Staff Contact(s):** Brian Biesemeyer, Water Resources Director, 480-312-5683, [bbiesemeyer@scottsdaleaz.gov](mailto:bbiesemeyer@scottsdaleaz.gov)
- 14. Regional Emergency Operations Management and Disaster Services Intergovernmental Agreement**  
**Request:** Adopt **Resolution No. 11059** authorizing Agreement No. 2018-041-COS with Maricopa County for regional disaster and emergency services in an annual amount of \$13,000 for FY 2018/19, effective July 1, 2018.  
**Staff Contact(s):** Brent Stockwell, Assistant City Manager, 480-312-7288, [bstockwell@scottsdaleaz.gov](mailto:bstockwell@scottsdaleaz.gov)
- 15. Old Town Scottsdale Trademark Licensing Agreement**  
**Request:** Adopt **Resolution No. 11062** authorizing Agreement 2018-042-COS with Allen R. Pile, DBA Kactus Jock, to acquire from the City a three-year license for the right to use the Old Town Scottsdale Trademark for wholesale and retail purposes. In return for these rights, Allen R. Pile grants to the City ownership of the domain URL [oldtownscottsdaleaz.com](http://oldtownscottsdaleaz.com) in perpetuity.  
**Staff Contact(s):** Karen Churchard, Tourism and Events Director, 480-312-2890, [kchurchard@scottsdaleaz.gov](mailto:kchurchard@scottsdaleaz.gov)
- 16. Support Arizona's Bid to Host Super Bowl LVII in 2023**  
**Request:** Adopt **Resolution No. 11072** outlining the City's intent to support Arizona's Bid to the National Football League to host Super Bowl LVII in 2023 at the University of Phoenix Stadium in Glendale and other Official Events to take place in various cities throughout Metropolitan Phoenix.  
**Staff Contact(s):** Karen Churchard, Tourism and Events Director, 480-312-2890, [kchurchard@scottsdaleaz.gov](mailto:kchurchard@scottsdaleaz.gov)
- 17. Canal Convergence Funding**  
**Request:** Adopt **Resolution No. 11078** authorizing a FY 2017/18 Tourism Development Fund operating contingency transfer in the amount of \$240,000 to the Tourism and Events Department Operating Budget to support the November 2018 Canal Convergence events.  
**Staff Contact(s):** Karen Churchard, Tourism and Events Director, 480-312-2890, [kchurchard@scottsdaleaz.gov](mailto:kchurchard@scottsdaleaz.gov)
- 18. 2017 Board and Commission Annual Report**  
**Request:** Receive the 2017 annual report approved by each publicly appointed board, commission, and working task force.  
**Staff Contact(s):** Rachel Smetana, Mayor's Chief of Staff, 480-312-7806, [rsmetana@scottsdaleaz.gov](mailto:rsmetana@scottsdaleaz.gov)

#### **MOTION AND VOTE – CONSENT AGENDA**

Vice Mayor Korte made a motion to approve Consent Agenda Items 1 through 18. Councilman Phillips seconded the motion, which carried 7/0.

## REGULAR AGENDA

### 19. **Public Hearing on Proposed Water and Wastewater Development Fees**

**Request:** Conduct a public hearing on proposed changes to water and wastewater development fees to be effective September 1, 2018.

**Presenter(s):** Brian Biesemeyer, Water Resources Director

**Staff Contact(s):** Brian Biesemeyer, Water Resources Director, 480-312-5683,  
[bbiesemeyer@scottsdaleaz.gov](mailto:bbiesemeyer@scottsdaleaz.gov)

Water Resources Director Brian Biesemeyer gave a PowerPoint presentation (attached) on the proposed water and wastewater development fees.

Mayor Lane opened the public hearing on the proposed water and wastewater development fees.

Alex McLaren, Scottsdale resident, spoke in support of the water and wastewater development fees.

Mayor Lane closed the public hearing.

### 20. **Ryan Assisted Living Community Rezoning (17-ZN-2017)**

**Request:** Adopt **Ordinance No. 4335** approving a zoning district map amendment to amend the stipulations, including but not limited to, Nos. 1, 6, and 7 and the development standards from previous Case No. 36-ZN-1991#3 on a 5.9±-acre site with Central Business, Environmentally Sensitive Lands (C-2, ESL) zoning.

**Location:** 10455 E. Pinnacle Peak Parkway

**Presenter(s):** Meredith Tessier, Sr. Planner

**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

Senior Planner Meredith Tessier gave a PowerPoint presentation (attached) on the Ryan Assisted Living Community rezoning request.

Applicant Representative Bill Lally gave a PowerPoint presentation (attached) on the Ryan Assisted Living Community rezoning request.

Mayor Lane opened public testimony.

The following spoke in opposition to the Ryan Assisted Living Community rezoning request:

- Carl Stein, Scottsdale resident
- Jim Mann, Scottsdale resident
- Jay Chodock, Scottsdale resident
- Boyce Abbott, Scottsdale resident

The following spoke in support of the Ryan Assisted Living Community rezoning request:

- Roxanne Roth, Scottsdale resident
- Rohl Khaimov, Scottsdale resident

Mayor Lane closed public testimony.

## **MOTION AND VOTE – ITEM 20**

Councilwoman Klapp made a motion to adopt Ordinance No. 4335 approving a zoning district map amendment amending the stipulations and the development standards from the previous Case No. 36-ZN-1991#3. Councilwoman Milhaven seconded the motion, which carried 7/0.

**PUBLIC COMMENT** – None

## **CITIZEN PETITIONS**

### **21. Receipt of Citizen Petitions**

**Request:** Accept and acknowledge receipt of citizen petitions. Any member of the Council may make a motion, to be voted on by the Council, to: (1) Direct the City Manager to agendize the petition for further discussion; (2) direct the City Manager to investigate the matter and prepare a written response to the Council, with a copy to the petitioner; or (3) take no action.

**Staff Contact(s):** Carolyn Jagger, City Clerk, 480-312-2411, [cjagger@scottsdaleaz.gov](mailto:cjagger@scottsdaleaz.gov)

No citizen petitions were received.

## **MAYOR AND COUNCIL ITEMS**

### **MOTION AND VOTE NO. 1 – MAYOR AND COUNCIL ITEMS**

Councilman Smith made a motion to direct staff to agendize for the Special Council Meeting on April 17, 2018, discussion and possible adoption of an additional ballot question seeking voter approval for the City to issue and sell up to \$30 million of its bonds to provide up to 50% of the required funds for the Scottsdale stadium renovation project. Vice Mayor Korte seconded the motion, which failed 2/5, with Mayor Lane and Councilmembers Klapp, Littlefield, Milhaven, and Phillips dissenting.

### **MOTION NO. 2 – MAYOR AND COUNCIL ITEMS**

Councilman Smith made a motion to direct staff to agendize for the Special Council Meeting on April 17, 2018, discussion and possible adoption of an additional ballot question seeking voter approval for the City to issue and sell up to \$35 million of its bonds to provide up to 50% of the required funds to design, acquire, construct, approve, and furnish the Desert Discovery Center/Desert Edge. The motion died for lack of a second.

## **ADJOURNMENT**

The Regular City Council Meeting adjourned at 6:52 P.M.

### **SUBMITTED BY:**



**Carolyn Jagger**  
City Clerk

Officially approved by the City Council on

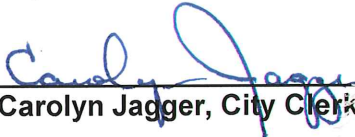
May 1, 2018

### CERTIFICATE

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting of the City Council of Scottsdale, Arizona held on the 10<sup>th</sup> day of April 2018.

I further certify that the meeting was duly called and held, and that a quorum was present.

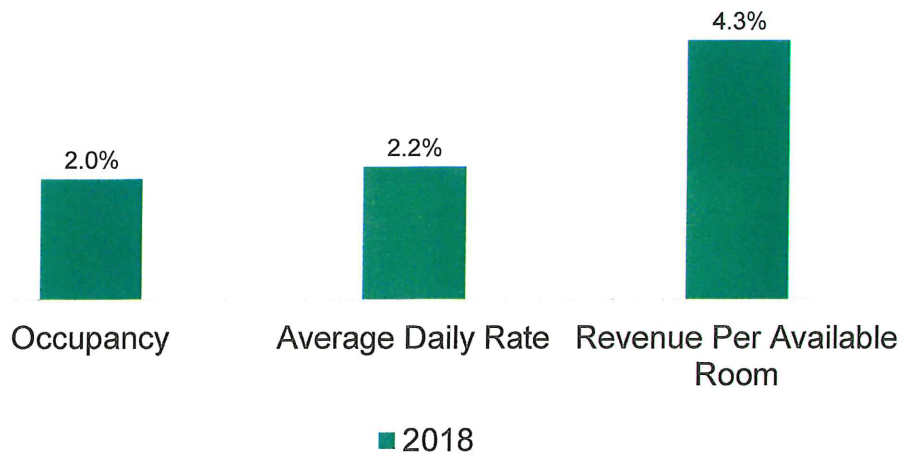
**DATED** this 1<sup>st</sup> day of May 2018.

  
\_\_\_\_\_  
Carolyn Jagger, City Clerk



# *EXPERIENCE SCOTTSDALE*

## HOTEL PERFORMANCE FORECAST



Source: STR, Inc.

# 2018 VISITOR GUIDE

**WELCOME**

We're excited that you're exploring Scottsdale for your next getaway. Let us show you how something as simple as a drive for you.

One of the first things you'll notice when you arrive is the sun-soaked beauty of our Sonoran Desert. The remarkable clarity of light, warm desert breezes and lush desert landscape create an environment that will make you wish you were here every day. It's the perfect place to breathe in the sweet, crisp air of our valley, work, and relax in an exotic setting. There's much more to see, so let us help you explore our desert and its beauty.

To help you plan your journey, we've reached out to some of our favorite local spots to greet them on page 46. From the perfect dog-friendly spots to the most luxurious hotels and restaurants, to the most beautiful views, we've got you covered. It's all here to help you plan your trip to Scottsdale. We hope you have a great time!

So get out there, explore our beautiful desert, and enjoy the view. We're excited to see you in Scottsdale for the best of times. ☀️

**in pictures**

PHOTOGRAPH BY [Name]

**ARTS & CULTURE**

PHOTOGRAPH BY [Name]

**ARTS & CULTURE**

PHOTOGRAPH BY [Name]

**WESTERN STREET**

PHOTOGRAPH BY [Name]

**scoops**

PHOTOGRAPH BY [Name]

**Scottsdale Trails**

PHOTOGRAPH BY [Name]

**SCOTTSDALE TRAILS**

PHOTOGRAPH BY [Name]

**Highnesses**

PHOTOGRAPH BY [Name]

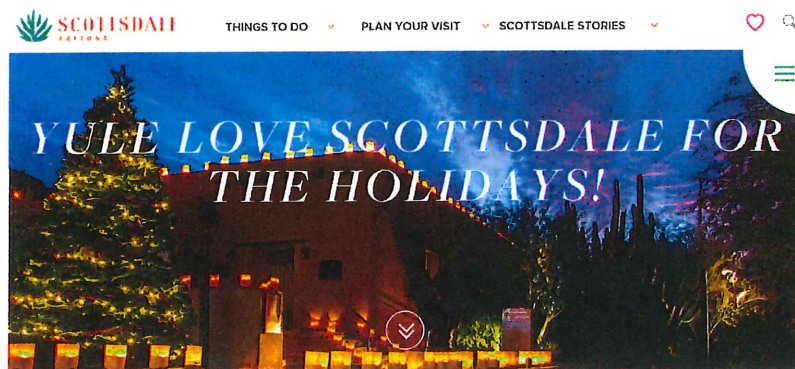
**heart**

PHOTOGRAPH BY [Name]

“I just received a copy of the Scottsdale Official Visitors Guide 2018 and felt highly compelled to write and let you know what a beautiful piece you and your team have created. I am in Marketing/PR myself and have seen many of these guides, but none even close to as inviting as yours. From the overall design, coated paper selection, and copper metallic ink on the cover to the articles and layout – **this is a superb piece that you and your graphics team should be highly proud of.** From one marketer to another, I say kudos to you and your team!”

*Mary E. Richard*

## HOLIDAY CAMPAIGN RESULTS



Tell ho-hum holidays to take a hike – you're going to Scottsdale! Here, luxurious resort winter wonderlands, desert ice skating, farm-fresh season's eatings, and millions of glittering lights will put some serious sparkle in your season. And these are just a few of the delights we have in store for you and yours. Read on for more reasons why you'll want to leave the holiday heavy lifting to us while you enjoy a magical season to remember!

## NEW YORK TAKEOVER



## NEW YORK TAKEOVER



## NEW YORK TAKEOVER



## NEW YORK TAKEOVER



## NEW YORK TAKEOVER



## CHICAGO TAKEOVER



## CHICAGO TAKEOVER



## CHICAGO TAKEOVER



“ As a New Yorker who travels through Penn Station on a weekly basis, I've never once stopped to notice an ad nor have I been as impressed as I was a few weeks ago when I saw the Experience Scottsdale takeover. **Everywhere I went was an overwhelming, warm feeling of Scottsdale.** There were cacti everywhere, and the sheer number of signs and billboards with the words "Experience Scottsdale" made a noticeable impression. As I stood there in the dead of February winter in my long coat, gloves and hat, waiting for my train, longing to go somewhere warm – it made me think of Scottsdale. **And all I really wanted to do was come visit.** I have never noticed or been affected in all my years traveling in and out of Penn Station by an ad campaign, but I was with this one. **It's not likely it's something I'll forget.**”

*Jennifer Mattson, freelance writer*

## SUMMER CAMPAIGN



How do I triple digit, by an estimate the total...  
 And we wouldn't have it only 40% away  
 You see, when you're in Scottsdale, of course, it's not just the sun...  
 We're also enjoying the night time, so don't miss the...  
 Join us in Scottsdale and let us know to bring it on!

**PICK YOUR STYLE. PICK YOUR DEAL.**  
 — hot resort rates to match your summer style —



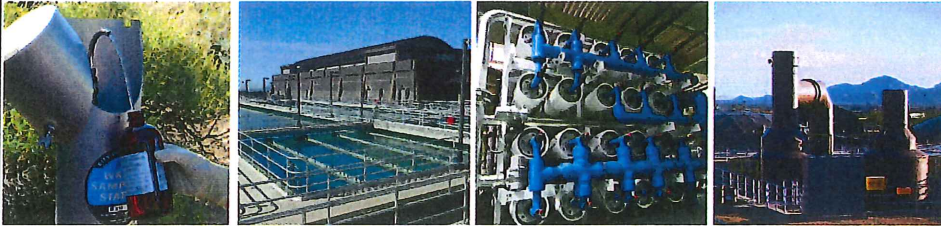


***THANK YOU!***

## Item 19

PUBLIC HEARING – April 10, 2018

### Development Fees For Water and Wastewater



Brian K. Biesemeyer, PE  
Scottsdale Water Director



### Development Fee Process

- Arizona Revised Statute §9-463.05 requires cities to adopt a Land Use Assumptions and an Infrastructure Improvements Plan prior to the adoption or amendment of development fees after August 1, 2014.

## Development Fee Process Timeline

January 23, 2018	Public Hearing on IIP and LUA
March 6, 2018	Request City Council to adopt IIP and LUA
<b>April 10, 2018</b>	<b>Public Hearing on Development Fee Report</b>
May 22, 2018	Request City Council to adopt new development fees
September 1, 2018	New development fees become effective

## Development Fees

- Development Fees are one-time fees charged to offset costs associated with providing necessary public services to a new development
- Development Fees must result in a beneficial use to the development
- Scottsdale has adopted only water and wastewater Development fees

## **Buy-In Component**

- Buy-in to available capacity that already exists:
  - New developments must 'buy-in' to the existing capacity
  - Includes eligible assets only
  - Asset value equals replacement cost new, less depreciation
  - Appropriate principle credit
- Existing capacity available for growth:
  - Current Capacity - Reserved Capacity = Existing Capacity Available for Growth
- Interest on bonds benefiting development

## **Future Expansion Components**

- Water planning estimates for 2017 through 2027
  - Water treatment expansion, \$30.0 million
  - Distribution system expansion, \$22.5 million
  - Supply expansion for wells, \$7.2 million
- Wastewater planning estimates for 2017 through 2027
  - Collection system expansion, \$12.5 million

## **Equivalent Demand Units (EDUs)**

- **Water Equivalent Demand Unit**
  - Equal to peak daily water demand of typical detached single family dwelling unit
- **Wastewater Equivalent Demand Unit**
  - Equal to average daily wastewater demand of typical detached single family dwelling unit

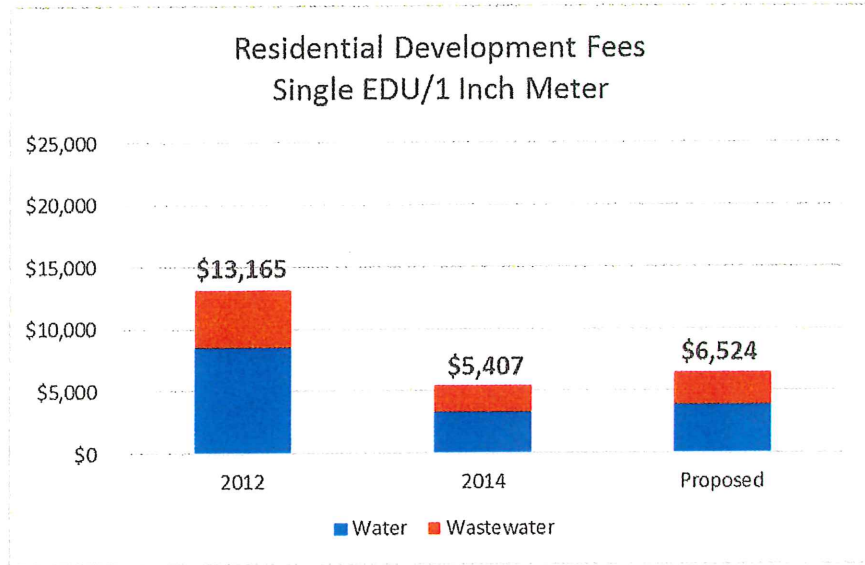
## **Current Development Fees**

- Water Development Fee per EDU = \$3,365
- Wastewater Development Fee per EDU = \$2,042

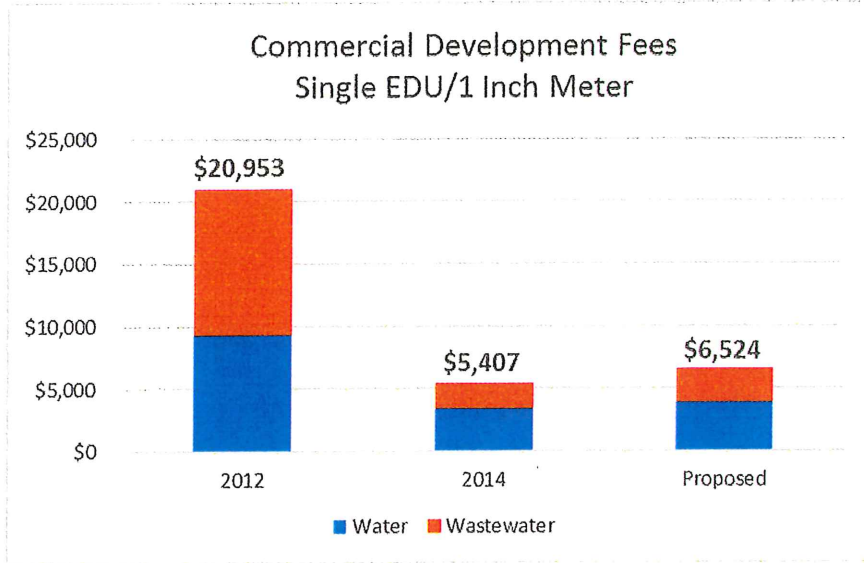
## **Proposed Development Fees**

- Water Development Fee per EDU = \$3,908
- Wastewater Development Fee per EDU = \$2,609

## Residential Development Fees



## Commercial Development Fees



## What's Next

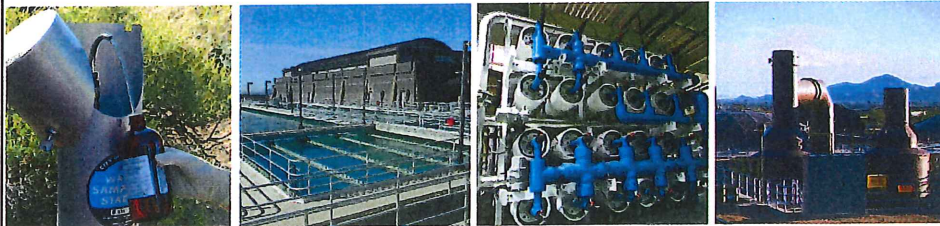
May 22, 2018

Request City Council to adopt new development fees

September 1, 2018

New development fees become effective

## Questions?



Item 20



# Ryan Assisted Living Community

17-ZN-2017

City Council  
April 10, 2018

Coordinator: Meredith Tessier

## Ryan Assisted Living Community



17-ZN-2017

Context Aerial



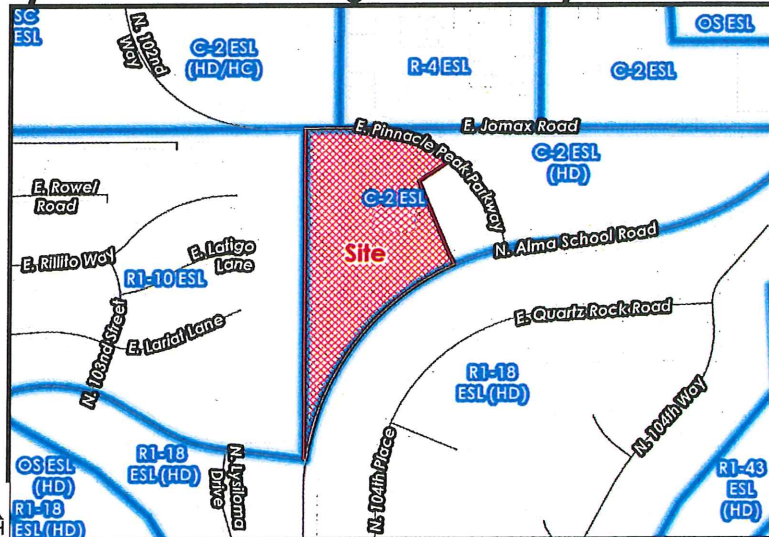
## Ryan Assisted Living Community



17-ZN-2017

Close Aerial

## Ryan Assisted Living Community



17-ZN-2017

Existing Zoning Aerial



## **Ryan Assisted Living Community**

- The zoning district will remain Central Business, Environmentally Sensitive Lands (C-2, ESL).
- Building height is consistent with C-2 zoning district.
- Significant public comments received in both opposition and support.
- Planning Commission recommended approval with a 6-0 vote.

**17-ZN-2017 Key Items for Consideration**



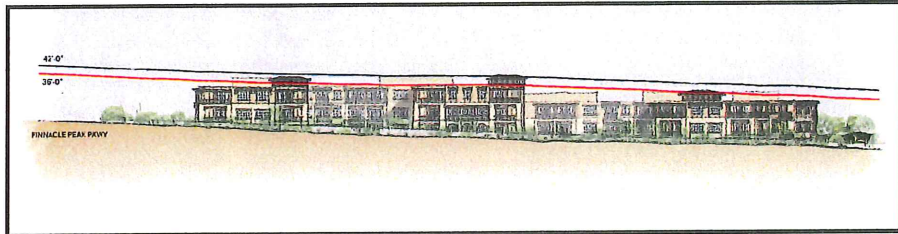
## **Ryan Assisted Living Community**

**17-ZN-2017**

**City Council**  
April 10, 2018

**Coordinator: Meredith Tessier**

## Ryan Assisted Living Community

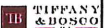
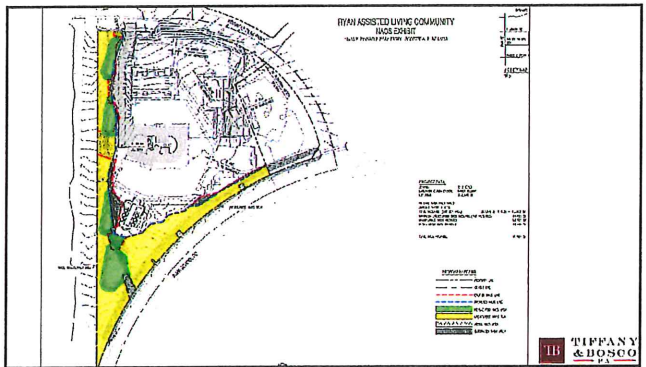
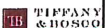
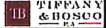
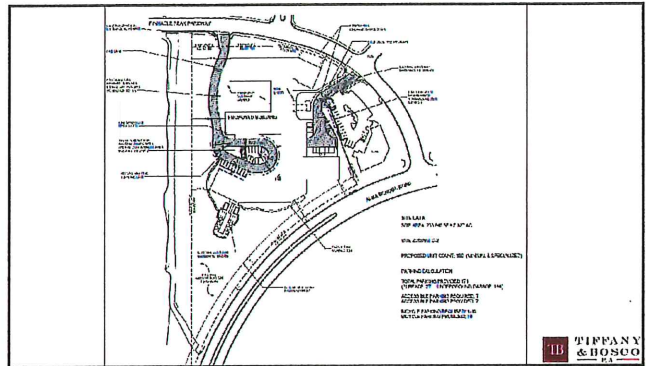
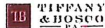


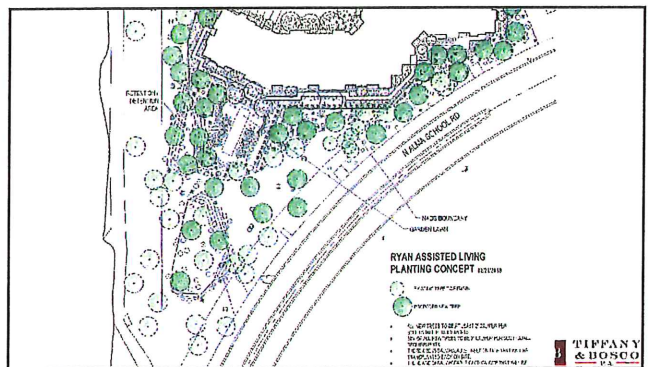
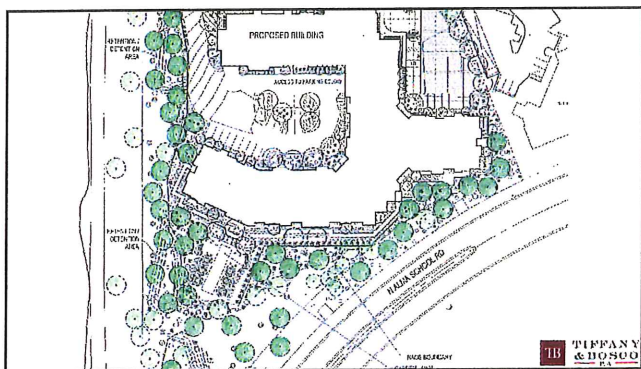
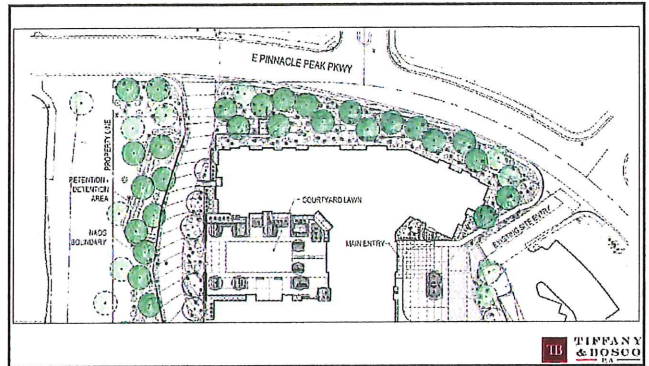
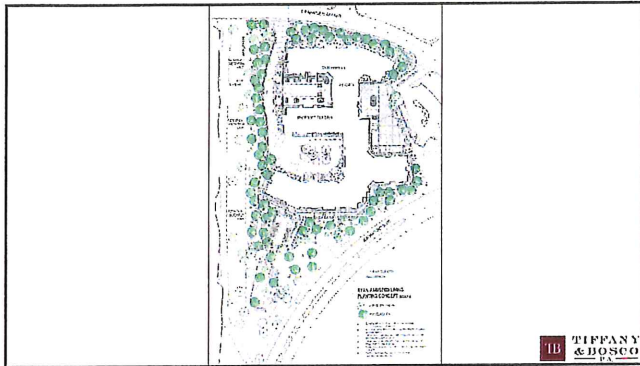
17-ZN-2017 Building Height-West Elevation

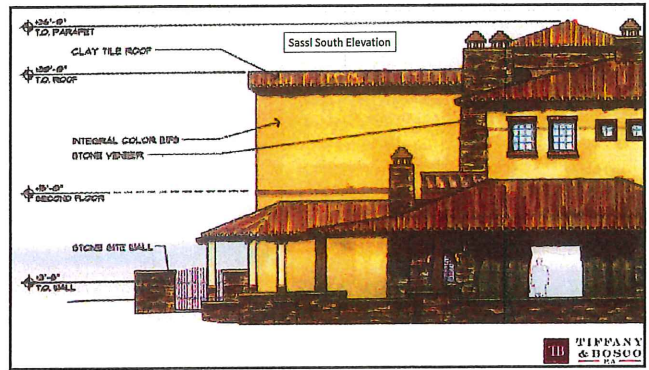
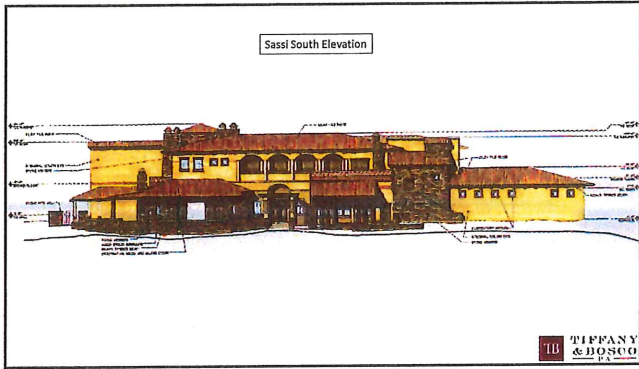
Item 20  
Applicant Presentation

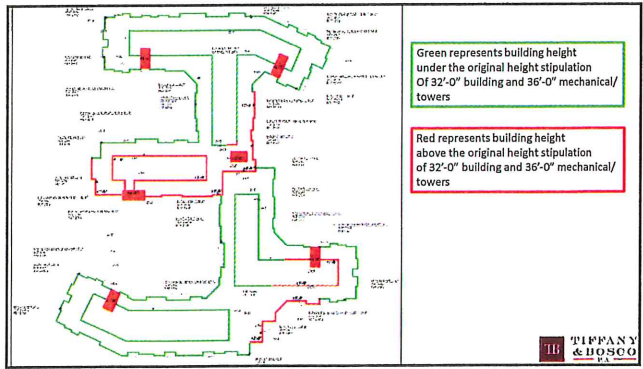
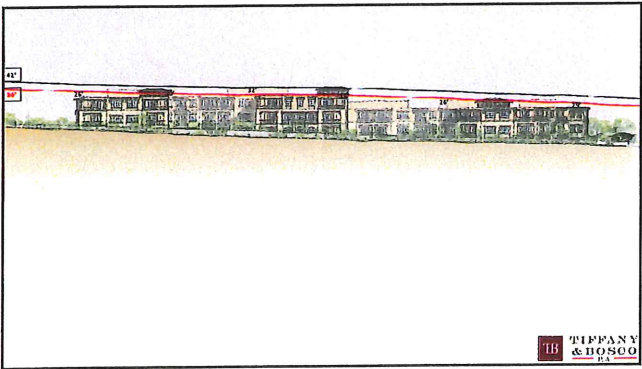
# Cadence Senior Living Residential Community

City Council  
April 10, 2018

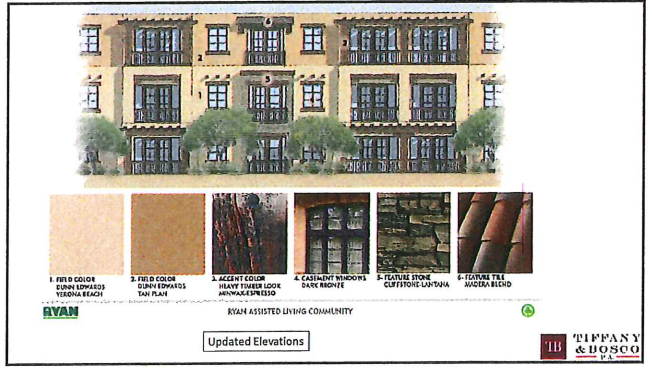
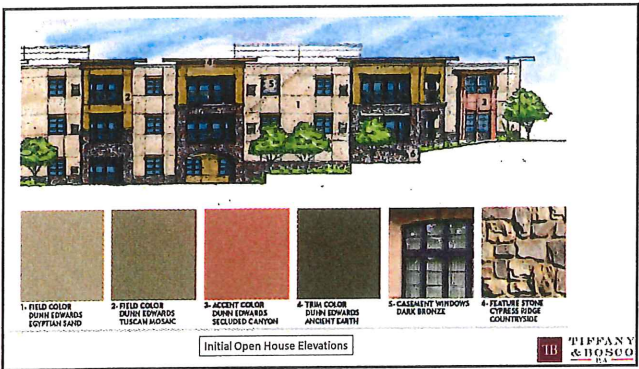
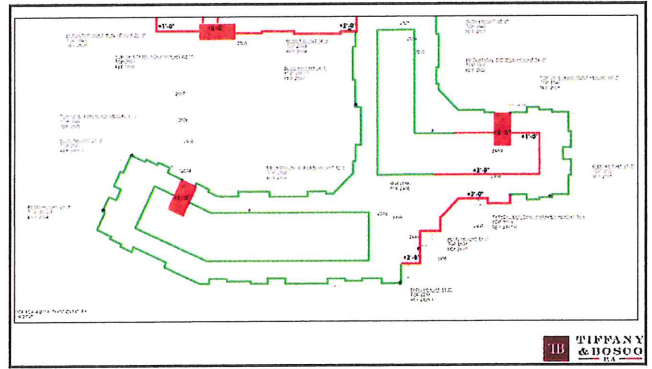
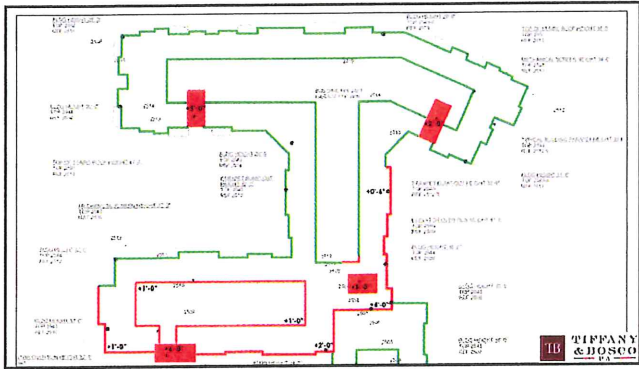


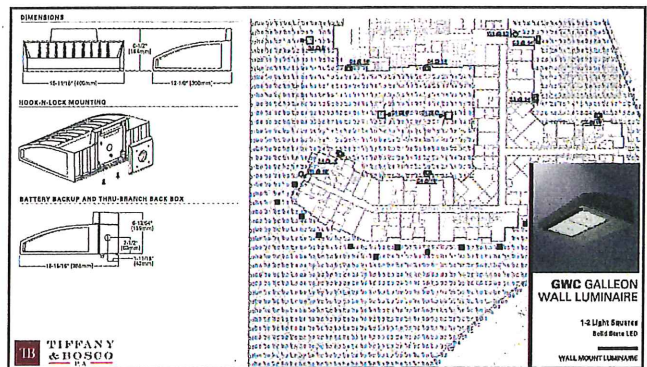
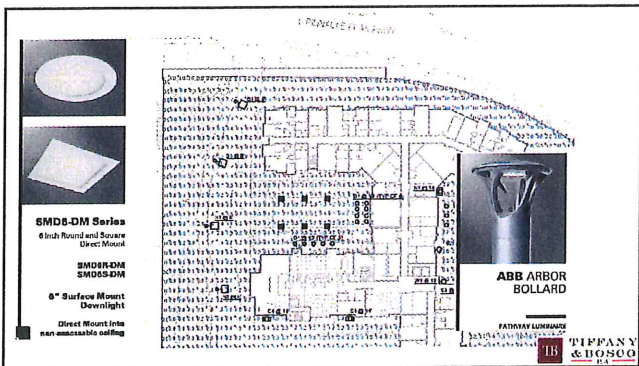
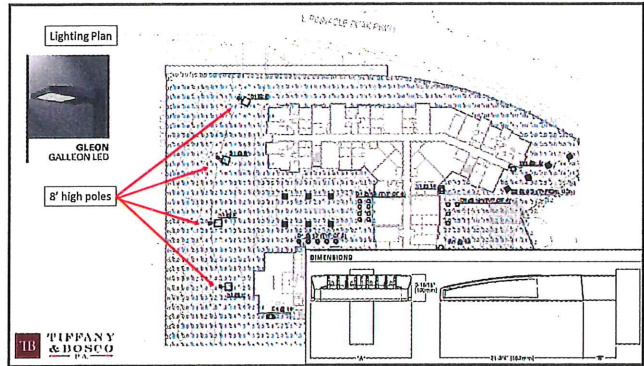
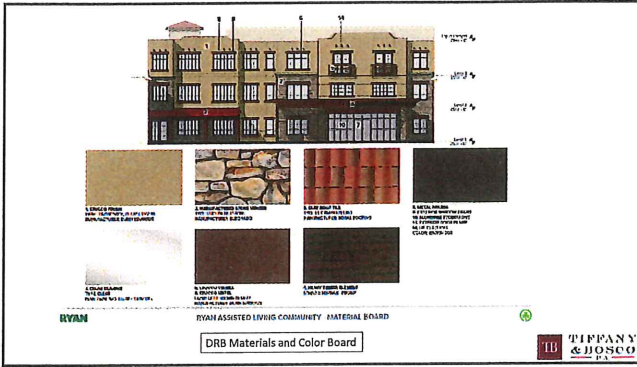


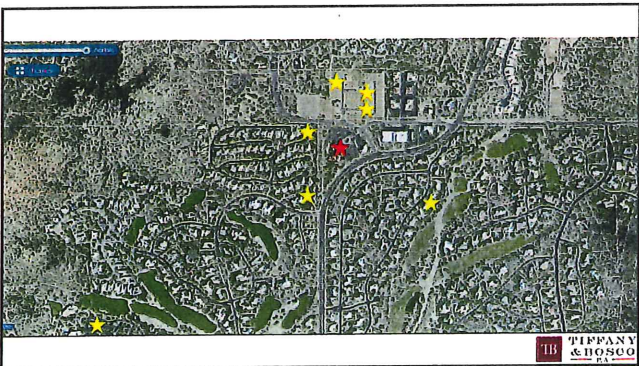
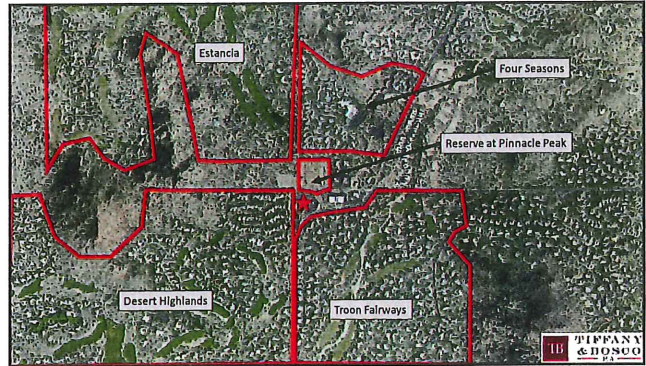
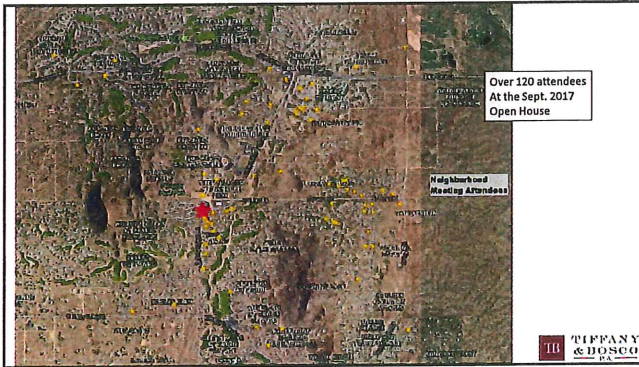










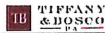


**Neighborhood Outreach – Citizen Participation**

- Site has been posted since September 1<sup>st</sup>.
- Sent out 150+ notices for open house; 120+ attendees
- Provided notice to all attendees and those who reached out to us when we resubmitted application and of our website which rolled out in November with updated architecture and project information
- Met with Desert Highlands Association twice (supportive letter)
- Troon Fairways Board; Jeff Kinney several times from September through to December
- Met with Estancia Community Manager; continued to update Community Manager with case updates
- Met with members of COG's
- Discussed project with Four Seasons manager
- Met recently with neighbors of the Preserve at Pinnacle Peak (Old Pinnacle Peak Patio site)
- Limited phone calls and emails directly to us; most emailed City staff
- We met with those who wanted to engage and discuss the project including:
  - Adjacent neighbors from Desert Highlands at their homes
  - Met with new neighbors of Reserve at Pinnacle Peak
- Had an outreach group walk neighborhoods – 53+ signatures of approval
- Have support statements into staff and apart of our citizen participation report

### Traffic Analysis

- Original traffic study - 134 rooms of assisted living and 16 private rooms for memory care
- The 134 AL/16 MC generate 466 trips daily - with; 39 trips (17 in/22 out) in the PM peak hour
- Estimated 1,434 fewer trips daily (7 more during the AM peak hour; 119 fewer during the PM peak hour restaurant)
- An overall reduction in traffic of more than seventy-five percent is expected each weekday and during the PM peak hour
- Since the restaurant is not opened for breakfast the 25 trips (16 in/9 out) in AM is a negligible increase in AM
- The 134 AL/16 MC could generate 466 trips daily; These are an estimated 1,434 fewer trips daily (7 more during the AM peak hour and 119 fewer during the PM peak hour) than a restaurant use the size of Sassi
- Current proposal removes memory care units (136 AL proposed) = less traffic than within analysis



### Summary

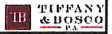
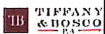
- Major architectural character modification per neighborhood input
- Initially asked for 36' and 42' across the site; current roof plan demonstrates sensitive building design
  - Most of the additional height will be in decorative tower elements
  - Where roof plan shows additional height for building or parapets, it is minor; 1-2' additional height
- Worked with Desert Highlands Association on site and building design, lighting and construction impacts
- Provided a transparent process with website; HOA's meetings; email updates
- Met individually with all who asked to meet with us
- Improved site lighting impacts; less traffic
- Project is developing on the improved site (parking and Sassi buildings); NAOs remains and slightly increased
- Case is a site plan amendment case
  - Complies with the general plan
  - Site plan complies with C-2 development standards (other than height stipulation modification request)
  - Removes potential noise generating conditional use permit for live entertainment

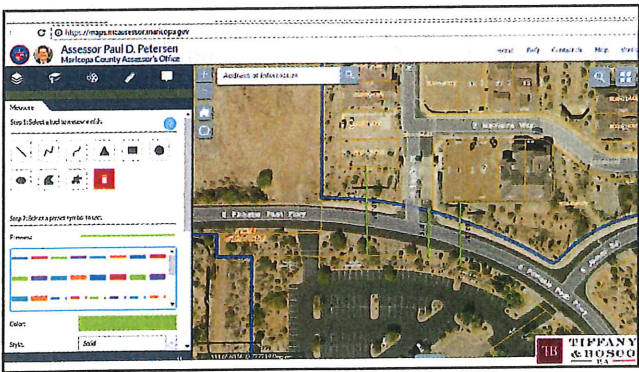


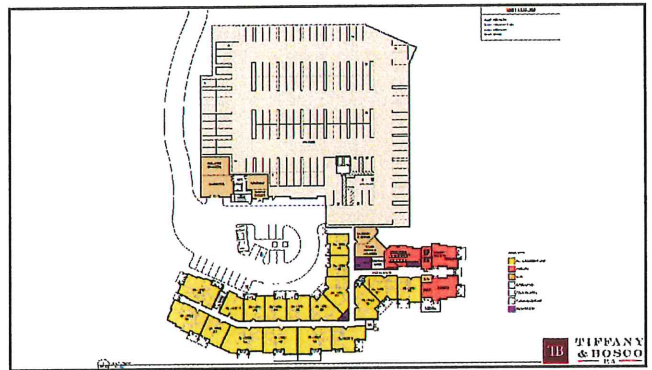
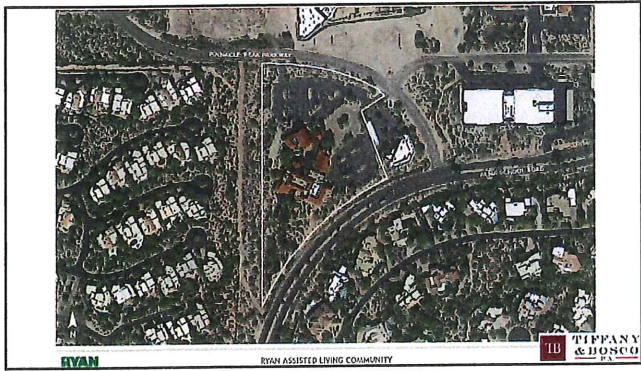
## Cadence Senior Living Residential Community

Respectfully request  
approval  
of the site plan amendment

Case 17-ZN-2017













West Elevation

