

**SCOTTSDALE CITY COUNCIL
REGULAR MEETING AND WORK STUDY SESSION MINUTES
MONDAY, NOVEMBER 17, 2025**



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

CALL TO ORDER

Mayor Lisa Borowsky called to order a Regular Meeting and Work Study Session of the Scottsdale City Council at 7:38 p.m. on Monday, November 17, 2025 in the City Hall Kiva Forum.

ROLL CALL

Mayor Borowsky asked City Clerk Ben Lane to conduct the roll call.

Present: Mayor Lisa Borowsky; Vice Mayor Adam Kwasman; and Councilmembers Jan Dubauskas, Barry Graham, Kathy Littlefield, Maryann McAllen, and Solange Whitehead

Also Present: City Manager Greg Caton, Interim City Attorney Luis Santaella, City Treasurer Sonia Andrews, Acting City Auditor Lai Cluff, and City Clerk Ben Lane

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilman Graham.

INVOCATION

Councilwoman McAllen read a Veterans Day poem written by contest winner Carly Cox of Saguaro High School. The contest was sponsored by the Scottsdale Veterans Advisory Commission.

PUBLIC COMMENT

Steve Sutton, Scottsdale resident, discussed a Citizen Petition regarding the parking garage study.

Dan Ishac, Scottsdale resident, discussed Council support related to special event funding for gallery owners.

Patty Badenoch, Scottsdale resident, discussed the Old Adobe Mission.

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.

Virginia Wogan, Scottsdale resident, discussed the memorial funding matter and a possible memorial dedicated to Bill Walton.

Gale Golec, Scottsdale resident, presented a Citizen Petition regarding Axon water obligations and requested it be agendized for a future presentation.

MINUTES

Request: Approve the following Council meeting minutes from September 2025:

- a. **Special Meeting Minutes of September 30, 2025**
- b. Executive Session Meeting Minutes of September 30, 2025

MOTION AND VOTE - MINUTES

Vice Mayor Kwasman made a motion to approve the Special Meeting Minutes of September 30, 2025 and the Executive Session Meeting Minutes of September 30, 2025. Councilwoman Whitehead seconded the motion, which carried 7/0, with Mayor Borowsky; Vice Mayor Kwasman; and Councilmembers Dubauskas, Graham, Littlefield, McAllen, and Whitehead voting in the affirmative.

CONSENT AGENDA

1. Teleferic Barcelona Liquor License (70-LL-2025)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses & Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.

Location: 7014 E. Camelback Road, Suite 0561

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210,
tcurtis@scottsdaleaz.gov

2. Charbel's Gyro and Pizza Liquor License (71-LL-2025)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses & Control for a Series 10 (beer and wine store) State liquor license for an existing location with a new owner.

Location: 10433 N. Scottsdale Road

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210,
tcurtis@scottsdaleaz.gov

3. Sorrento Italian Restaurant and Pizzeria Liquor License (72-LL-2025)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses & Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.

Location: 23335 N. Scottsdale Road, Suite D105

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210,
tcurtis@scottsdaleaz.gov

4. Sphinx Date Co. Palm & Pantry Liquor License (73-LL-2025)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses & Control for a Series 10 (beer and wine store) State liquor license for an existing location with a new owner.

Location: 3221 N. Hayden Road

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210,
tcurtis@scottsdaleaz.gov

5. AC Hotel Scottsdale Old Town Liquor License (74-LL-2025)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses & Control for a Series 11 (hotel/motel) State liquor license for an existing location with a new owner.

Location: 7117 E. 3rd Avenue

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

6. Middle Housing Text Amendment (5-TA-2024)

Request:

1. Adopt **Ordinance No. 4690** for the purpose of amending the City of Scottsdale Zoning Ordinance (Ordinance No. 455) namely Article I, Section 1.206. (Processing of development applications); Article III, Section 3.100. (Definitions); Article V, Sections 5.010. through 5.1007. (Single-family Residential, Two-family Residential, Medium Density Residential, Townhouse Residential, Resort/Townhouse Residential, and Multiple-family Residential) and Section 5.2003. (Manufactured Home District Use Regulations); Article VII, Sections 7.200.A. and 7.200.I (Additional Area Regulations); Section 7.1400. through 7.1404. (Middle Housing Developments); Article IX, Table 9.103.A. (Schedule of Parking Requirements) and Section 9.106. (Design standards for public and private on-site ingress, egress, maneuvering and parking areas); Article X, Section 10.101. (Scope of Regulations); Article XI (Land Use Tables); and any associated sections for the purpose of addressing State of Arizona Legislation (House Bill 2721) regarding middle housing as provided in Case No. 5-TA-2024; and
2. Adopt **Resolution No. 13507** declaring as a public record that certain document filed with the City Clerk of the City of Scottsdale and entitled "Middle Housing Text Amendment – 5-TA-2024".

Staff Contact(s): Erin Perreault, Planning and Development Services Senior Director, 480-312-7093, eperreault@scottsdaleaz.gov

(Moved to Regular Agenda, see page 6)

7. On-Call Electrical Engineering Services Contract Extensions

Request: Adopt **Resolution No. 13534** authorizing:

1. The first amendment to the following contracts for a one-year extension, with an annual contract amount not to exceed \$750,000 per contract, for electrical engineering services:
 - a. Contract No. 2023-188-COS-A1 with GLHN Architects & Engineers, Inc.
 - b. Contract No. 2023-189-COS-A1 with LSW Engineers Arizona, Inc.
 - c. Contract No. 2023-190-COS-A1 with Energy Systems Design, Inc.
2. The City Manager, or designee, to execute any other documents and take such other actions as necessary to carry out the intent of this Resolution.

Staff Contact(s): Alison Tymkiw, City Engineer and Transportation and Infrastructure Senior Director, 480-312-7760, atymkiw@scottsdaleaz.gov

8. Acquisition of Tax Deed Parcel

Request: Adopt **Resolution No. 13542** authorizing:

1. The City Manager, or designee, to execute such documents as necessary to acquire a 3.51-acre parcel of land owned by the State of Arizona [Maricopa County Assessor Parcel Number (APN 173-03-496A)].
2. The duly authorized purchasing agents of the City of Scottsdale are hereby authorized and directed to pay such fees and costs as are necessary to acquire this parcel 173-03-496A.
Location: Southwest corner of McDonald Drive and Hayden Road

Staff Contact(s): Alison Tymkiw, City Engineer and Transportation and Infrastructure Senior Director, 480-312-7760, atymkiw@scottsdaleaz.gov

9. Solid Waste Transfer Station Expansion

Request: Adopt Resolution No. 13523 authorizing Contract No. 2025-059-COS-A1, the first contract amendment with Cambridge Companies, Inc., in the amount of \$16,939,909.27, to provide construction services for the expansion and renovation of the Solid Waste Transfer Station.

Location: 8417 E. Union Hills Drive

Staff Contact(s): Alison Tymkiw, City Engineer and Transportation and Infrastructure Senior Director, 480-312-7760, atymkiw@scottsdaleaz.gov

10. Traffic Signal Operational Services Intergovernmental Agreement with the Salt River Pima-Maricopa County Indian Community

Request: Adopt Resolution No. 13536 authorizing:

1. Contract No 2025-174-COS, an intergovernmental agreement with the Salt River Pima-Maricopa Indian Community for traffic signal operational services.
2. The City Manager, or designee, to execute any other documents and take such other actions as necessary to carry out the intent of this Resolution.

Staff Contact(s): Alison Tymkiw, City Engineer and Transportation and Infrastructure Senior Director, 480-312-7760, atymkiw@scottsdaleaz.gov

11. Arizona Criminal Justice Commission Grant Funds Acceptance

Request: Adopt Resolution No. 13552 authorizing:

1. Acceptance, if awarded, from the Arizona Criminal Justice Commission a grant, in the amount of up to \$23,372, for Crime Lab Forensic Services.
2. The City Manager, or designee, to conduct all negotiations and to execute and submit all documents and other necessary or desirable instruments in connection with the acceptance of this grant.

Staff Contact(s): Joseph LeDuc, Chief of Police, 480-312-1900, jdeluc@scottsdaleaz.gov

12. 2025 DNA Capacity Enhancement and Backlog Reduction Grant Funds Acceptance

Request: Adopt Resolution No. 13553 authorizing:

1. Acceptance, if awarded, from the U.S. Department of Justice a grant, in the amount of up to \$150,000, for DNA capacity enhancement and Backlog reduction.
2. The City Manager, or designee, to conduct all negotiations and to execute and submit all documents and other necessary or desirable instruments in connection with the acceptance of this grant.

Staff Contact(s): Joseph LeDuc, Chief of Police, 480-312-1900, jdeluc@scottsdaleaz.gov

13. 2026 Legislative Agenda

Request: Approve the City's 2026 Legislative Agenda and authorize the City's registered lobbyists to take the necessary actions to communicate the City's positions on these matters to local, regional, state and federal officials, including members of the Arizona State Legislature and the United States Congress.

Staff Contact(s): Sara Sparman, Government Relations Manager, (480) 312-2511, ssparman@scottsdaleaz.gov

(Moved to Regular Agenda, see page 7)

14. Renaming Certain Council Subcommittees

Request: Adopt **Resolution No. 13544** approving the renaming of three existing Council Subcommittees to Council Committees:

1. The Council Subcommittee on Community Safety shall be renamed the Council Committee on Community Safety.
2. The Council Subcommittee on Education shall be renamed the Council Committee on Education
3. The Economic Development Subcommittee shall be renamed the Economic Development Committee.

Staff Contact(s): Luis Santaella, Interim City Attorney, 480-312-7771, lsantaella@scottsdaleaz.gov; Ben Lane, City Clerk, 480-312-2411, blane@scottsdaleaz.gov

15. Fire Service Training Intergovernmental Agreement with the City of Glendale

Request: Adopt **Resolution No. 13539** authorizing:

1. Contract No 2025-176-COS, an intergovernmental agreement with the City of Glendale for Fire Service Training.
2. The City Manager, or designee, to execute any other documents and take such other actions as necessary to carry out the intent of this Resolution.

Staff Contact(s): Tom Shannon, Fire Chief, 480-312-1821, tshannon@scottsdaleaz.gov

16. Gila River General Stream Adjudication Intergovernmental Agreement

Request: Adopt **Resolution No. 13546** authorizing:

1. Contract No. 2019-142-COS-A3, the third amendment to the intergovernmental joint representation agreement with the Cities of Avondale, Glendale Tempe and Mesa, adding the Town of Gilbert to the agreement, for joint legal representation in the Gila River General Stream Adjudication.
2. The City Attorney to execute any other documents and take such other actions as necessary to carry out the intent of this Resolution.

Staff Contact(s): Luis Santaella, Interim City Attorney, 480-312-7771, lsantaella@scottsdaleaz.gov

17. Fiscal Year (FY) 2025/26 Operating and Capital Budget Adjustments

Request: Adopt **Resolution No. 13526** authorizing FY 2025/26 Operating and Capital Improvement Plan (CIP) budget adjustments for the purpose of accurately expensing the FY 2025/26 budget.

Staff Contact(s): Scott Selin, Budget Director, (480) 312-2603, sselin@scottsdaleaz.gov

18. Monthly Financial Report

Request: Accept the Fiscal Year 2025/26 Monthly Financial Report as of September 2025.

Staff Contact(s): Scott Selin, Budget Director, (480) 312-2603, sselin@scottsdaleaz.gov

---18A. Authorize Outside Legal Representation and Contingency Budget Transfer

Request: Adopt **Resolution No. 13560** authorizing:

1. Contract No. 2025-191-COS with the law offices of Gust Rosenfeld, P.L.C. for legal advice, legal services, and a defense to the City in the matter of *Gateway at Main St. Plaza Scottsdale Condominium Association v. City of Scottsdale, et al.*, Maricopa County Superior Court Case No. CV2025-021187.
2. The Interim City Attorney, or designee, to take and direct any such actions as necessary to defend the City's legal position, including, but not limited to, filing cross claims, counter claims, and/or third-party claims if determined to be warranted and in the City's best interest in this matter.

3. A contingency budget transfer, of up to \$150,000, to the City Attorney's Operating (Outside Counsel) Budget for Fiscal Year 2025/26.

Staff Contact(s): Luis Santaella, Interim City Attorney, 480-312-7771,
lsantaella@scottsdaleaz.gov

PUBLIC COMMENT – CONSENT AGENDA

Mayor Borowsky opened public comment on the Consent Agenda items.

Christine Burke, Scottsdale resident, discussed the need for newer technology and other needed funding for the Police Department regarding Item 12 [2025 DNA Capacity Enhancement and Backlog Reduction Grant Funds Acceptance].

Mayor Borowsky closed public comment on the Consent Agenda items.

MOTION AND VOTE – CONSENT AGENDA

Councilwoman Littlefield requested that Item 6 [Middle Housing Text Amendment (5-TA-2024)] be considered as part of the Regular Agenda.

Mayor Borowsky requested that Item 13 [2026 Legislative Agenda] be considered as part of the Regular Agenda.

Vice Mayor Kwasman made a motion to approve Consent Agenda Items 1 through 18A, noting that Item 6 [Middle Housing Text Amendment (5-TA-2024)] and Item 13 [2026 Legislative Agenda] would be considered as part of the Regular Agenda. Councilwoman Whitehead seconded the motion, which carried 7/0, with Mayor Borowsky; Vice Mayor Kwasman; and Councilmembers Dubauskas, Graham, Littlefield, McAllen, and Whitehead voting in the affirmative.

REGULAR AGENDA

6. Middle Housing Text Amendment (5-TA-2024)

Request:

1. Adopt **Ordinance No. 4690** for the purpose of amending the City of Scottsdale Zoning Ordinance (Ordinance No. 455) namely Article I, Section 1.206. (Processing of development applications); Article III, Section 3.100. (Definitions); Article V, Sections 5.010. through 5.1007. (Single-family Residential, Two-family Residential, Medium Density Residential, Townhouse Residential, Resort/Townhouse Residential, and Multiple-family Residential) and Section 5.2003. (Manufactured Home District Use Regulations); Article VII, Sections 7.200.A. and 7.200.I (Additional Area Regulations), Section 7.1400. through 7.1404. (Middle Housing Developments); Article IX, Table 9.103.A. (Schedule of Parking Requirements) and Section 9.106. (Design standards for public and private on-site ingress, egress, maneuvering and parking areas); Article X, Section 10.101. (Scope of Regulations); Article XI (Land Use Tables); and any associated sections for the purpose of addressing State of Arizona Legislation (House Bill 2721) regarding middle housing as provided in Case No. 5-TA-2024; and
2. Adopt **Resolution No. 13507** declaring as a public record that certain document filed with the City Clerk of the City of Scottsdale and entitled "Middle Housing Text Amendment – 5-TA-2024".

Staff Contact(s): Erin Perreault, Planning and Development Services Senior Director, 480-312-7093, eperreault@scottsdaleaz.gov

Planning and Development Area Manager Brad Carr gave a PowerPoint presentation (attached) on the proposed Middle Housing Text Amendment.

PUBLIC COMMENT – ITEM 6

There was no public comment on this item.

MOTION AND VOTE – ITEM 6

Councilwoman McAllen made a motion to adopt Ordinance No. 4690 for the purpose of amending the City of Scottsdale zoning Ordinance (Ordinance No. 455) to codify requirements for Middle Housing development; and adopt Resolution No. 13507 declaring as a public record the Middle Housing Text Amendment – 5-TA-2024. Councilwoman Whitehead seconded the motion, which carried 7/0, with Mayor Borowsky; Vice Mayor Kwasman; and Councilmembers Dubauskas, Graham, Littlefield, McAllen, and Whitehead voting in the affirmative.

13. 2026 Legislative Agenda

Request: Approve the City's 2026 Legislative Agenda and authorize the City's registered lobbyists to take the necessary actions to communicate the City's positions on these matters to local, regional, state and federal officials, including members of the Arizona State Legislature and the United States Congress.

Staff Contact(s): Sara Sparman, Government Relations Manager, (480) 312-2511, ssparman@scottsdaleaz.gov

Government Relations Manager Sara Sparman gave a PowerPoint presentation (attached) on the proposed 2026 Legislative Agenda.

PUBLIC COMMENT – ITEM 13

Mayor Borowsky opened public comment on this item.

Eric Fowler, Maricopa County Libertarian Party, spoke in opposition to license plate readers.

Vincent La, Scottsdale resident, spoke in opposition to license plate readers.

Merissa Hamilton, Phoenix resident, spoke in opposition to license plate readers.

Mayor Borowsky closed public comment on this item.

MOTION NO. 1 – ITEM 13

Councilman Graham made a motion to adopt the 2026 Legislative Agenda with added stipulations to change the Public Safety item to state "to promote the responsible and transparent use of emerging technologies." and to change the Water item by striking the text "such as advance water treatment and reuse." Councilwoman Dubauskas seconded the motion.

ALTERNATE MOTION AND VOTE – ITEM 13

Councilwoman McAllen made an alternate motion to approve the 2026 Legislative Agenda as presented. Councilwoman Whitehead seconded the motion, which failed 3/4, with Mayor Borowsky

and Councilmembers McAllen and Whitehead voting in the affirmative and Vice Mayor Kwasman and Councilmembers Dubauskas, Graham and Littlefield dissenting.

VOTE ON MOTION NO. 1 – ITEM 13

The Council then voted on Councilman Graham's motion, which carried 5/2, with Mayor Borowsky Vice Mayor Kwasman; and Councilmembers Dubauskas, Graham, Littlefield voting in the affirmative and Councilmembers McAllen and Whitehead dissenting.

19. Finish Line Auto Club - Perimeter Drive (19-ZN-2004#2)

Request: Adopt Ordinance No. 4694 and Resolution No. 13528 for a zoning district map amendment to amend the previously approved development plan, including amended development standards for Floor Area Ratio, on a ±11.6-acre parcel with Planned Community District (P-C) zoning with Industrial Park District (I-1) as the comparable zoning district.

Location: 17600 N. Perimeter Drive

Presenter(s): Casey Steinke, Senior Planner

Staff Contact(s): Erin Perreault, Planning and Development Services Senior Director,
480-312-7093, eperreault@scottsdaleaz.gov

Senior Planner Casey Steinke gave a PowerPoint presentation (attached) on the proposed Finish Line Auto Club zoning district map amendment.

Applicant Representative Kurt Jones, with Tiffany & Bosco, P.A., gave a PowerPoint presentation (attached) on the proposed Finish Line Auto Club zoning district map amendment.

PUBLIC COMMENT – ITEM 19

There was no public comment on this item.

MOTION AND VOTE – ITEM 19

Councilwoman Whitehead made a motion to adopt Ordinance No. 4694 and Resolution No. 13528 for a zoning district map amendment to amend the previously approved development plan, including amended development standards for Floor Area Ratio, on a ±11.6-acre parcel with Planned Community District (P-C) zoning with Industrial Park District (I-1) as the comparable zoning district. Councilwoman Littlefield seconded the motion, which carried 7/0, with Mayor Borowsky; Vice Mayor Kwasman; and Councilmembers Dubauskas, Graham, Littlefield, McAllen, and Whitehead voting in the affirmative.

20. Old Town Scottsdale Farmers Market Revocable License Agreement

Request: Adopt Resolution 13545 authorizing Contract No. 2025-181-COS, a revocable license agreement with Farmers Market Support Services, LLC for the temporary use of the City's City Hall parking lot to hold the weekly Old Town Scottsdale Farmers Market.

Presenter(s): Rachel Smetana, Tourism & Events Director

Staff Contact(s): Rachel Smetana, Tourism and Events Director, 480-312-2890,
rsmetana@scottsdaleaz.gov

Tourism and Events Director Rachel Smetana gave a PowerPoint presentation (attached) on the proposed Old Town Scottsdale Farmers Market Revocable License Agreement.

PUBLIC COMMENT – ITEM 20

Mayor Borowsky opened public comment on this item.

Steve Sutton, Scottsdale resident, discussed his opposition to relocating the farmer's market.

Dan Ishac, Scottsdale resident, discussed his opposition to relocating the farmer's market.

Mayor Borowsky closed public comment on this item.

MOTION AND VOTE – ITEM 20

Councilwoman Whitehead made a motion to adopt Resolution 13545 authorizing Contract No. 2025-181-COS, a revocable license agreement with Farmers Market Support Services, LLC for the temporary use of the City's City Hall parking lot to hold the weekly Old Town Scottsdale Farmers Market and to extend the current agreement to a date that is mutually acceptable. Councilwoman McAllen seconded the motion, which carried 7/0, with Mayor Borowsky; Vice Mayor Kwasman; and Councilmembers Dubauskas, Graham, Littlefield, McAllen, and Whitehead voting in the affirmative.

PUBLIC COMMENT

No public comments were received.

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): Ben Lane, City Clerk, 480-312-2411, blane@scottsdaleaz.gov

A citizen petition presented by Gail Golec regarding Axon assured water obligations was accepted and acknowledged.

MOTION AND VOTE – ITEM 21

Councilwoman Whitehead made a motion to direct the City Manager to investigate the matter and prepare a written response to the Council, with a copy to the petitioner. Councilwoman McAllen seconded the motion, which carried 7/0, with Mayor Borowsky; Vice Mayor Kwasman; and Councilmembers Dubauskas, Graham, Littlefield, McAllen, and Whitehead voting in the affirmative.

MAYOR AND COUNCIL

22. Boards, Commissions, and Task Forces Nominations

How the Board and Commission Nomination Process Works: The Council will review applications submitted for the board and commission openings under consideration. From this applicant pool, the Council will select nominees for further consideration.

- Board of Adjustment (one vacancy) – Vice Mayor Kwasman suspended the rules and nominated Kenneth Erler, Jenna Moore and Stephanie Rimmer by acclamation.

- Building Advisory Board of Appeals (one vacancy) – There were no current applications at this time.
- Loss Trust Fund Board (two vacancies) – Vice Mayor Kwasman suspended the rules and nominated Austin Booker and Aaron Gocal by acclamation.
- Neighborhood Advisory Commission (one vacancy) – Vice Mayor Kwasman suspended the rule and nominated Rafael Borobia, Jayne Brenna, Katie Corl, Teri Nickerson, Kelley Perez, Ira Scott, and Christopher Smudde by acclamation.

WORK STUDY SESSION

PUBLIC COMMENT – WORK STUDY SESSION

There was no public comment on these items.

1. Quarterly Financial and Capital Improvement Plan (CIP) updates

Requests:

- a. Receive, discuss, and provide possible direction on the City Treasurer's quarterly financial presentation as of September 2025.
- b. Receive, discuss, and provide possible direction on the City Engineer's quarterly CIP presentation as of September 2025.

Presenter(s): Sonia Andrews, City Treasurer and Alison Tymkiw, City Engineer and Transportation and Infrastructure Senior Director

Staff Contact(s): Scott Selin, Budget Director, (480) 312-2603, sselin@scottsdaleaz.gov

Mayor Borowsky stated this item would be continued to a future City Council meeting.

2. WestWorld Infrastructure Master Plan

Request: Presentation, discussion, and possible direction to staff regarding the WestWorld Infrastructure Master Plan, including capital project concepts and potential improvements related to access and parking, drainage, and shade.

Presenter(s): Will Lofdahl and Kimley Horn Consultants

Staff Contact(s): Judy Doyle, Enterprise Operations Senior Director, 480-312-2691, jdoyle@scottsdaleaz.gov

WestWorld General Manager Will Lofdahl and City consultant Sean Wozney, with Kimley-Horn Associates, Inc., gave a PowerPoint presentation (attached) on the WestWorld Infrastructure Master Plan.

Councilmembers made the following observations and suggestions:

- WestWorld's strategic plan will be presented in February.
- Additional temporary stalls are being purchased, and permanent stalls are being replaced.

MOTION AND VOTE – ADJOURNMENT

Mayor Borowsky made a motion to adjourn the Regular Meeting and Work Study Session. Councilwoman Whitehead seconded the motion, which carried 7/0, by voice vote, with Mayor

Borowsky; Vice Mayor Kwasman; and Councilmembers Dubauskas, Graham, Littlefield, McAllen, and Whitehead voting in the affirmative.

ADJOURNMENT

Mayor Borowsky adjourned the Regular Meeting and Work Study Session at 9:28 p.m.

SUBMITTED BY:

Ben Lane

Ben Lane, City Clerk

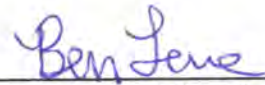
Officially approved by the City Council on February 10, 2026

CERTIFICATE

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting and Work Study Session of the City Council of Scottsdale, Arizona, held on the 17th day of November 2025.

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

DATED this 10th day of February 2026.



Ben Lane, City Clerk

Middle Housing Text Amendment (5-TA-2024)

City Council
November 17, 2025



Background – HB2721

- State of Arizona grants cities and towns with local authority the ability to set zoning/land use regulations subject to State Law
- HB2721 was introduced/passed by the State Legislature and signed by the Governor in April 2024 to allow for the development of middle housing on single family properties
- The City must comply with State Law
 - With compliance the City also intends to minimize the negative impacts of this law on the community

If the city does not comply by January 1, 2026, HB 2721 outlines that “middle housing shall be allowed on all lots in the municipality zoned for single-family residential use without any limitations.”

Jurisdiction	Total Population		
	April 1, 2020* (Census 2020)	July 1, 2023**	July 1, 2024
Maricopa County			
Apache Junction	39,334	40,211	40,300
Avondale	89,334	94,821	96,802
Buckeye	91,502	109,591	113,341
Carefree	3,690	3,726	3,738
Cave Creek	4,809	5,213	5,268
Chandler	275,987	285,171	286,342
Estimote	39,805	39,514	39,352
Fort McDowell	1,152	1,152	1,152
Fountain Hills	23,820	24,061	24,163
Gila Bend	1,892	1,892	1,894
Gila River	3,683	3,683	3,683
Gilbert	267,918	289,453	292,116
Glendale	248,325	257,784	260,878
Goodyear	96,186	112,540	116,694
Guadalupe	5,344	5,344	5,344
Litchfield Park	6,847	7,016	7,016
Mesa	504,258	520,579	524,802
Paradise Valley	12,658	12,740	12,781
Pecora	190,985	201,947	203,061
Phoenix	1,611,688	1,679,464	1,687,406
Queen Creek	50,190	64,802	68,108
Salt River	6,321	6,383	6,411
Scottsdale	241,361	248,207	249,935
Surprise	143,148	160,176	165,916
Tampe	184,223	192,688	193,536
Tolleson	7,216	7,316	8,627
Wickenburg	6,614	6,771	6,785
Youngtown	7,056	7,086	7,161
Unincorporated	306,279	323,015	325,858
Pinal County			
Apache Junction	38,106	39,086	41,240
Florence	27,524	23,880	24,175
Gila River	10,470	10,470	10,470
Maricopa City	58,125	69,258	73,300
Queen Creek	9,329	12,489	13,605
Unincorporated	194,712	209,573	211,965
in MAG MPO	141,314	153,025	154,332
Yavapai County			
Pecora	0	0	0
Wickenburg	860	1,509	1,685
Two Counties			
Apache Junction	38,499	39,488	41,643
Gila River	14,053	14,053	14,053
Pecora	190,985	201,947	203,061
Queen Creek	59,519	77,291	81,778
Wickenburg	7,474	8,280	8,450
MAG planning area	4,714,374	4,979,457	5,045,098

3

What is Middle Housing?

- Housing types that contain multiple dwelling units in buildings that are generally of the same size and scale as single-family homes
- Densities range between single-family homes and large multi-family buildings
- [HB2721](#) defines middle housing as duplexes, triplexes, and fourplexes that are compatible to single-family homes in scale, form, and character
- Can be constructed in different configurations
 - Multiple dwelling units attached together in one building
 - Multiple units in detached configurations on the same lot
 - Townhouse configuration



Source: AARP.org



Source: Portland.gov

What does State Law dictate to the City?

The City MUST:

- Allow duplexes, triplexes, and fourplexes on all single-family lots within one mile of the City's central business district and downtown
- Allow middle housing on at least 20% of any new residential development of more than 10 contiguous net acres in size

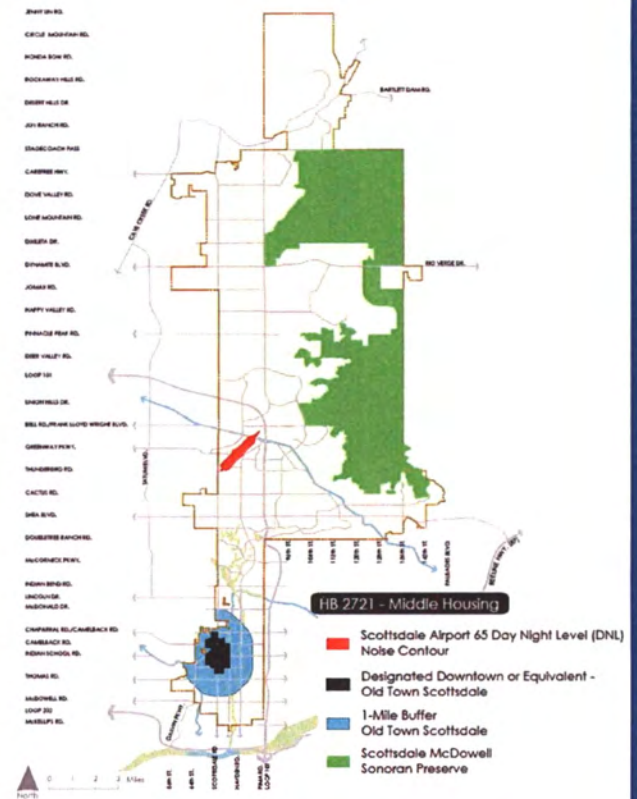
The City CANNOT:

- Discourage the development of middle housing through requirements or actions
- Restrict middle housing to less than two floors
- Restrict middle housing to a FAR of less than 0.5
- Set restrictions, permitting or review processes more limiting than that which applies to single-family dwellings
- Require owner occupancy
- Require compliance with commercial building codes
- Require more than 1 off-street parking space per unit
- Require any structure to contain a fire sprinkler

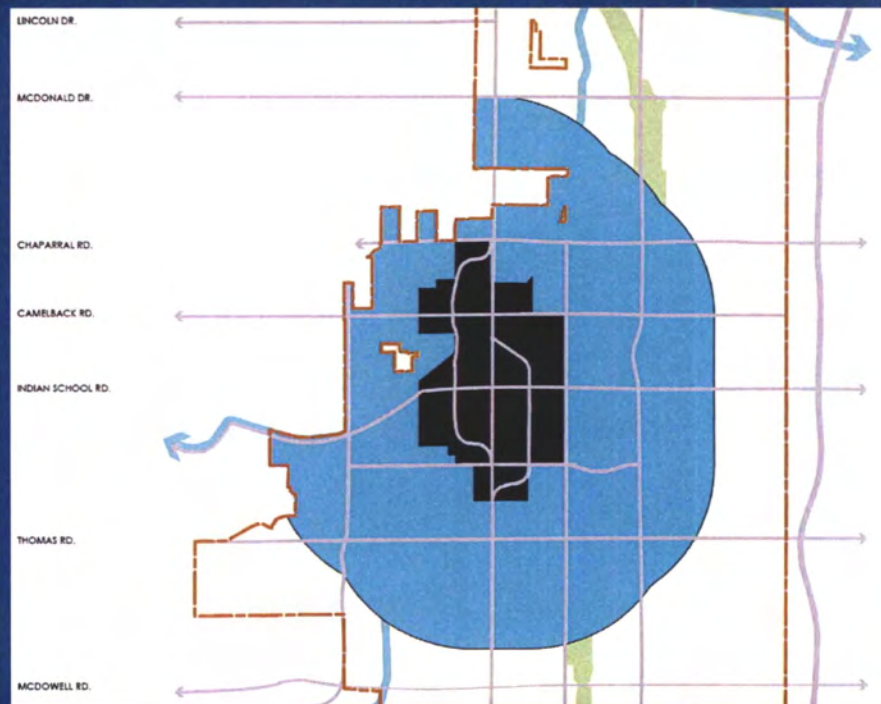
Exclusions

- Areas the vicinity of an airport
- Areas that are not incorporated
- Areas that lack sufficient urban services (solid waste, streets, etc.)
- Areas that are not served by water and sewer services
- Areas that are not zoned for residential use
- **HOA neighborhoods can privately restrict properties within the HOA**

7



8



What is the City proposing Text Amendment?

- Establish new definitions for Duplex, Triplex, Fourplex, and Middle Housing, as well as minor updates to other associated definitions
- Establish a new “Middle Housing” land use in residential zoning districts
- Establish qualifications that must be met in order to construct a Middle Housing development, such as demonstrating adequate infrastructure and urban services, ensuring utility and zoning compliance, and other exclusions
- Establish review procedures for proposed Middle Housing developments
- Establish objective development standards for Middle Housing developments

Approach – establish qualifications

- Exclude areas in the vicinity of an airport and other exclusion areas, as permitted by State Law
- Require demonstration of sufficient urban services, including solid waste collection, transportation access and availability, and other critical services
- Require demonstration of adequate water and sewer service to the site, including availability and capacity of infrastructure
- Ensure review of proposed development by affected utility providers
- Require that utilities are provided individually to each unit of a development
- Ensure that a proposed development is within a residential zoning
- Ensure all Zoning Ordinance requirements are met, including density and FAR

Approach – establish objective standards

- *Building Floors/Stories* – buildings cannot exceed 2 stories in height
- *Floor Area Ratio (FAR)* – cumulative FAR cannot exceed 0.5
- *Parking* – must provide 1 off-street parking space per unit
- *Density* – permitted one of either a Duplex, Triplex, or Fourplex on an existing single-family lot (determination of density based upon adequacy of urban services)
- *Building Height* – per the underlying zoning district
- *Building Setbacks* – per the underlying zoning district
- *Access* – each dwelling unit must have separate entrance and access to street
- *Landscaping* – must meet the requirements of Article X (landscaping)
- *Addressing* – each unit must provide a separate address per City standards

11

Additional Amendments to Text

Improve the administration and usability of the Zoning Ordinance:

- *Definitions* – update to several definitions related to “yards” to clarify application of yards on irregular lots
- *Residential Zoning Districts* – non-substantive updates to single-family and multiple-family residential zoning districts to clarify intent and usability and unify structure
- *Accessory Buildings and Structures* – minor change to clarify the maximum coverage requirement for accessory buildings and structures in a rear yard
- *Parking Design Standards* – design standards updated to clarify parking improvement requirements for residential developments of various sizes
- *Clarify existing Zoning Ordinance language, correct typographical errors, or restructure text for usability*

12

Timeline

- ✓ Planning Commission Initiation (July 10, 2024)
- ✓ Two public outreach and open house meetings were provided
 - September 10 and 11, 2025
- ✓ Planning Commission
 - Non-Action Discussion Item (September 24, 2025)
 - Recommendation Hearing (October 8, 2025)
- ✓ City Council Hearing (November 17, 2025)

New provisions must be adopted by local municipalities no later than January 1, 2026

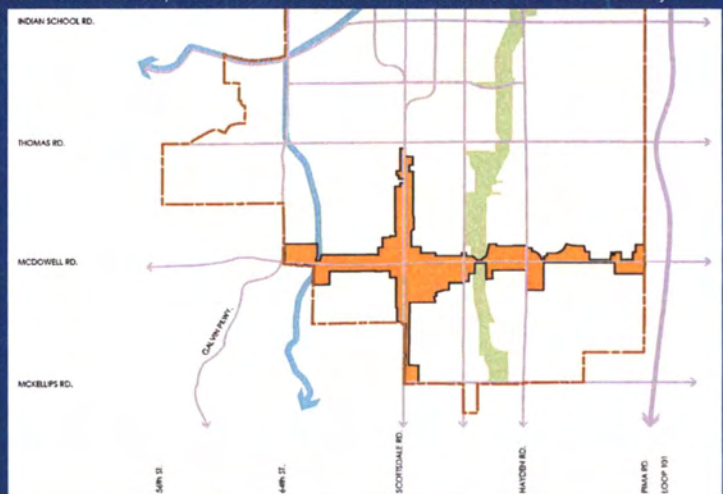
Request

- **Adopt Ordinance No. 4690** for the purpose of amending the City of Scottsdale Zoning Ordinance (Ordinance No. 455) to codify requirements for Middle Housing development; and
- **Adopt Resolution No. 13507** declaring as a public record the “Middle Housing Text Amendment – 5-TA-2024”

Central Business District

- The Single Central Business District (SCBD) designation was originally created to promote coordinated redevelopment within McDowell and Scottsdale corridors.
- 2016 Los Arcos redevelopment designation/plan sunset.
- Over time, policy direction and land use strategies evolved through the 2001 and 2035 General Plans, emphasizing distinct Growth Areas and Character Areas instead of a single unified SCBD.
- Staff initiated the termination to align City zoning designations with current policy frameworks.
- Terminated September 10, 2024.

Los Arcos Redevelopment Area & McDowell and Scottsdale CBD Shared Boundary



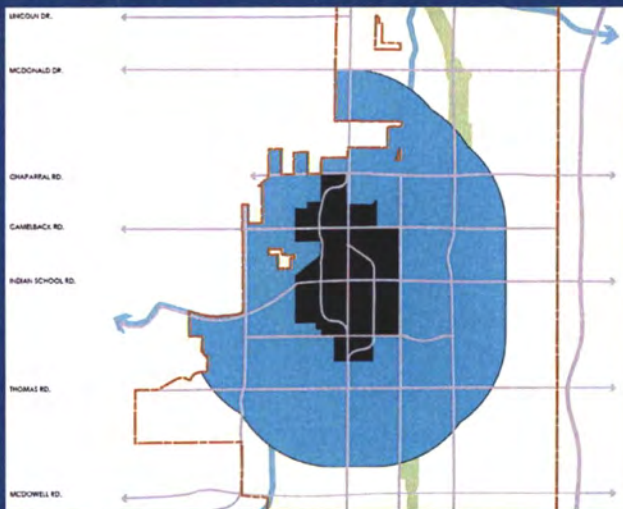
City Council Action (September 10, 2024)

City Council (Last) adopted Resolution No.13232 authorizing the repeal of Resolution No. 8356 and terminating of the McDowell & Scottsdale Corridor Single Central Business District designation and,

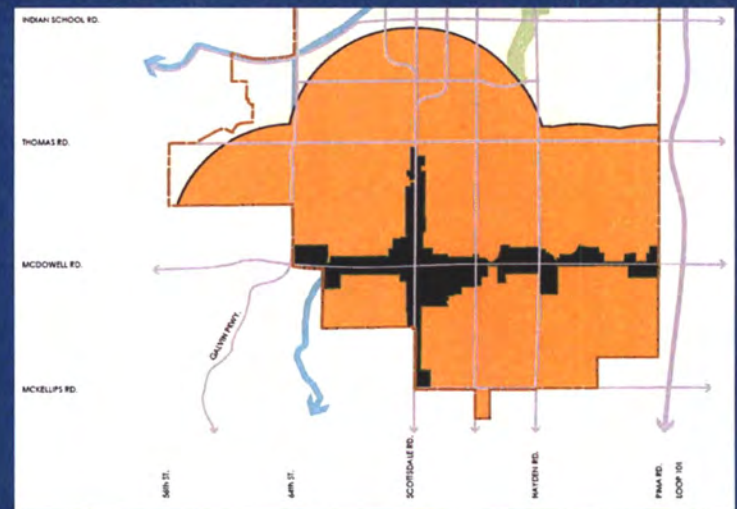
- a) Initiated a minor General Plan amendment to General Plan 2035 and Southern Scottsdale Character Area Plan to remove all references to the Single Central Business District (**Need to Complete**), and
- b) Initiated a text amendment to the City of Scottsdale Zoning Ordinance (No. 455) for the purposes of maintaining the Planned Community (P-C) District size requirements (**Completed**)

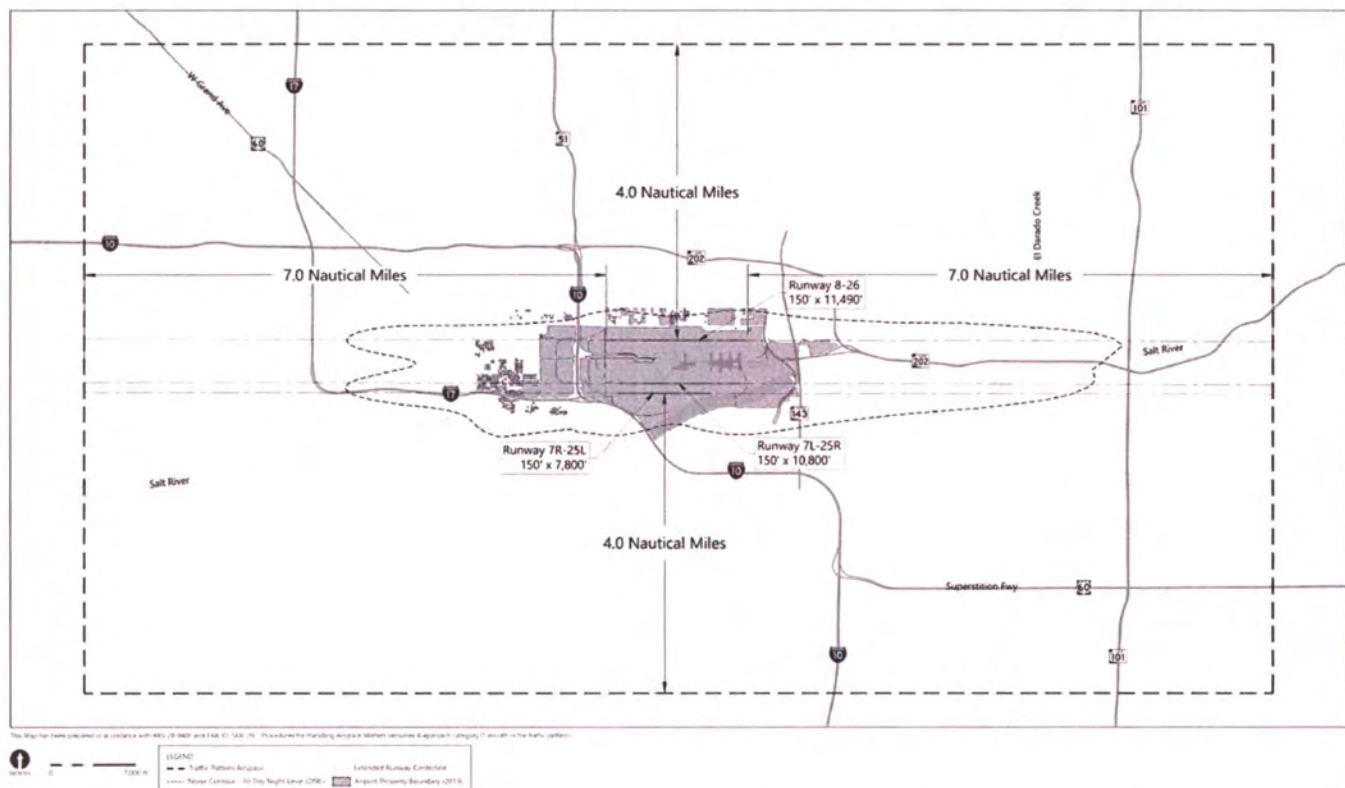
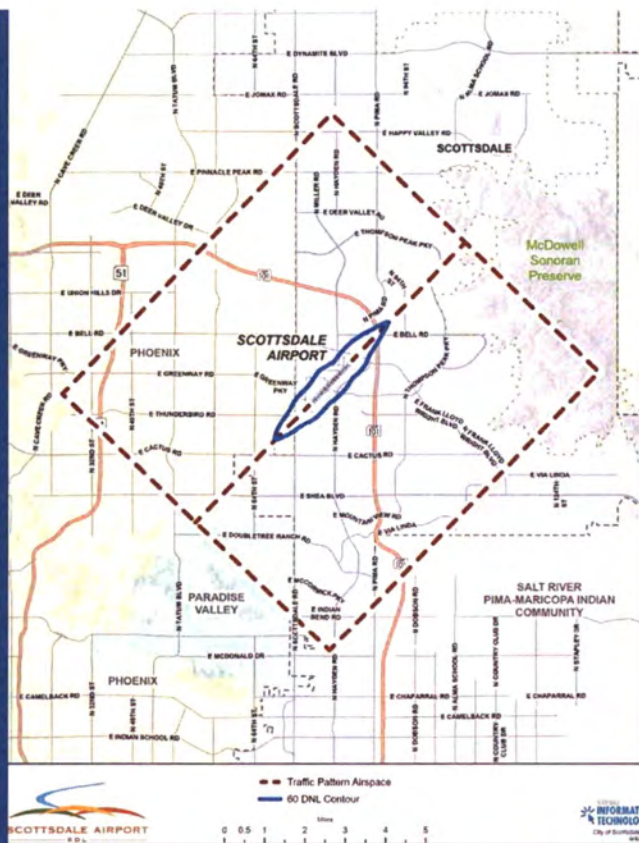
Downtown and Central Business District

Downtown Boundary



McDowell /Scottsdale Central Business District Boundary





[illegible][illegible]

City of Scottsdale 2026 Legislative Agenda

City Council Meeting | November 17, 2025

Sara Sparman



Legislative Agenda Purpose

- Serves as the guiding document for the City's lobbying and advocacy efforts on policy matters at the regional, state, and federal levels that may impact Scottsdale.
- Provides regional, state, and federal policymakers with a clear reference to the City's positions and priorities when considering actions affecting Scottsdale.



Legislative Agenda Process

- Agenda developed in alignment with City's General Plan.
- City's Government Relations Department, in coordination with City Manager and Executive Leadership, develops agenda based on priorities established by the City Council.
- Composed of core principles and policy statements.



Core Principles

- **Respect Unique Character & Culture:** Safeguard the attributes that define Scottsdale's voter-approved community vision, including exceptional experiences, outstanding livability, community prosperity, public engagement, and a distinctive character that sets the City apart.
- **Preserve Local Funding:** Preserve stable and diversified local revenue sources that sustain essential city services, long-term infrastructure investment, and the high-quality of community amenities that define Scottsdale's expectational livability.
- **Support Local Authority:** Champion local decision-making and collaborative governance that empower Scottsdale to address community needs, uphold resident priorities, and maintain flexibility in implementing locally responsive solutions.



Policy Statements

- **Community Prosperity:** Support economic development, tourism, job creation, and technology upgrades.
- **Finance:** Protect local taxing authority, state-shared revenues, and oppose funding preemption.
- **Outstanding Livability:** Preserve land use control, historic ordinances, and transparency.
- **Public Safety:** Advance crime preventions, responsible technology, and workforce investment.
- **Transportation:** Enhance road safety, infrastructure, and regional collaboration.
- **Water:** Support responsible management, conservation, and stewardship of the Colorado River entitlement.



Questions?



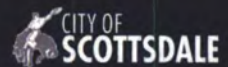
ITEM 19
STAFF

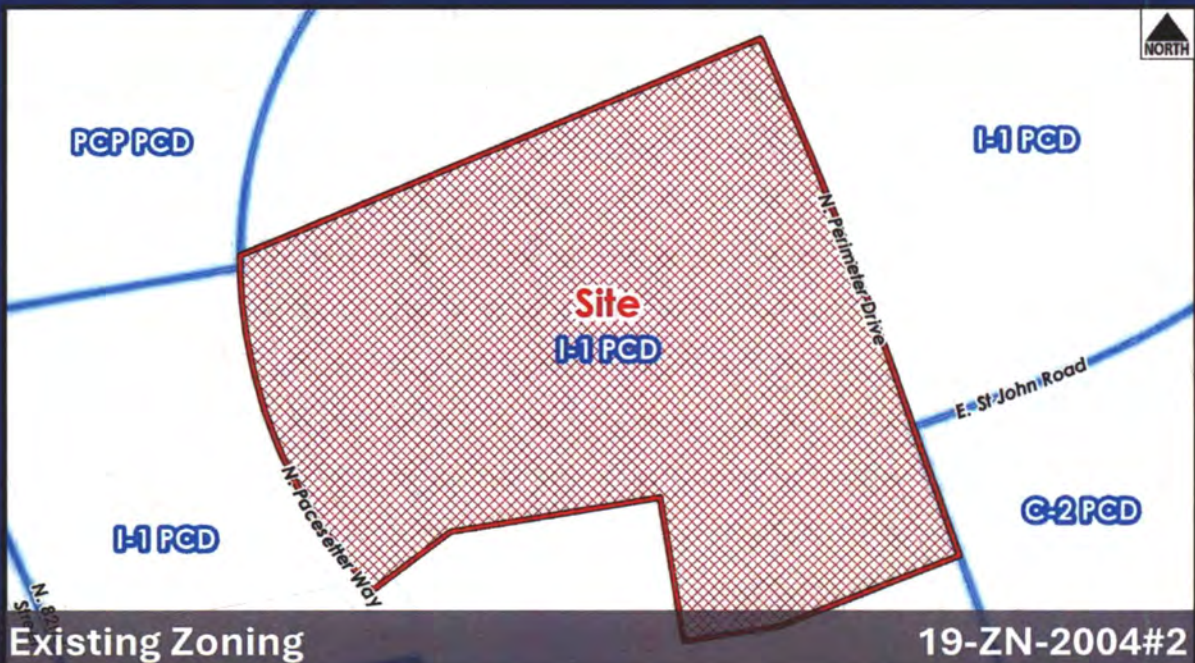
Finish Line Auto Club - Perimeter Dr.

19-ZN-2004#2

City Council | November 17, 2025

Coordinator: Casey Steinke







Action Requested

Adopt Ordinance No. 4694 and Resolution No. 13528 for a zoning district map amendment to amend the previously-approved development plan, including amended development standards for Floor Area Ratio, on a +/-11.6-acre parcel located at 17600 N Perimeter Drive with Planned Community District (P-C) zoning with Industrial Park District (1-1) as the comparable zoning district.

Purpose of Request

The applicant's request is to amend their development plan to accommodate a revised site layout, including amending development standards to match typical I-1 standards.

- Keeping more restrictive FAR than current I-1



Proposed Changes

Changing

- ☒ Site Layout
- ☒ Old Bulk Restrictions (building massing)

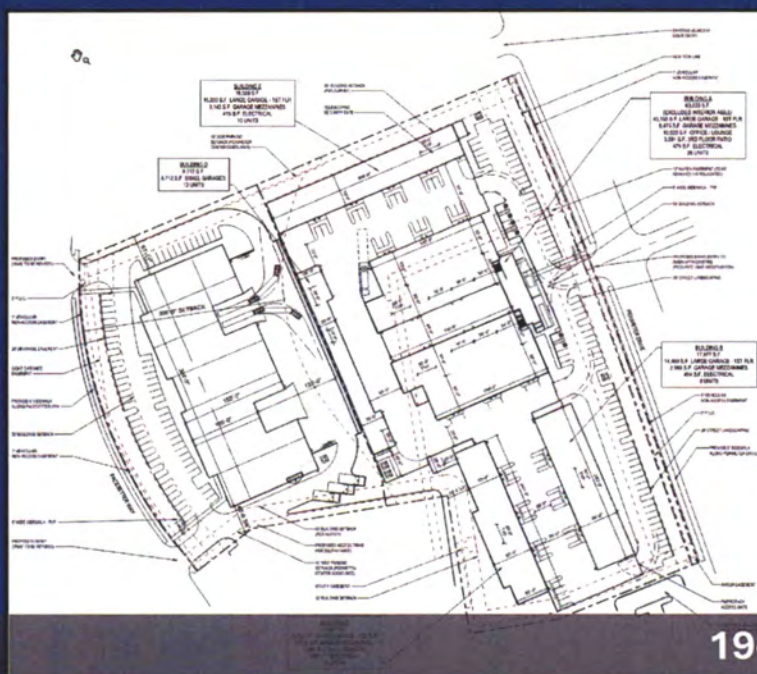
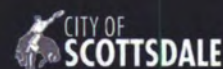
Not Changing

- ☐ Zoning District
- ☐ Allowed Land Uses
- ☐ Development Standards (kind of)



Development Information

• Existing Use:	Office Building
• Proposed Use:	Auto Storage & Industrial Space
• Parcel Size:	10.4-acres (net) / 11.6-acres (gross)
• Building Height Existing (I-1 amended):	58 feet (including rooftop appurtenances)
• Building Height Proposed (I-1 ord):	52 feet (excluding rooftop appurtenances)
• Parking Required:	124 spaces
• Parking Proposed:	174 spaces
• Open Space Required:	89,402 sf
• Open Space Proposed:	104,220 sf



Site Plan

19-ZN-2004#2

Action Requested

Adopt Ordinance No. 4694 and Resolution No. 13528 for a zoning district map amendment to amend the previously-approved development plan, including amended development standards for Floor Area Ratio, on a +/-11.6-acre parcel located at 17600 N Perimeter Drive with Planned Community District (P-C) zoning with Industrial Park District (1-1) as the comparable zoning district.



Finish Line Auto Club - Perimeter Dr.

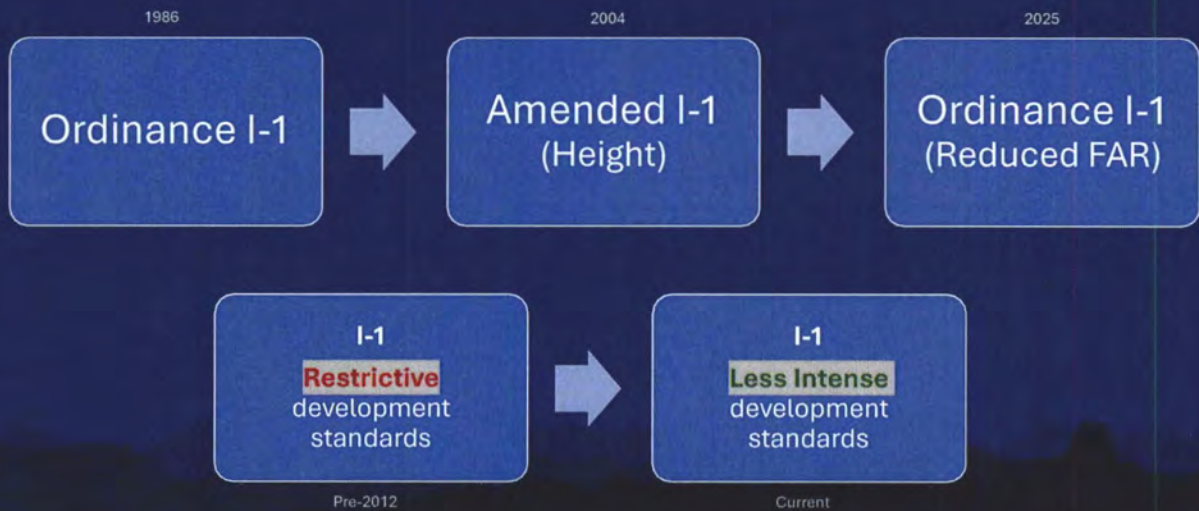
19-ZN-2004#2

City Council | November 17, 2025

Coordinator: Casey Steinke



Development Standards



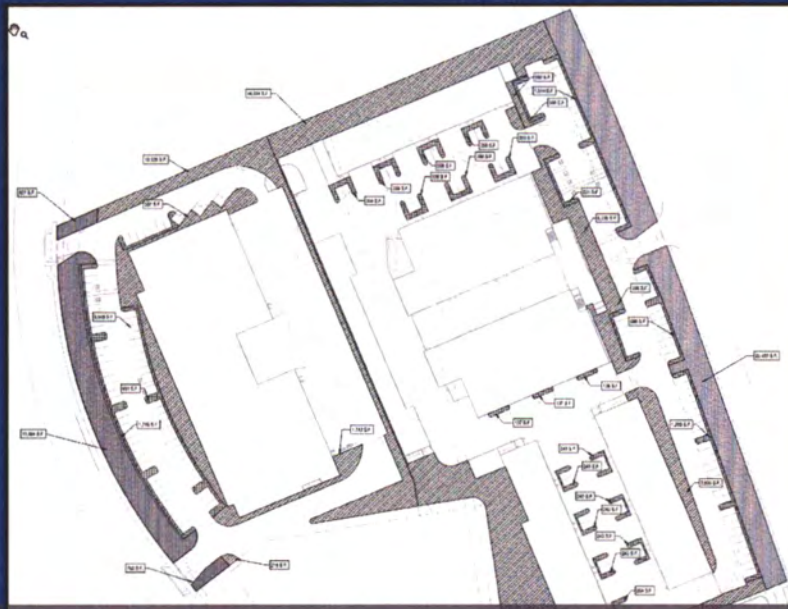
[PHOTOGRAPHS ARE FOR REFERENCE ONLY]

INTENDED CHARACTER FOR THE PROPOSED INDUSTRIAL BUILDING ELEVATIONS AND MATERIALS



Elevations – Industrial Building

19-ZN-2004#2



GRAPHIC LEGEND	
SYMBOL	DESCRIPTION
	DENOTES FRONT OPEN SPACE 12,898 S.F.
	DENOTES OTHER OPEN SPACE 19,761 S.F.
	DENOTES PARKING LOT LANDSCAPING 3,596 S.F.

GRAPHIC LEGEND	
SYMBOL	DESCRIPTION
	DENOTES FRONT OPEN SPACE 23,490 S.F.
	DENOTES OTHER OPEN SPACE 48,274 S.F.
	DENOTES PARKING LOT LANDSCAPING 6,880 S.F.

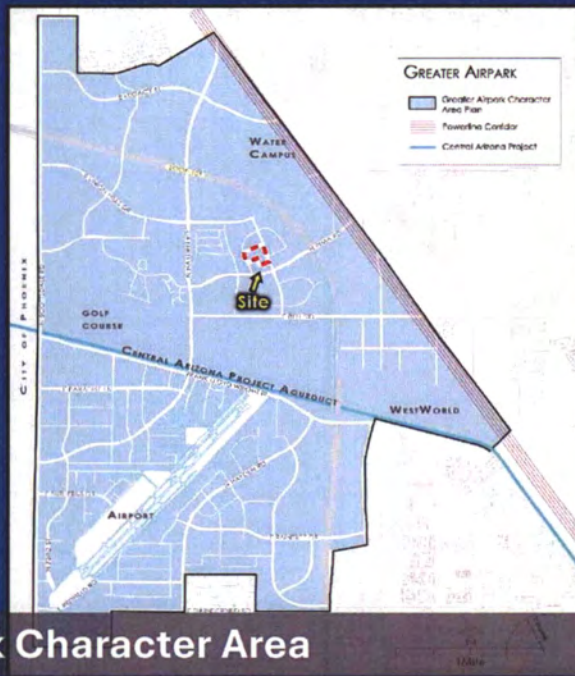
Open Space

19-ZN-2004#2



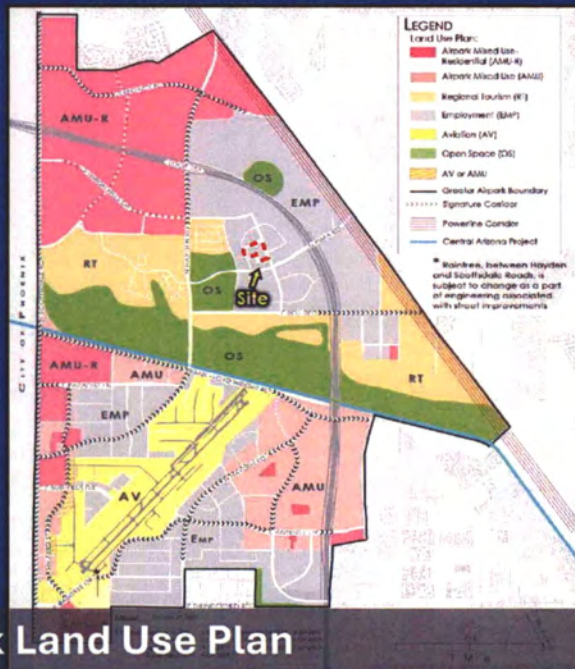
Circulation

19-ZN-2004#2



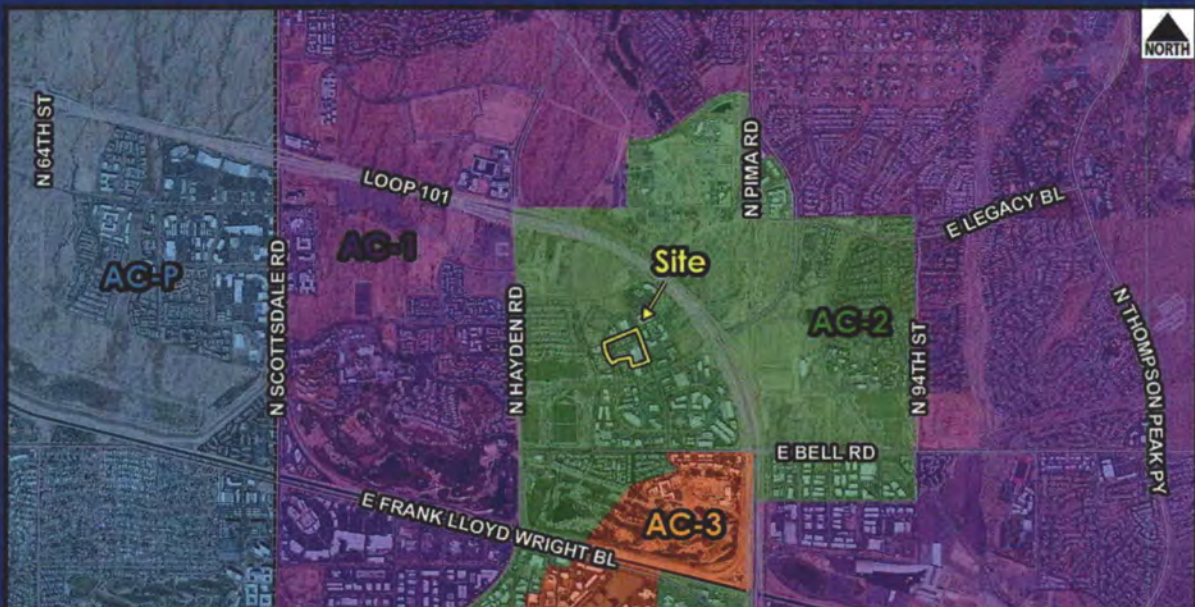
Greater Airpark Character Area

19-ZN-2004#2



Greater Airpark Land Use Plan

19-ZN-2004#2



Airport Overlay Zones

19-ZN-2004#2



Airport Noise Contours

19-ZN-2004#2

FINISH LINE AUTO CLUB

ITEM 19
APPLICANT

DEVELOPMENT PLAN AMENDMENT

19-ZN-2004#2

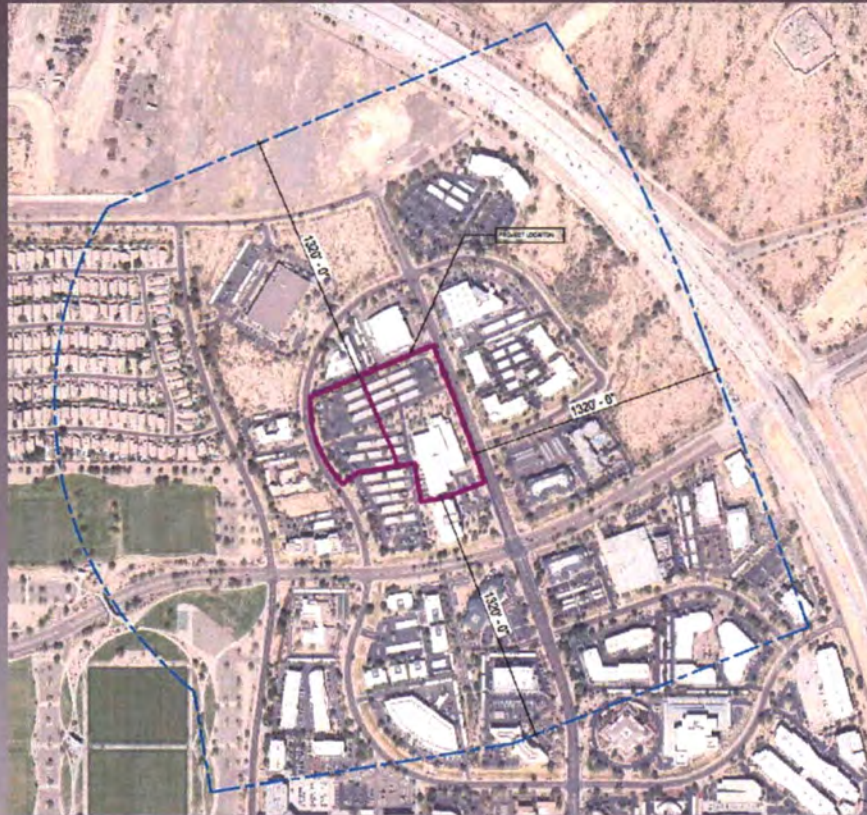
November 17, 2025

TB TIFFANY
& BOSCO
P.A.



Perimeter Center
17600 N Perimeter Drive

TB TIFFANY
& BOSCO
P.A.



Context Aerial

17600 N Perimeter Drive



**TIFFANY
& BOSCO**
P.A.

3



Site Plan

17600 N Perimeter Drive



**TIFFANY
& BOSCO**
P.A.

4



Conceptual Rendering
17600 N Perimeter Drive



**TIFFANY
& BOSCO**
P.A.

5



Conceptual Rendering
17600 N Perimeter Drive



**TIFFANY
& BOSCO**
P.A.

6



[PHOTOGRAPHS ARE FOR REFERENCE ONLY]
INTENDED CHARACTER FOR THE PROPOSED INDUSTRIAL BUILDING ELEVATIONS AND MATERIALS



Conceptual Rendering

17600 N Perimeter Drive



TIFFANY
& BOSCO
P.A.

7

THE PERIMETER C E N T E R

THE PERIMETER CENTER OWNERS' ASSOCIATION
SCOTTSDALE, ARIZONA

September 29, 2025

LGE Design Build
1200 N. 52nd Street
Phoenix, AZ 85008

RE: Finish Line
Perimeter Center Association Lots 26-29
17600 North Perimeter Drive, Scottsdale AZ

Dear Sirs:

On behalf of the Perimeter Center Owners Association, your plans for the Finish Line Auto building, which include the landscaped wall/planter design (Site Plan Rev. 1 dated 9/29/25), on lots 26-29 in the Perimeter Center have been approved with the following reminders:

Please use mature trees along the wall.

Signage approval is not given at this time. All signage requirements will need to be submitted on a separate approval process.

The project appears to be a real asset to the Perimeter Center. We look forward to the finished project.

Sincerely,

Heather Knoke

Heather Knoke
Property Manager

8



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& BOSCO
P.A.

M U & DEED RESTRICTI N N SALES

- a. Declarant will not permit retail sales of vehicles on site, including but not limited to lease, sublease, or assignment of all or a portion of the Covered Property to an auto dealership or motor vehicle dealer to operate its retail business from the Covered Property. In addition to restricting any retail dealerships from operating dealerships on the subject property, we will not permit retail sales signs or display of retail vehicles for sale signs in the common areas or parking lots on the subject property.
- b. Declarant will not organize any "Member Vehicle Sales Events" on site to sell multiple member vehicles to the public.
- c. Declarant will not offer or solicit for retail vehicle sales on the Declarant's website selling any member's vehicle(s) from the Covered Property to the public.
- d. Declarant will prohibit commercial dealer displays within Units of any "for sale" or related sale solicitation materials on the Covered Property. However, this will not prohibit a private condominium owner from selling his own personal vehicles.

9

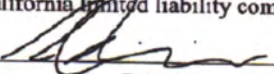


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& BOSCO
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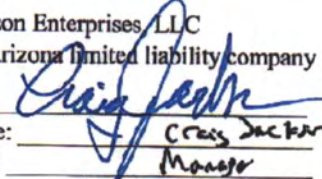
form contemplated by Rule 26.1, Arizona Rules of Civil Procedure. In his discretion, the arbitrator may award the prevailing party reasonable attorneys' fees under any relevant legal or equitable theory authorized by Arizona law. Except as may be required by law, neither a party nor the arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both parties. The ruling by the Arbitrator shall be binding and final and this shall be the sole remedy for disputes arising under this Agreement.

6. Signatures

Finish Line Auto Club, LLC
A California limited liability company

By: 
Name: Tony Principe
Title: Managing Partner
Date: 11-14-25

Jackson Enterprises, LLC
An Arizona limited liability company

By: 
Name: Craig Jackson
Title: Manager
Date: 11-14-25



Unofficial Document

WHEN RECORDED RETURN TO:
CITY OF SCOTTSDALE
ONE STOP SHOP RECORDS
(INLAND COUNTY)
7447 East Indian School Road, Suite 100
Scottsdale, AZ 85251

37
am

ASSURANCE TO CITY OF REMOTE PARKING

KNOW ALL BY THESE PRESENTS THAT:

- Parking Code.** The City of Scottsdale ("City") has a parking code (the "Code") that requires that landowners provide at least a prescribed number of on-site parking spaces, depending on land use and other factors. (See S.R.C. § 9.107, as amended.)
- Parking Status.** Parking Owner and Parking User both warrant and represent to each other and to City that:
 - Pinnacle 101, LLC, a(n) _____, an Arizona limited liability corporation _____ (the "Parking Owner") is the recorded fee title owner of a parcel of real property (the "Parking-Excess Parcel") located at 17851 N. 85th Street _____ in the City of Scottsdale. Parking Owner currently uses the Parking-Excess Parcel for a Multi-Tenant office building and adjacent parking lot _____. A legal description of the Parking-Excess Parcel is attached to this Assurance as Exhibit "A."
 - Illuminate Community Church, a(n) _____, 501(c)(3) Nonprofit _____ (the "Parking User") is the recorded fee title owner of a parcel of real property (the "Parking-Deficient Parcel") located at 17800 N Perimeter Dr, Scottsdale, AZ, 85255 _____ in the City of Scottsdale. Parking User currently uses, or proposes to use, the Parking-Deficient Parcel for a Church _____ known as "Illuminate Community Church". A legal description of the Parking-Deficient Parcel is attached to this Assurance as Exhibit "B."
 - The Parking-Deficient Parcel would need more parking spaces during the hours of 12:00am _____ through 11:59pm _____ on Sundays Only _____ through _____ of each week (the "Applicable Hours") than it has on-site in order to meet the Code parking requirements for the Parking-Deficient Parcel.

11925730v3

Page 1 of 4

Feb, 2014

20240277459

APPROVAL BY CITY:

City hereby approves the parking allocation stated in this Assurance to City of Remote Parking, such allocation to be effective until such allocation no longer satisfies the Code.

NAME: [Signature]

TITLE: Zoning Administrator

DATE: 05/23/2024

STATE OF ARIZONA }
County of Maricopa }

The foregoing instrument was acknowledged before me this 28th day of March, 2024, by Mallorie Shepherd, the Treasurer of Illuminate Community Church, a(n) Bruce Everett & Earl B. Fates (PARKING USER).



[Signature]
Notary Public

My Commission Expires:

October 13, 2026

STATE OF ARIZONA }
County of Maricopa }

The foregoing instrument was acknowledged before me this 20th day of April, 2024, by Alicia Murrell, the Controller of Reliance Management, a(n) Pinnacle 101 LLC (PARKING OWNER).



[Signature]
Notary Public

My Commission Expires:

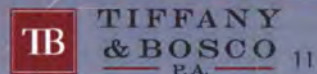
October 13, 2024

11925730v3

Page 4 of 4

Feb, 2014

17600 N Perimeter Drive



PARKING LEASE
17600 N. Perimeter Drive
Scottsdale, AZ 85255

This Parking Lease is made and entered into December 15, 2020 by and between Perimeter Scottsdale Property, LLC, through its authorized property management agent, Signature Real Estate Services, Inc. (hereinafter referred to as "Landlord") and Illuminate Community Church (hereinafter referred to as "Lessee").

Term: The initial term of this Lease shall be five (5) years, commencing on January 1, 2021 ("Commencement Date"). Landlord and Lessee shall each have the option of providing the other thirty (30) days termination notice. Such notice must be provided in writing prior to the first day of any month during the term of this Lease. A late fee in the amount of \$20.00 will be assessed if payment is not received by the 5th day of each applicable month.

Location and Allowed Spaces/Access: 17600 N. Perimeter Drive - Scottsdale, AZ 85255
Uncovered, unreserved spaces located and available in the North end of the parking lot. To ensure no cars are towed, please make sure each car associated with the Illuminate Community Church, clearly displays a "tag" indicating such. (a sample of such "tag" needs to be supplied to Landlord for presentation to towing company for proper identification)

Parking access is only allowed Sundays during services and during pre-approved special events.

Rental Payment: \$434.75 per month plus applicable rent tax. Annual increases of five percent (5%) will occur January 1st of each year during the initial term of this Lease.

Insurance:

Tenant is required to provide Landlord with current Certificate of Insurance noting Perimeter Scottsdale Property, LLC and Signature Real Estate Services, Inc., as additional Insureds.

Monthly invoices will be e-mailed to the attention of Earl DeFrates, Authorized Representative at: earld@illuminatecommunity.com

Parking Lease Rules and Regulations:

- Owner, its officers, agents, or employees shall not be held liable for any theft or damages, whether caused by fire, explosion, strikes, riots, vandalism, or any other causes, to any vehicles or its contents while located in the parking area leased hereunder, the parking area or while said vehicle is in operation in the parking area.
- Lessee's use of parking area shall be subject to the Building Rules and Regulations, including those Rules and Regulations governing the designation of specified parking spaces for use by the Lessee, its guests, employees, agents and invitees, the hours during which such parking spaces may be used, the size of such parking spaces and the traffic flow in the parking area.

Page 1 of 2

Lessee Initials _____

- Lessee shall not park or permit the parking of any vehicle in any parking areas designated by Landlord as areas for parking by visitors to the property. Lessee shall not leave vehicles in the parking areas overnight nor park any vehicles in parking areas other than automobiles, motorcycles, motor driven or non-motor driven bicycle or four-wheeled trucks.
- Overnight or extended term storage of vehicles is not permitted.
- Vehicles must be parked within ONE set of painted stall lines. All directional signs and arrows must be observed.
- The speed limit within the parking areas shall be no more than five (5) miles per hour.
- Parking is not permitted in the following areas:
 - in areas not striped for parking.
 - in aisles.
 - where "No Parking" signs are posted.
 - on ramps.
 - in cross-hatched areas.
 - visitor parking areas as designated by Landlord.
 - in such other areas as may be designated by Landlord or Landlord's agent.
 - in covered/reserved spaces.
- Washing, waxing, cleaning, or servicing any vehicle in any area not specifically reserved for such purpose is prohibited.
- Parking facility managers or attendants are not authorized to make or allow any exception to these Rules and Regulations.
- Landlord reserves the right to refuse the use of monthly parking to Lessee or person and/or his agents or representatives who willfully refuse to comply with these Rules and Regulations and all un-posted city, state or federal ordinances, laws or agreements; and
- Landlord reserves the right to establish/change parking fees and to modify and/or adopt such other reasonable non-discriminatory Rules and Regulations for the parking areas as it deems necessary. Landlord may refuse to permit any person who violates these Rules and Regulations to park in the parking areas, and any violation of the Rules and Regulations will be subject to vehicle removal at vehicle owner's expense.

LANDLORD:

Perimeter Scottsdale Property, LLC
By Signature Real Estate Services, Inc. (authorized agent)

By: Gail Lubin 12-28-2020
Gail Lubin, Property Manager Date

LESSEE:

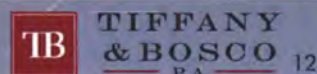
Illuminate Community Church

By: [Signature] 12-28-20
Earl DeFrates, Authorized Representative Date

Page 2 of 2

Lessee Initials _____

17600 N Perimeter Drive





November 13, 2025

Steve Olman, Esq.
Provident Law
16100 N 71st Street, Suite #350
Scottsdale, Arizona 85254

Re: Illuminate Community Church
Adjacent Parking Lot Land- Scottsdale, AZ

Steve,

I wanted to follow up with you regarding our discussions about the church's need for overflow parking and how we can try to assist with that need until you are able to secure a permanent parking solution.

As we have previously discussed, we will allow the church to continue to utilize the parking at 17600 N. Perimeter Dr. under the current parking agreement (attached), which consist of approximately 11 acres until we commence construction on the site, which we estimate to start in the late fall of 2026.

Additionally, we are now proceeding with developing the western portion of this property, containing approximately 3.7 acres as a collector car storage facility. This facility will have approximately 60 parking spaces in the front of this proposed building fronting on Pacesetter Way. We would be willing to allow the church to utilize overflow parking on a portion of this parking area on Sunday mornings, subject to availability.

We have designed the building to have abundant parking that should allow us the ability to share a portion of the lot with the church as referenced above but will ultimately have to see how much demand we will have for our intended use.

It is our hope that with the use of the entire lot prior to construction, and a portion of this western lot after completion of construction that we help the church ease its heavy parking burden on Sundays.

Please let us know if you have any questions.

Sincerely,

Tony Principe
Managing Member

951 S. Westlake Blvd #101 Westlake Village, CA 91361 T 805.497.4557 FinishLineAutoClub.com

Conceptual Rendering

17600 N Perimeter Drive



TIFFANY
& BOSCO
P.A.

13

FINISH LINE AUTO CLUB ZONING DISTRICT MAP AMENDMENT REQUEST

Respectfully request approval.

17600 N Perimeter Drive



TIFFANY
& BOSCO
P.A.

14

View Table

A A A

LAND USES	ZONING DISTRICTS - Permitted (P) or Conditional Use (CU)												
	S-R	C-S	C-1	C-2	C-3	C-4	S-S	C-O	PNC	PCC	PCoC	I-1	I-G
Vehicle emissions testing facility						P						P	
Vehicle leasing, rental or sales with indoor or outdoor vehicle display and storage				CU		P				CU			
Vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building		P ⁷			P ⁷	P ⁷				CU ⁷			
Vehicle leasing, rental or sales with outdoor vehicle display and storage located more than 150 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits		P			P								
Vehicle leasing, rental or sales with outdoor vehicle display and storage located 150 feet or less from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits		CU			CU								
Vehicle repair				CU		P ⁸				CU			

17600 N Perimeter Drive


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View Table

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LAND USES	ZONING DISTRICTS - Permitted (P) or Conditional Use (CU)												
	S-R	C-S	C-1	C-2	C-3	C-4	S-S	C-O	PNC	PCC	PCoC	I-1	I-G
Vehicle repair, located more than 150 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits		P ⁸			P ⁸								
Vehicle repair, located 150 feet or less from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits		CU			CU								
Vehicle storage adjacent to residential districts					CU ¹¹	P ¹¹						CU ¹¹	
Vehicle storage not adjacent to residential districts					CU ¹¹	P ¹¹						P ¹¹	
Veterinary and pet care service	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴			P ⁴	P ⁴	P ⁴		
Wholesale, warehouse and distribution					P	P						P	P
Wireless communications facility, Type 1, 2, and 3	P	P	P	P	P	P	P	P	P	P	P	P	P

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Site Photos

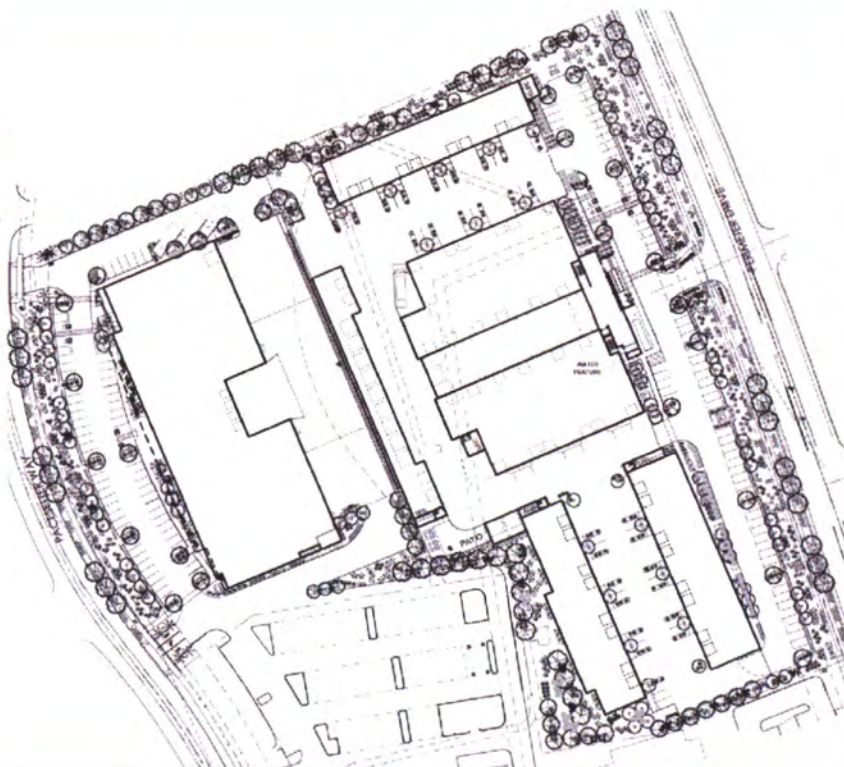
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LANDSCAPE LEGEND

- 1. Existing Landscaping
- 2. New Landscaping
- 3. Existing Trees
- 4. New Trees
- 5. Existing Shrubs
- 6. New Shrubs
- 7. Existing Grass
- 8. New Grass
- 9. Existing Paved Areas
- 10. New Paved Areas
- 11. Existing Walls
- 12. New Walls
- 13. Existing Fences
- 14. New Fences
- 15. Existing Gates
- 16. New Gates
- 17. Existing Driveways
- 18. New Driveways
- 19. Existing Parking Spaces
- 20. New Parking Spaces
- 21. Existing Roads
- 22. New Roads
- 23. Existing Sidewalks
- 24. New Sidewalks
- 25. Existing Curbs
- 26. New Curbs
- 27. Existing Storm Drains
- 28. New Storm Drains
- 29. Existing Sewer Lines
- 30. New Sewer Lines
- 31. Existing Water Lines
- 32. New Water Lines
- 33. Existing Gas Lines
- 34. New Gas Lines
- 35. Existing Electric Lines
- 36. New Electric Lines
- 37. Existing Telecommunications Lines
- 38. New Telecommunications Lines
- 39. Existing Easements
- 40. New Easements
- 41. Existing Right-of-Way
- 42. New Right-of-Way
- 43. Existing Property Lines
- 44. New Property Lines
- 45. Existing Survey Points
- 46. New Survey Points
- 47. Existing Benchmarks
- 48. New Benchmarks
- 49. Existing Contour Lines
- 50. New Contour Lines
- 51. Existing Spot Elevation
- 52. New Spot Elevation
- 53. Existing Elevation
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- 97. Existing Elevation
- 98. New Elevation
- 99. Existing Elevation
- 100. New Elevation



CITY OF SCOTTSDALE LANDSCAPE NOTES:

- 1. NO AUTOMATIC IRRIGATION SYSTEMS SHALL BE INSTALLED UNLESS THEY ARE NECESSARY TO ALL LANDSCAPE AREAS.
- 2. ALL LANDSCAPE AREAS SHALL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE PELLETS OR SLURRY ASBESTOS FREE SAND OR CLAY FOR 6' ALONG ALL STREETS.
- 3. ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- 4. ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES SHOWN ON DISTINGUISHED AS A RESULT OF THIS CONSTRUCTION SHALL BE PRESERVED TO THE SATISFACTION OF CITY STAFF. APPROVED AND USE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
- 5. AREAS WITHIN THE RIGHT DISTANCE TRUNKS ARE TO BE CLEAR OF LANDSCAPING, DRINK OR OTHER VISIBILITY OBSTRUCTIONS WITHIN A HEIGHT GREATER THAN 4'4" TREES WITHIN THE SAFETY TRUNKS SHALL HAVE A CANOPY THAT RESULTS AT A PRESET HEIGHT UPON INSTALLATION. ALL TREES ARE REQUIRED FROM NEAREST STREET LINE BACKWARD.
- 6. ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- 7. ALL SLOPES ON SITE ARE 4:1 MIN.
- 8. NO TYPICAL AREAS ARE TO BE PROVIDED.
- 9. SEE ARCHITECTURAL SITE PLAN FOR DETAIL CHANGING.
- 10. SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE BLUE PRINT DRAWING FOR ALL LIGHTING PRELIMINARY.
- 11. SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS. SEE BLUE PRINT DRAWING FOR ALL RETENTION WALL SECTIONS AND SLOPES (4:1).
- 12. SEE ARCHITECTURAL FOR SIGN BACK DETAIL.
- 13. ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.
- 14. RETRACT ALL OPEN & STREET TREE PLANTATION HEIGHTS 1'4" FROM BACK OF CURB OR SIDEWALK TO REDUCE CURB SPREAD.
- 15. A MINIMUM 10 PERCENTAGE UNLESS OTHERWISE SPECIFIED BY THE DEVELOPER REVIEW BOARD. WITHIN THE DESIGN DISTANCE REQUIREMENTS OF THE PRELIMINARY TREES SHALL BE PLANTED THREE PLANTINGS TO THE CITY OF SCOTTSDALE'S DESIGN DISTANCE. SEE ARTICLE 16.02.01, SECTION 1.02.
- 16. A SINGLE TRUNK TREE PLANTING SHALL BE 10' TO 12' IN DIAMETER. SINGLE TRUNK TREES SHALL BE PLANTED BY PLACING THE TRUNKS ADJACENT TO THE TRUNK.
- 17. A TREE CALIPER SIZE FOR SINGLE TRUNK TREES SHALL HAVE A DIAMETER GREATER THAN 4" INCHES. SHALL BE DETERMINED BY UTILIZING THE SINGLE TRUNK TREE CALIPER SIZE. SHALL BE PLANTED BY PLACING THE TRUNKS ADJACENT TO THE TRUNK.
- 18. A SINGLE TRUNK TREE CALIPER SIZE IS 4" INCHES. SHALL BE PLANTED BY PLACING THE TRUNKS ADJACENT TO THE TRUNK.
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T.J. MOORE & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
17600 N PERIMETER DRIVE
SCOTTSDALE, AZ 85254
TEL: 480-344-1111
WWW.TJMORERLANDSCAPEARCHITECTS.COM

Landscape Plan

17600 N Perimeter Drive



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Conceptual Rendering – South Property

17600 N Perimeter Drive



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Conceptual Rendering – South Property

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Conceptual Rendering – First Floor South Property
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Conceptual Rendering – 2nd Floor South Property
17600 N Perimeter Drive



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Barrett-Jackson Auction

The project team attended the Barrett-Jackson January show to gain firsthand insight into the event's setup, circulation, parking, staging, and teardown processes.

For over 50 years, enthusiasts worldwide have flocked to Barrett-Jackson, The World's Greatest Collector Car Auctions, in Scottsdale. Recognized as a benchmark in the collector car industry, the Scottsdale Auction now occurs twice a year with shows in January and October, and it is the premier automotive lifestyle event. Thousands of the most sought-after, unique, and valuable automobiles are showcased and auctioned before a global audience attending in person, watching live on television, and streaming online.

Hundreds of thousands attend Barrett-Jackson's events to experience the thrill of the auctions, witness the sale of dream cars, mingle with celebrities, enjoy adrenaline-pumping thrill rides in the latest vehicles from top American automakers, and explore diverse dining and shopping options in the expansive Exhibitor Marketplace.



KEY ATTRactions

- **Live Auction:** The main attraction, where high-energy bidding takes place for more than 1,800 vehicles and 1,600 automobilia items on display.
- **Thrill Rides:** Opportunities to ride shotgun in high-performance vehicles from automakers like Dodge and GR Supra on a professional test track.
- **Rock the Block Concert:** The event kicked off with a concert featuring Grammy-winning band Foreigner and Night Ranger.
- **Automobilia Collection:** A display of automotive memorabilia, including things like gas pumps, racing posters, and garage relics.
- **Exhibitor Marketplace:** A large area featuring over 300 vendors selling a variety of items.
- **QuikTrip Family Day:** A family-friendly event with free admission for children 12 and under, often including a STEM Fest.
- **Future Collector Car Show:** A show dedicated to the next generation of collector cars, with awards for participants.
- **Backstage and VIP Tours:** Hosted tours of the auction stage and other areas for VIP guests.
- **Live Music:** Additional live music performances were featured throughout the event.

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Goodguys Car Show

The project team attended the Goodguys show in March to gain firsthand insight into the event's setup, circulation, parking, staging, and teardown processes.

The Goodguys car show at WestWorld of Scottsdale is a large annual event celebrating American hot rods, classic cars, muscle cars, and custom trucks, featuring displays of more than 3,000 vehicles, an AutoCross racing series, a swap meet, vendor midway, live music, and a Nitro Thunderfest with vintage dragsters. The event welcomes all years of American-made or powered vehicles on "Meguiar's All-American Sunday" and features a special display of the Goodguys Top 12 Cars of the Year.



KEY ATTRactions

- **Show Cars:** Thousands of classic hot rods, custom cars, muscle cars, and trucks, including many award-winning vehicles.
- **AutoCross:** Exciting head-to-head racing on the Classic Performance Products (CPP) AutoCross track, featuring the "Duel in the Desert" Shootout.
- **Swap Meet:** A massive automotive swap meet offering a wide range of hard-to-find parts and automotive treasures.
- **Vendor Midway:** A vibrant area where attendees can shop and connect with over 100 top aftermarket automotive manufacturers and service providers.
- **Cars 4 Sale Corral:** A dedicated section for finding a new project vehicle.
- **Special Features:** At the Southwest Nationals, this included the impressive Top 12 vehicles display, a special truck display area, and exciting burnout exhibitions.

Sun Country/Sun Circuit Horse Show

The project team attended the Sun Circuit show to gain firsthand insight into the event's setup, circulation, parking, staging, and teardown processes.

The Sun Circuit is the world's largest American Quarter Horse show, held annually at WestWorld of Scottsdale, Arizona. The multi-event competition features a wide range of disciplines, including reining, cutting, roping, ranch, pleasure, and halter classes, attracting thousands of horses and riders from North America. The event is a major feature on the equestrian calendar, known for offering significant prize money, awards, and giveaways for participants, as well as a fun atmosphere for spectators.



KEY ATTRactions

- **Horse Classes:** Witness world-class competition across various divisions and levels, including American Quarter Horse Association (AQHA), National Reining Horse Association (NRHA), National Snaffle Bit Association (NSBA) and National Reined Cow Horse Association (NRCHA) classes, featuring disciplines like Reining, Ranch Riding, Trail, Showmanship, Halter, and Working Western Rail.
- **Added Money & Giveaways:** The show offers significant added money and prizes in many classes, making it a magnet for exhibitors.
- **Vendor Marketplace:** Explore a wide selection of vendors selling everything from western fashion, hats, and boots to horse care products, tack, and unique jewelry.
- **Food Options:** A variety of food trucks and indoor vendors are available, providing opportunities to eat and socialize at the event.
- **Learn from Experts:** Depending on the specific events, spectators might find free clinics from AQHA Professional Horsemen to learn the "Ride the Pattern" technique.

Conceptual Rendering

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Conceptual Rendering

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Birds Eye View

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Conceptual Rendering

17600 N Perimeter Drive



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Old Town Scottsdale Farmers Market Revocable License Agreement

City Council
November 17, 2025



Agreement Details

2

Consistent with current contract

- One year term with up to four one-year extensions.
- Annual use fee of \$6480, payable in four \$1,620 quarterly installments.
- Compliance with Special Event Ordinance
- Two vendor spaces for city use.
- Required promotion of Scottsdale in all marketing and advertising criteria.



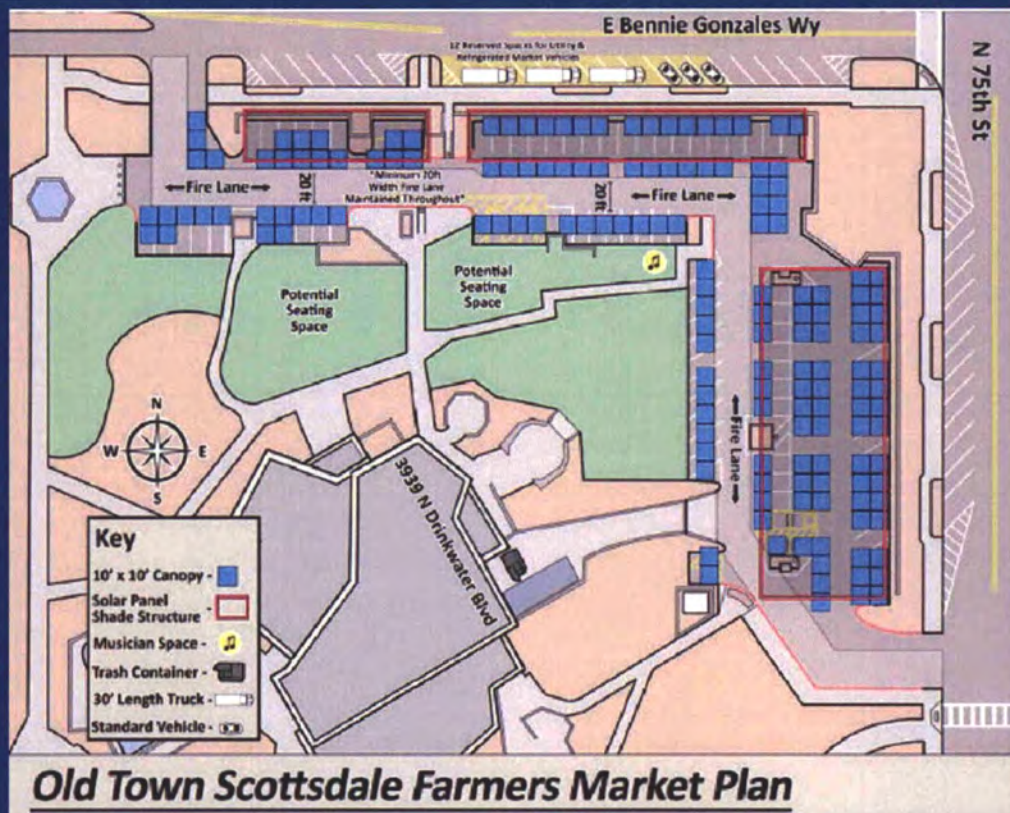
Agreement Details

3

New for this request

- City committed to support communication about new location.
- City Vehicles moved from OCC surface parking before the event.
- Signage allowed in right-of-way that doesn't interfere with pedestrian access or vehicular visibility.
- Flexibility to adjust for large-scale events in Civic Center.





5

Action Request

Adopt Resolution 13545 authorizing Contract No. 2025-181-COS, a revocable license agreement with Farmers Market Support Services, LLC for temporary use of the City Hall parking lot to hold the weekly Old Town Scottsdale Farmers Market.

6



WORK STUDY 2

WESTWORLD

INFRASTRUCTURE Master Plan

Council Work Session

November 17, 2025

PURPOSE

Plan to evaluate the current venue and provide a strategy for guiding its long-term development.

Result is a flexible, multi-event-capable, and future-ready event site

Multi-Use Categories

- **Shaded Core**
Shaded Core and Flexible Structured Shade
- **Uncovered Flexible Use**
Parking, Support, RV, and Barns
- **Recreation Use**
Sports Fields, Overflow Parking, and Events



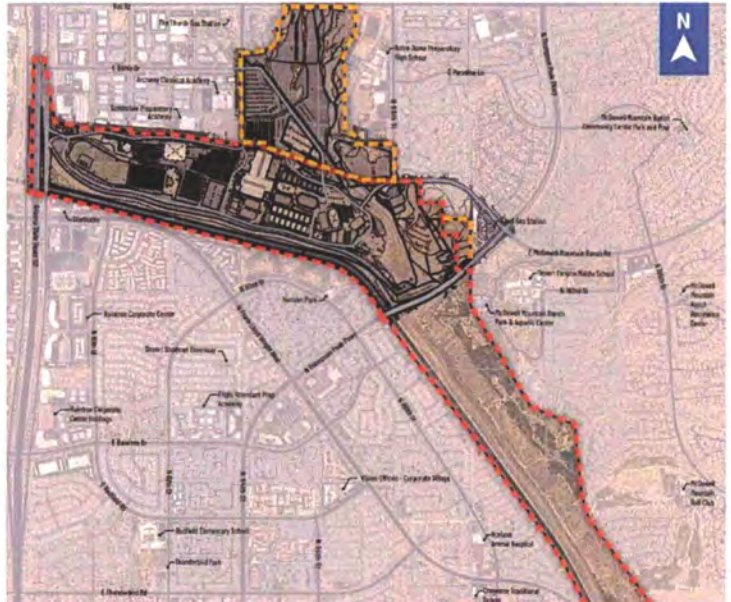
PROPERTY OWNERSHIP

Total Site 386 acres with two primary property owners

- Bureau of Reclamation
- City of Scottsdale

Properties

- Bureau of Reclamation Property
- City of Scottsdale Property



WestWorld Infrastructure Master Plan | 3

WESTWORLD EXISTING SITE FACILITIES



Site Map Legend

VEHICLE PARKING

- Parking Lot A
- Parking Lot B
- Parking Lot C
- Parking Lot D (asphalt)
- Parking Lot H

RV PARKING

- RV Lot G
- RV Lot H
- RV Lot L
- RV Lot N
- RV Lot O
- RV Lot P
- RV Lot T

FACILITIES

- Arenas 3-4
- Arenas 5-5A
- Arenas 6-8
- Arena 9
- Barns A-N
- Barns O-T
- Field West (grass)
- Mare Motel
- Monterra
- Multi-Use Tent
- North Hall
- Tony Nellisen Equestrian Center
- RV Ops Office
- Show Office
- South Hall
- Wendell Arena
- Admin. Office and Mounted Police
- All Weather Road

WestWorld Infrastructure Master Plan | 4

PROCESS



EVENTS

The team observed various event types to gain firsthand experience with operations, setup, and teardown.



FINDINGS

Access / Circulation / Parking

ACCESS & CIRCULATION

Primary entrance to WestWorld to be constructed along Bell Road between 94th Street & 98th Street

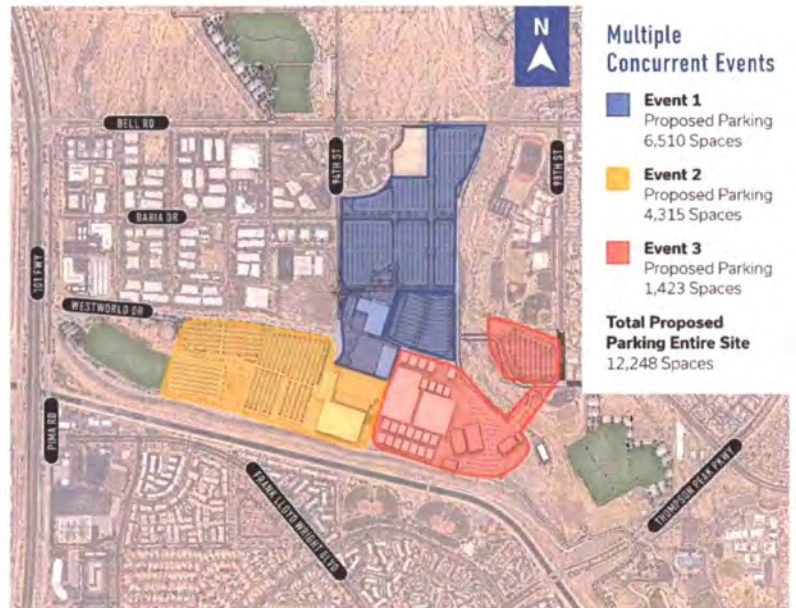
Bell Road entrance will complement the existing primary entrance points at SR-101 frontage road (Pima Road) to the west and McDowell Mountain Ranch Road to the east.



PARKING

Concept developed in coordination with the three primary entrance locations.

Flexibility for multiple concurrent events, support event and vendor setups and expand RV parking opportunities



WestWorld Infrastructure Master Plan | 9

RV PARKING & TRAILOR PARKING

Area east of Thompson Peak Parkway within WestWorld / BOR property can accommodate vendor trailer parking, expand RV slip capacity, and incorporate passive recreation use.

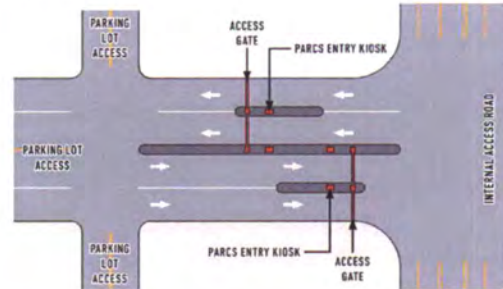


WestWorld Infrastructure Master Plan | 10

PARKING ACCESS & CONTROL SYSTEM

Establish managed access through limited entry points.

Creates a closed and enforceable parking system while simplifying operations



WestWorld Infrastructure Master Plan | 11





DRAINAGE PROJECTS

Prioritized Drainage Projects

1. Bahia Drive Channel Improvements
2. WestWorld Core Drainage Improvements
3. WestWorld Way Drainage Channel Improvements



WestWorld Infrastructure Master Plan | 15

EXISTING INDOOR / COVERED SPACES

Existing Indoor Space

Facility	Type	Area
North Hall	Indoor Space	125K SF
Tony Nelssen Equestrian Center	Indoor Space	125K SF
South Hall	Indoor Space	50K SF
Total Existing Indoor Space (SF)		300K SF

Existing Covered Space

Facility	Type	Area
Multi-Use Tent	Covered Space	95K SF
Arena 3	Covered Space	50K SF
Arena 5A	Covered Space	50K SF
Barns	Covered Space	195K SF
Total Existing Covered Space (SF)		390K SF



WestWorld Infrastructure Master Plan | 16

PROPOSED FACILITY IMPROVEMENTS

Indoor / Covered Space Opportunities

Facility	Type	Area
1 Convention Center	Indoor Space	125K SF
2 North Hall Expansion*	Covered Space	75K SF
3 Arena 6, 7, 8 - Add Cover to Arenas	Covered Space	190K SF
4 Arena 3 & 4 - Add Cover to Arena 4	Covered Space	165K SF
5 Wendell Arena - Add Cover to Wendell	Covered Space	175K SF
6 Building Awning	Covered Space	60K SF
7 City Maintenance/Operations Building **	Indoor Space (City)	18K SF
Total Proposed Indoor Space (SF)		125K SF
Total Proposed Covered Space (SF)		665K SF

*Note: These expansion spaces can be converted to indoor conditioned space in future build out
 ** City building not for event purposes

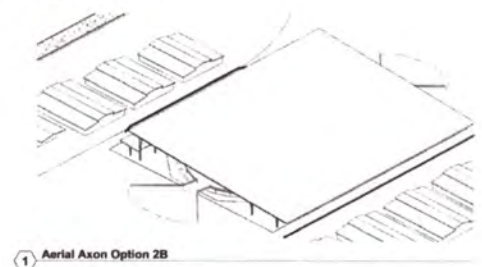


Total Potential Indoor Covered Space at Full Build Out

Total Potential Indoor Space (Existing & Proposed)	425K SF
Total Potential Covered space (Existing & Proposed)	1.1149M SF

WENDELL ARENA – SHADE OPTIONS

Explored shade options for Wendell Arena

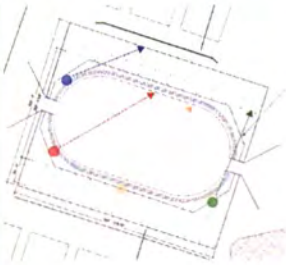


2 Plan Option 2B
1" = 50'-0"



3 Section Option 2B
1" = 20'-0"

WENDELL ARENA – SHADE OPTIONS



FEEDBACK

1. **Drainage:** Primary Concern

2. **Shade:** Secondary Concern

3. **Campus Connectivity:** Third Priority

Bell Road Access

- **Primary Access Shift:** Barrett-Jackson wants the Bell Road primary access shifted to the west. The current entrance road is located to the east of the property, causing concerns with the parking layout.

Arenas

- **Covers for Arenas 6, 7, 8:** Adding covers to Arenas 6, 7, and 8 is supported by the Arabian Horse Show group.
- **Covering Wendell Arena:** Adding a cover to Wendell Arena is supported by the Sun Circuit group but raises concerns with the Arabian Horse Show group regarding mountain views.
- **Flexible Shaded Space:** Create flexible space with shade.
- **Cover Extension for Arena 5:** Extending the cover from Arena 5A to 5 has received support.
- **Loss of Arena 9:** The loss of Arena 9 is concerning to the Arabian Horse Show group, but not to the Sun Circuit group.

North Hall Building Occupancy Capacity

- **Current Capacity:** The North Hall building capacity is 5,700 people, but requires 20 fire staff onsite during full capacity.
- **Flexibility Issues:** The North Hall building lacks flexibility. Temporary sliding doors are needed to meet exit requirements when at capacity.

Exhibit Hall Space

- **Climate-Controlled Exhibit Space:** More climate-controlled exhibit space is required. Barrett-Jackson currently uses several tents for exhibit space.
- **Replacement for Tent:** If the WestWorld Tent is removed, it needs to be replaced with a similar-sized exhibit hall space.
- **Additional Exhibit Hall Space:** Consider building exhibit hall space to the west of the North Hall.
- **Bike Week Needs:** More indoor exhibit space is required for Bike Week.

Arena Surface

- **Concrete or Asphalt Surfacing:** Staff prefers concrete or asphalt surfacing for all arenas to reduce man-hours needed for dirt preparation and maintenance, especially due to drainage issues. The facility operates for 10 months of equestrian events and 2 months of car shows.

Police and Fire

- **Emergency Access:** Ensure road widths are sufficient for emergency access.
- **Safety Measures:** Implement bollards to prevent vehicles with explosives from approaching building areas.
- **Turning Movements:** Design roads to accommodate large semi-trucks and drivers with varying skill levels.
- **Cul-de-Sac on 94th:** The cul-de-sac on 94th is a good approach to control access and maintain circulation with the public right of way.

RECOMMENDATIONS

Priorities



WestWorld Master Plan Recommendations

- 1 New primary entrance Bell Road between 94th Street and 98th Street
- 2 Parking access control system evaluation
- 3 North parking improvements - asphalt pavement parking area
- 4 Bahia storm drain improvements - design & construction
- 5 WestWorld core drainage improvements (event area) - design & construction
- 6 WestWorld Way drainage channel improvements - design & construction
- 7 Monteria Event Building improvements
- 8 South Hall restroom
- 9 South Hall indoor space conversion
- 10 Convention Center operations - additional indoor space on city property (125K SF)
- 11 North Hall expansion east add on indoor space (75K SF)
- 12 North Hall concrete floor
- 13 Covered arena 3 & 4
- 14 Covered arena 7
- 15 Covered arena 6 & 8
- 16 Covered Wendell Arena - to be determined
- 17 South Hall building awning
- 18 Flow operations at RV check in/ feed & bedding operations
- 19 Add sports lighting to polo turf field area
- 20 Updated WestWorld website
- 21 WestWorld Strategic Plan
- 22 On property wayfinding
- 23 Offsite wayfinding/ITS signage
- 24 Recreational considerations within east basins
- 25 Vendor trailer parking & RV parking expansion

Priority

- Short term
- Short term (in progress)
- Short term (completed)
- Mid term
- Long term

Existing Facilities

- 1 Admin office building
- 2 Temporary barn stalls
- 3 Parking area
- 4 Future expansion area
- 5 Temporary uses
- 6 Rhetta Sports Complex
- 7 Bell 94 Sports Complex
- 8 Rhetta Wash
- 9 Notre Dame Prep. School
- 10 WestWorld trailhead
- 11 Existing power towers (WAPA)
- 12 Monteria Building
- 13 North Hall
- 14 Tony Nelson Equestrian Center
- 15 South Hall
- 16 Multi-purpose tent
- 17 Arena 5 to remain
- 18 Arena 5A covered to remain
- 19 Arena 9 to remain
- 20 Barns to remain
- 21 Mare Motel to remain



WESTWORLD

INFRASTRUCTURE Master Plan

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