

**NEIGHBORHOOD INVOLVEMENT REPORT  
WELL SITE 86 WATER QUALITY IMPROVEMENTS PROJECT  
225-PA-2004**

Submitted by:  
Greg Crossman  
Sr. Water Resources Engineer  
City of Scottsdale Water Resources Dept.

Neighborhood Involvement Report  
Well Site 86 Water Quality Improvements Project  
225-PA-2004

Project Notification Efforts

- Project Flyer/Public Open House Notice (Attachment 1) mailed on Friday, September 3, 2004, to neighboring property owners, HOA's, and Town of Carefree officials. Mailing list is included as Attachment 2.
- No written comments were received. A list of telephone communications is included as Attachment 3.
- A map showing the location of neighboring properties that were mailed a copy of the Project Flyer/Public Open House Notice is included as Attachment 4.

"Project Under Consideration" Posting

- Affidavit of Posting and date stamped pictures are included as Attachment 5.

Open House Meetings

- An Open House Meeting was held on Tuesday, September 14, 2004, at the Desert Mountain Offices, 10550 E. Desert Hills Drive.
- A copy of the Open House Sign-In Sheet is included as Attachment 6.
- Two comments were received from the public as follows (copy of the comment card is included as Attachment 7).
  - Make the exterior color of the facility a neutral desert tone.
  - Eliminate the roof architectural feature, which draws attention to the facility. (Note of explanation: The architect provided a concept for the site that include a "half arch" on the top of the booster pump station building. This increased the maximum building height from just over 15 feet to about 22.5 feet.)
- The above two comments will be discussed with the project architect and will be incorporated into the project design and Development Review Board submittal. At the present time, we are considering eliminating the "half arch" on the booster pump station roof to keep the building height in the 15 to 16 foot range.



# PUBLIC OPEN HOUSE

*Our Future in Progress*

## Scottsdale Well Slated for Improvements to Address Water Quality

The City of Scottsdale is moving forward with plans for the construction of water system improvements to address water quality at Well 86. This well is located in the Desert Mountain area of Scottsdale near Pima and Cave Creek Roads.

Well 86 is located north of Cave Creek Road behind Desert Mountain's Renegade Golf Course Maintenance Facility (see map below). The proposed improvements are to be constructed adjacent to the well and will include a partially buried potable water tank and a fully enclosed booster pump station. The City will construct these facilities on 3.91 acres of land that is being deeded to the City by Desert Mountain Properties as part of the Irrigation Water Distribution System (IWDS), which provides water to area golf courses.

The water pumped from Well 86 currently has a "whitish" appearance because of tiny air bubbles that are suspended in solution. These suspended air bubbles have no adverse health implications, however, they cause aesthetic concerns for residents in the area when the water is distributed in the potable system. The proposed water tank will allow the air bubbles in Well 86 water to be removed prior to distributing the water in the potable system. This will solve the "whitewater" problem and will allow the City to use this well site to its full capacity during the peak summer demand period.

It is anticipated that construction of this project will begin in early 2005 and will take 9 to 12 months to complete. The estimated cost of this project is \$2 million.

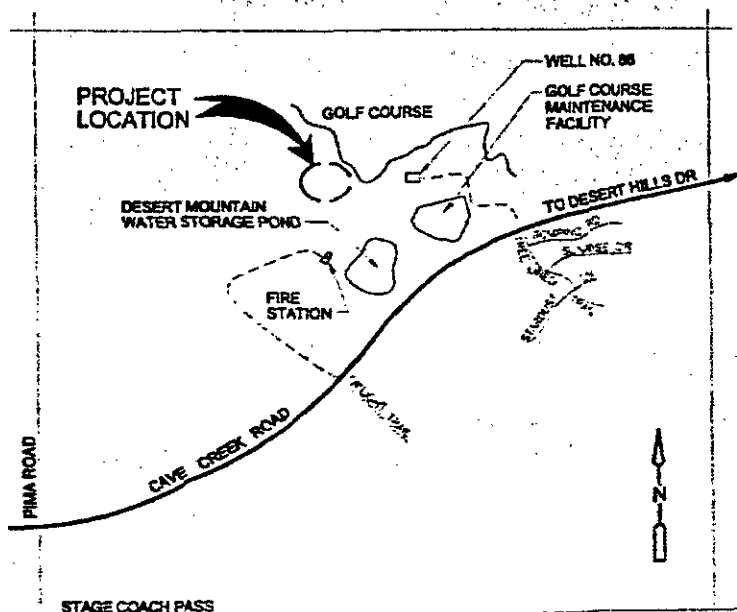
Please join us for an open house on September 14<sup>th</sup> and learn about future plans for the water improvements in your area.

### Open House

Tuesday, Sept. 14, 2004  
5:30 – 7:30 p.m.  
Desert Mountain Offices  
Conference Room  
10550 E. Desert Hills Dr.

### Questions?

For more information on this project or the open house, please contact City of Scottsdale Project Manager, Greg Crossman, at (480) 312-5319.



Desert Mountain, Phase 1, Unit 1  
Lot 163 APN 219-11-617  
Jan R. Sussman  
9096 E. Andora Hills Drive  
Scottsdale, AZ 85262

Desert Mountain, Phase 1, Unit 1  
Lot 164 APN 219-11-618  
Peter S. & Carolyn H. Slocum  
9084 E. Andora Hills Drive  
Scottsdale, AZ 85262

Desert Mountain, Phase 1, Unit 1  
Lot 165 APN 219-11-619  
David D. & Margaret E. Lucas  
9072 E. Andora Hills Drive  
Scottsdale, AZ 85262

Desert Mountain, Phase 1, Unit 1  
Lot 166 APN 219-11-620  
Lucille E. Matricaria  
9167 E. Happy Hollow Drive  
Scottsdale, AZ 85262

Desert Mountain, Phase 1, Unit 1  
Lot 167 APN 219-11-621  
Robert A. & Sara J. Wolf  
9179 E. Happy Hollow Drive  
Scottsdale, AZ 85262

Desert Mountain, Phase 1, Unit 1  
Lot 168 APN 219-11-622  
Flanker Development LLC  
9191 E. Happy Hollow Drive  
Scottsdale, AZ 85262

Desert Mountain, Phase 1, Unit 1  
Lot 169 APN 219-11-623  
C. Ronald & Barbara A. Sturz  
9197 E. Happy Hollow Drive  
Scottsdale, AZ 85262

Desert Mountain, Phase 1, Unit 1  
Lot 170 APN 219-11-624  
Leigh R. Larson  
9203 E. Happy Hollow Drive  
Scottsdale, AZ 85262

Desert Mountain, Phase 1, Unit 1  
Lot 171 APN 219-11-625  
Steve & Teresa Johnson  
9215 E. Happy Hollow Drive  
Scottsdale, AZ 85262

Desert Mountain, Phase 1, Unit 1  
Lot 172 APN 219-11-626  
Steve & Teresa Johnson  
9227 E. Happy Hollow Drive  
Scottsdale, AZ 85262

Desert Mountain, Phase 1, Unit 1  
Lot 173 APN 219-11-627  
Prithal S. Narula & Sandra Salstrom  
37596 N. 92nd Place  
Scottsdale, AZ 85262

Desert Mountain, Phase 1, Unit 1  
Lot 174 APN 219-11-628  
Eugene & Lucille Gass  
37564 N. 92nd Place  
Scottsdale, AZ 85262

Desert Mountain, Phase 1, Unit 1  
Lot 175 APN 219-11-629  
John A. & Sandra I. McLeish,  
Trustees  
37532 N. 92nd Place  
Scottsdale, AZ 85262

Desert Mountain, Phase 1, Unit 1  
Lot 176 APN 219-11-630  
O. Harley & Kathleen Wood  
37533 N. 92nd Place  
Scottsdale, AZ 85262

Velvet Shadows, Unit 3  
Lots 127, 128 APN 219-11-145 &  
146  
Desert Mountain Properties LP  
10550 E. Desert Hills Drive  
Scottsdale, AZ 85262

Velvet Shadows, Unit 3  
Lot 113 APN 219-11-131  
Valco Construction Co., Inc.  
21639 N. 61st Avenue  
Glendale, AZ 85308

Velvet Shadows, Unit 3  
Lot 94 APN 219-11-112  
LE COQ Bernard, Trustee  
2100 N. Halsted Street  
Chicago, IL 60614

APN 219-11-006L & 006M  
Christ the Lord Lutheran Church  
9205 E. Cave Creek Road  
Carefree, AZ 85377

Carefree Rolling Hills, Unit 1  
Lot 1 APN 219-11-166  
Jeffrey & Sharon Hunt  
37042 N. Tree Lined Trail  
Carefree, AZ 85377

Desert Mountain, Phase 1, Unit 1  
Lot 169 APN 219-11-623  
C. Ronald & Barbara A. Sturz  
9199 E. Happy Hollow Drive  
Scottsdale, AZ 85262

Desert Mountain, Phase 1, Unit 1  
Lot 163 APN 219-11-617  
Robert W. & Patricia J. Cox  
9096 E. Andora Hills Drive  
Scottsdale, AZ 85262

Desert Mountain, Phase 1, Unit 1  
Lot 164 APN 219-11-618  
Peter S. & Carolyn H. Slocum  
P. O. Box 2705  
Carefree, AZ 85377

Desert Mountain, Phase 1, Unit 1  
Lot 165 APN 219-11-619  
David D. & Margaret E. Lucas  
4427 E. Lake Harriett Blvd.  
Minneapolis, MN 55409

Desert Mountain, Phase 1, Unit 1  
Lot 166 APN 219-11-620  
Lucille E. Matricaria  
62 W. Pleasant Lake Road  
North Oaks, MN 55127

Desert Mountain, Phase 1, Unit 1  
Lot 167 APN 219-11-621  
Robert A. & Sara J. Wolf  
1447 Oak Park Drive  
Munster, IN 46321

Desert Mountain, Phase 1, Unit 1  
Lot 168 APN 219-11-622  
David H. & Gail S. Sackett  
11722 E. Blue Wash Road  
Cave Creek, AZ 85331

Desert Mountain, Phase 1, Unit 1  
Lot 169 APN 219-11-623  
C. Ronald & Barbara A. Sturz  
3 Frog Rock Road  
Armonk, NY 10504

Desert Mountain, Phase 1, Unit 1  
Lot 170 APN 219-11-624  
Leigh R. Larson, Trustee  
N 6865 S Lane  
Johnson Creek, WI 53038

Desert Mountain, Phase 1, Unit 1  
Lot 171 APN 219-11-625  
Steve & Teresa Johnson  
7115 E. Thirsty Cactus Lane  
Scottsdale, AZ 85262

Desert Mountain, Phase 1, Unit 1  
Lot 176 APN 219-11-630  
O. Harley Wood & Kathleen Nelson  
25 Phillips Pond Road  
South Natick, MA 01760

Desert Mountain, Phase 1, Unit 1  
Lot 173 APN 219-11-627  
Prithal S. Narula & Sandra Salstrom  
331 W. Southern Hills Road  
Phoenix, AZ 85023

Desert Mountain, Phase 1, Unit 1  
Lot 174 APN 219-11-628  
Eugene & Lucille Gass  
2245 W. University  
Tempe, AZ 85281

William C. Schoettker, AIA  
Desert Mountain Properties  
10550 E. Desert Hills Drive  
Scottsdale, AZ 85262

Bruce Spilka  
Desert Mountain Properties  
Homeowners Association  
10550 E. Desert Hills Drive  
Scottsdale, AZ 85262

James A. Hogshire  
Gambel Quail Homeowners  
Association  
9301 E. Bajada Road  
Scottsdale, AZ 85262

Desert Mountain, Phase 1, Unit 1  
Lot 169 APN 219-11-623  
C. Ronald & Barbara A. Sturz  
3 Frog Rock Road  
Armonk, NY 10504

Dick Stewart  
P. O. Box 5215  
Carefree, AZ 85377

Stan Francom  
Carefree Water Co.  
P. O. Box 702  
Carefree, AZ 85377

Jonathan Pearson  
Town Administrator  
P. O. Box 740  
Carefree, AZ 85377

## Attachment 3

## Well 86 Water Quality Improvements – Public Comment Telephone Log

<b>Date</b>	<b>Name/Address/Phone</b>	<b>Comment</b>
8/23/04	Dick Stewart PO Box 5215 Carefree, AZ 85377 (480) 488-9659	Wanted to know the potential for arsenic being spilled. Explained that we are swapping Well 86 for Well 85 and treating for “whitewater” (bubbles in the water), so there will be no arsenic treatment per se on the site
8/24/04	Stan Francom Carefree Water Co. PO Box 702 Carefree, AZ 85377 (480) 488-9100	Wanted general background on the project and what we were trying to accomplish. Was interested in the height of the reservoir (10 ft).
9/13/04	Council Member Patsy Miller Carefree Town Council (480) 595-6062	Wanted general directions to the Public Open House on 9/14/04.
9/13/04	Dawn Dickinson (480) 363-0175	Wanted topographic information for her lots and our project site. Ms. Dickinson is a Real Estate agent and is listing Lots 168 and 170 in the Villages at Gambel Quail.
9/14/04	Dr. Wolf Villages at Gambel Quail Lot 167	Wanted General information about the project. Will attend the Public Open House if he can find the time.





**AFFIDAVIT OF POSTING  
PUBLIC HEARING NOTICE**

Early Notification of Project Under Consideration

**CASE NUMBER:** 225-PA-04

**PROJECT NAME:** Well Site 86 Water Quality Improvements

**LOCATION:** 37400 N. Cave Creek Road

**SITE POSTING DATE:** August 18, 2004

**APPLICANT NAME:** City of Scottsdale/Greg Crossman

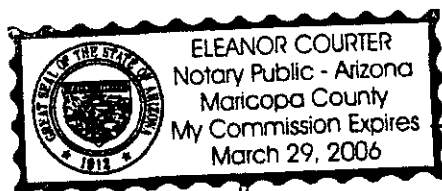
**SIGN COMPANY NAME:** America's Instant Signs

**PHONE NUMBER:** (602) 404-0009

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above. Picture/s of site posting/s have been submitted.

*Greg Crossman*  
Applicant Signature

8/20/04  
Date



*Eleanor Courter*  
Notary Public

Acknowledged before me this 20<sup>th</sup> day of AUGUST 2004

My commission expires MARCH 29, 2006

Return completed, notarized affidavit AND pictures to Current Planning Services at least 20 days prior to Planning Commission hearing.

Current Planning Services  
7447 E. Indian School Road, Suite 105  
Scottsdale, AZ 85251  
480-312-7000



## EARLY NOTIFICATION OF PROJECT UNDER CONSIDERATION

### PUBLIC OPEN HOUSE MEETING: WELL 86 WATER QUALITY IMPROVEMENTS PROJECT

Date: Tuesday, September 14, 2004 Time: 5:30pm to 7:30pm  
Location: Desert Mountain Office Conference Room  
10550 East Desert Hill Drive

Site Address: 37400 N. Cave Creek Rd, Scottsdale AZ

#### Project Overview:

- Description of Request: Approval of a Conditional Use Permit for a Municipal Use Master Site Plan
- Description of Project and Proposed Use: Construction of water system improvements: partially buried reservoir (tank) & booster pump station
- Site Acreage: Approximately 3.91 Acres
- Site Zoning: C-O ESL (Commercial Office) and O-S (Open Space)

#### Applicant Contact:

Greg Crossman  
480-312-5319  
gcrossman@scottsdaleAZ.gov

#### City Staff Contact:

Al Ward  
480-312-7067  
award@scottsdaleAZ.gov

Pre-Application #: 225-PA-04 available at City of Scottsdale 480-312-7000  
Project Information: [www.scottsdaleaz.gov/projects/ProjectsinProcess](http://www.scottsdaleaz.gov/projects/ProjectsinProcess)

Posting Date: 08/18/04

08/19/04

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#### Applicant Contact:

Greg Crossman  
480-312-5319  
gcrossman@scottsdaleAZ.gov

#### City Staff Contact:

Al Ward  
480-312-7067  
award@scottsdaleAZ.gov

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Project Information: [www.scottsdaleaz.gov/projects/ProjectsinProcess](http://www.scottsdaleaz.gov/projects/ProjectsinProcess)

Posting Date: 08/18/04

08/19/04



## Comments Please!

Thank you for attending this evening's informational meeting regarding the Well Site 86 Water Quality Improvements Project.

Two-way communication with our citizens is a high priority for the City of Scottsdale. Meetings such as this one offer an opportunity for you to let us know what you think about projects that affect your neighborhood.

Please write your comments on the reverse side of this card and give it to a City staff member.



Thank you for joining us.

☒ I support the Well Site 86 Water Quality Improvements Project.

### Suggestions:

1. Have exterior color be very neutral desert tone
2. Eliminate the roof as in picture. The design of the line draws attention to the facility

(Optional)

Name:

DAWN DICKINSON

Address:

39088 N. 102<sup>ND</sup> WAY

SCOTTSDALE AZ 85262