

**Marked Agendas
Approved Minutes
Approved Reports**

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: August 17, 2017 Item No. 3
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Pima Park Municipal Use Master Site Plan 8-UP-2017

Location: 8650 East Thomas Road

Request: Request a recommendation from the Development Review Board to the City Council, per Zoning Ordinance Sections 1.501 and 1.902.A.2.a, for a request by the City of Scottsdale for approval of a Municipal Use Master Site Plan amendment to accommodate the future expansion of the existing Pima Park and its Groundwater Treatment Facility on an 11.9-acre site located at the northeast corner of North 86th Street and East Thomas Road, with Open Space (OS), Industrial Park (I-1), and Single-family Residential (R1-5) zoning.

OWNER

City of Scottsdale

OWNER

Elaine Mercado
City of Scottsdale
480-312-7985

BACKGROUND

Zoning

The overall site is zoned Open Space district (O-S), Industrial Park district (I-1), and Single-family Residential district (R1-5). The O-S, I-1, and R1-5 zoning districts allow for Municipal Uses.

Context

The existing Pima Park site is located at the northeast corner of East Thomas Road and North 86th Street and includes the existing Thomas Groundwater Treatment Facility (TGTF) north and east of the existing basketball courts, playground, and community building. The City of Scottsdale recently acquired additional property to the east of the existing park site and is proposing to expand the boundaries of the previously approved Municipal Use Master Site Plan (MUMSP) to primarily include a large storm water retention area and expand the TGTF building and enclosure area.

Adjacent Uses and Zoning

- North: The existing Scottsdale Summit residential subdivision; zoned Single-family Residential district (R1-5).
- South: The existing Scottsdale Estates Eleven residential subdivision; zoned Single-family Residential district (R1-7).
- East: An existing Community Storage site; zoned Industrial Park district (I-1), and the Salt River Pima Maricopa Indian Community (SRPMIC) beyond;
- West: The existing Scottsdale Estates Eleven residential subdivision and an existing Place of Worship; zoned Single-family Residential district (R1-7).

Key Items for Consideration

- 8-UP-2008 & 17-UP-2008 approved the previous MUMSP and TGTF
- No change to existing park amenities

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

Pima Park currently exists at the northeast corner of East Thomas Road and North 86th Street and includes basketball courts, playground areas, open fields, and a community building along with the existing Thomas Groundwater Treatment Facility (TGTF) and its associated underground tanks and equipment. These were previously approved through the Municipal Use Master Site Plan (MUMSP) process under cases 8-UP-2008 and 17-UP-2008. The City of Scottsdale recently acquired additional property to the east of the existing park site and is proposing to expand the boundaries of the previously approved MUMSP to include a large storm water detention open space area and expand the TGTF building and enclosure area.

Neighborhood Communication

The applicant held an initial open house meeting on September 21, 2016, and a second open house meeting on November 19, 2016. A third open house meeting was held on March 15, 2017. Property owners located within 750 feet of the site were notified by both the applicant team and the City's Current Planning Department. The applicant received comments that were taken in to account for the development application submittal. Staff has received a few general inquiries and no additional written comments regarding this application.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

In accordance with Section 1.501 of the Zoning Ordinance, the Development Review Board and Planning Commission shall review and make a recommendation to the City Council regarding a proposed Municipal Use Master Site Plan (MUMSP) for any site larger than one (1) acre of gross lot area. The purpose of the MUMSP is to find that the proposed municipal use is of general community interest and to ensure that the general public has an opportunity to comment on the propose use and site plan design. When evaluating a MUMSP, city staff encourages the Development Review Board to evaluate and provide a recommendation of the proposed site plan based on the applicable site plan Development Review Board Criteria.

Development Information

- Existing Use: Pima Park and the Thomas Groundwater Treatment Facility
- Proposed Use: Pima Park and the Thomas Groundwater Treatment Facility
- Parcel Size: 11.9 net acres
- Building Height Allowed: 24 feet (O-S), 30 feet (R1-5), 36 feet (I-1)

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board make a recommendation to the City Council to approve the proposed Municipal Use Master Site Plan.

Proposed Next Steps:

The site plan, landscape plan, building elevations, and lighting of the Thomas Groundwater Treatment Facility (TGTF) building expansion will return to the Development Review Board in a separate application.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jeff Barnes

Planner

480-312-2376

E-mail: jbarnes@ScottsdaleAZ.gov


APPROVED BY



Jeff Barnes, Report Author

7/27/2017

Date



Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

8/7/17

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

8/8/17

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Context Site Plan
 - 5. Municipal Use Master Site Plan
 - 6. Detailed Site Plan
 - 7. Conceptual TGTF Building Elevations
 - 8. Conceptual TGTF Landscape Plans
 - 9. Landscape Plans

**Stipulations for the Conditional Use Permit
For a Municipal Use Master Site Plan
Pima Park Municipal Use Master Site Plan
Case Number: 8-UP-2017**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

GOVERNANCE

1. **APPLICABILITY.** All stipulations of this case, 8-UP-2017, supersede all of the stipulations of case 8-UP-2008 and 17-UP-2009.

SITE DESIGN

2. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform to the Municipal Use Master Site Plan submitted by Waterworks Engineering and Holly Street Studio, with the city staff date of 6/21/2017, attached as Attachment 5. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Development Review Board, Planning Commission, and City Council.

INFRASTRUCTURE AND DEDICATIONS

All infrastructure improvements shall be designed and constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, and the Design Standards and Policies Manual.

3. **CIRCULATION IMPROVEMENTS.** Before any permit is issued for the site, the owner shall make the required dedications and provide the following improvements:
 - a. **STREETS.** Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Right-of-way Dedications	Improvements	Notes and Requirements
East Thomas Road	Minor Arterial	None	Driveway	a.1., a.2., a.3.
North 86 th Street	Local	None	None	

- a.1. Remove the existing sidewalk, curb and gutter and construct a twenty-four (24) foot-wide driveway with matching curb, gutter and sidewalk transitions.
- a.2. Construct a 10-foot-wide sidewalk along the Thomas Road frontage with transitions at 86th Street and the east end of the property.
- a.3. Construct Pedestrian Refuge Island on East Thomas Road, to provide pedestrian access into and out of the site, as determined by city staff.



Q.S.
15-48

Google Earth Pro Imagery

Pima Park Municipal Use Master Site Plan

ATTACHMENT #1

8-UP-2017



Pima Park Municipal Use Master Site Plan

ATTACHMENT #1A

8-UP-2017



Q.S.
15-48

2015 GIS Orthophoto

Pima Park Municipal Use Master Site Plan

ATTACHMENT #2

8-UP-2017

City of Scottsdale Pima Park Municipal Use Master Site Plan Update and Thomas Groundwater Treatment Facility – Application Narrative

Municipal Use Master Site Plan Overview

Pima Park was established in 1970, and is a complex blend of public park and water treatment facility. The current parcel configuration was approved in 1984, amended in 1988 to accommodate the installation of water reservoirs and pumpstation(s), and again in 1991 to accommodate the Central Groundwater Treatment Facility (CGTF), which opened in 1994. A later update to the MUMSP was approved in 2008 to expand the treatment facility into the park to the west of the CGTF, however, those improvements were never built.

In 2015, the City of Scottsdale acquired approximately five-acres of property directly east of Pima Park which is located northwest of Pima and Thomas Roads. Two of the five acres were purchased by Scottsdale Water for the purposes of building a treatment facility capable of controlling scale formation in the local water distribution and the remaining acreage is intended for use as a stormwater detention facility. The stormwater detention basin is a component of the Granite Reef Watershed Project which is a drainage and flood control capital improvement project that will manage the runoff from the 100-year storm with the objective of eliminating the FEMA designated floodplain for Granite Reef Wash.

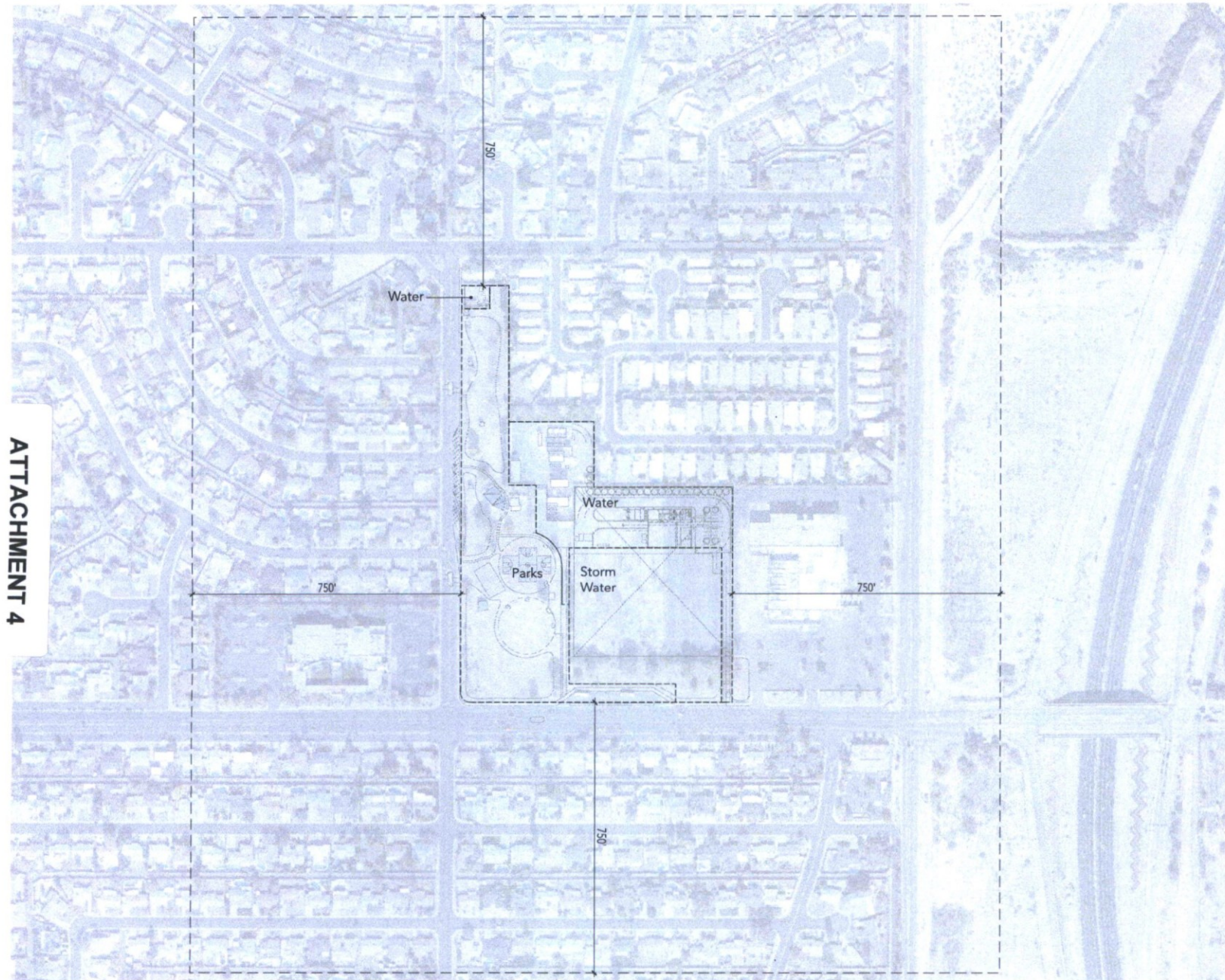
The existing park provides recreational equipment (playground & sport courts) and visitor amenities (restrooms, ramadas, shade structures) along with a bosque of shade trees and picnic tables, and open grass fields.

Groundwater Treatment Facility:

The new Thomas Groundwater Treatment Facility will be a two-story approximately 15,000 square foot treatment facility designed to receive and treat a side stream of product water discharged from the CGTF. In addition to water treatment, the new Thomas Groundwater Treatment Facility will contain offices, a small laboratory, and a conference room for use by Scottsdale Water staff for meetings, training and presentations, and will be accessed from Thomas Road via a new driveway on the east side of the property east of the existing parking area.

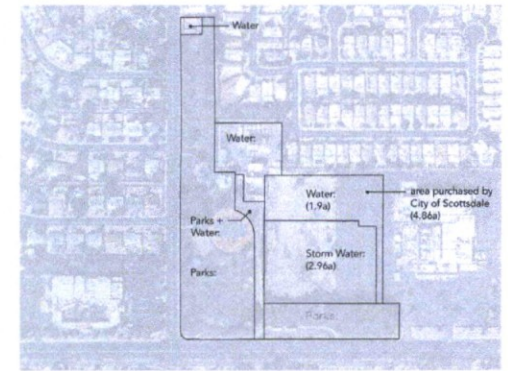
Pima Park Detention Basin:

The Pima Park Detention Basin will encompass portions of the existing open space on Pima Park and the recently acquired property south of the proposed Thomas Groundwater Treatment Facility, and is a key element to the Granite Reef Watershed Improvement project. The basin will be drained through a low flow outlet pipe that will connect to existing stormdrain infrastructure. The surface treatment of all detention areas will be recreational turf available for public use. No formal sports facilities are planned as part of this update to the Municipal Use Master Site Plan.

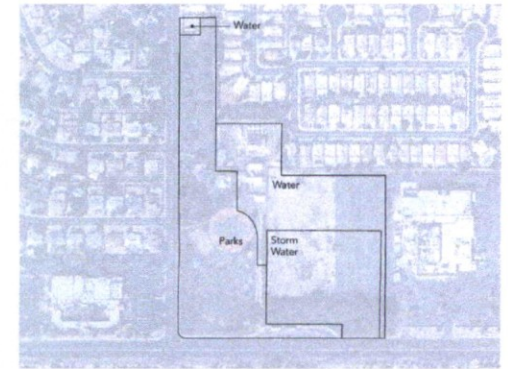


ATTACHMENT 4

ATTACHMENT 5

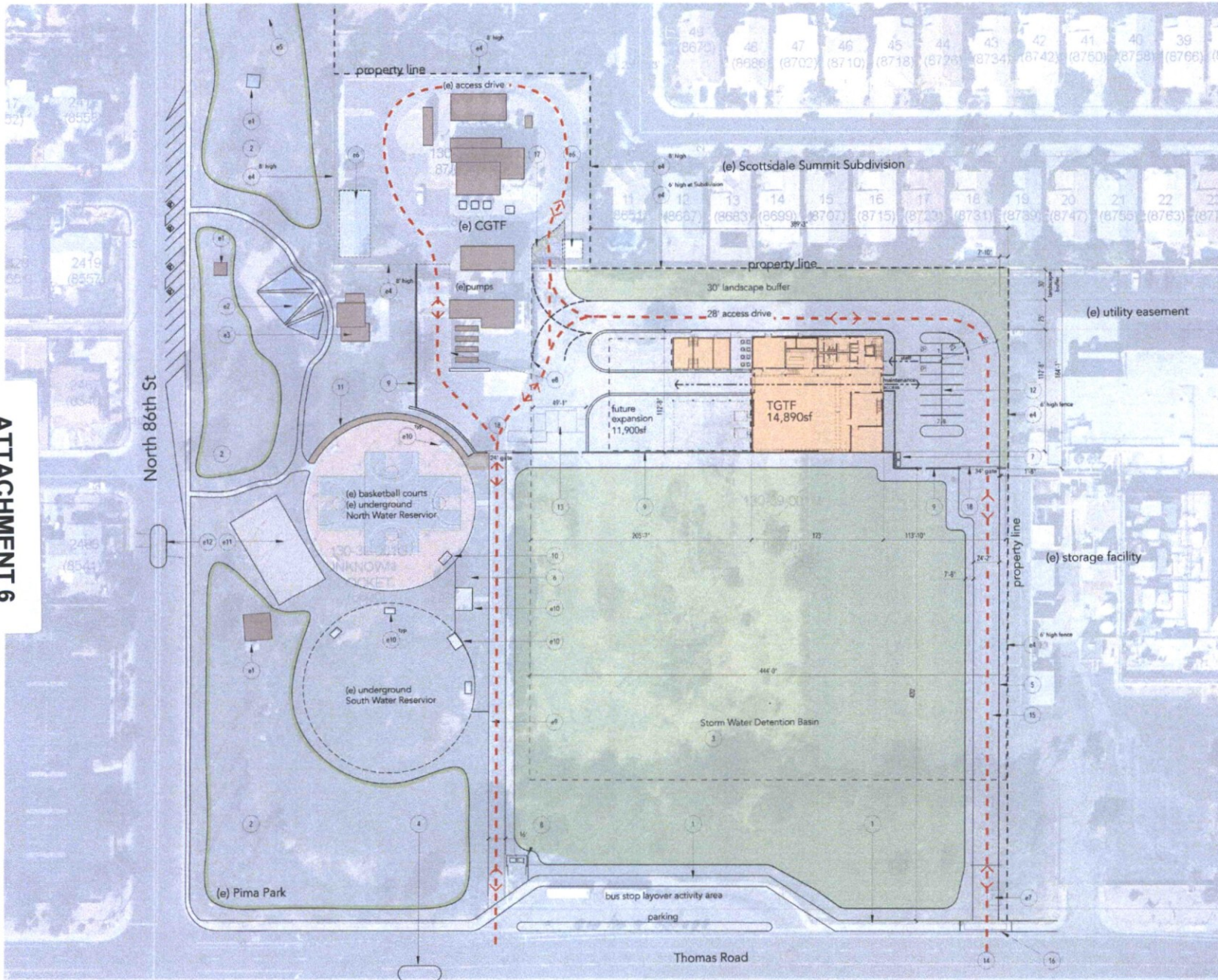


Existing Land Use (note sizes are approximate)



Proposed Land Use (note sizes are approximate)

ATTACHMENT 5



General Notes

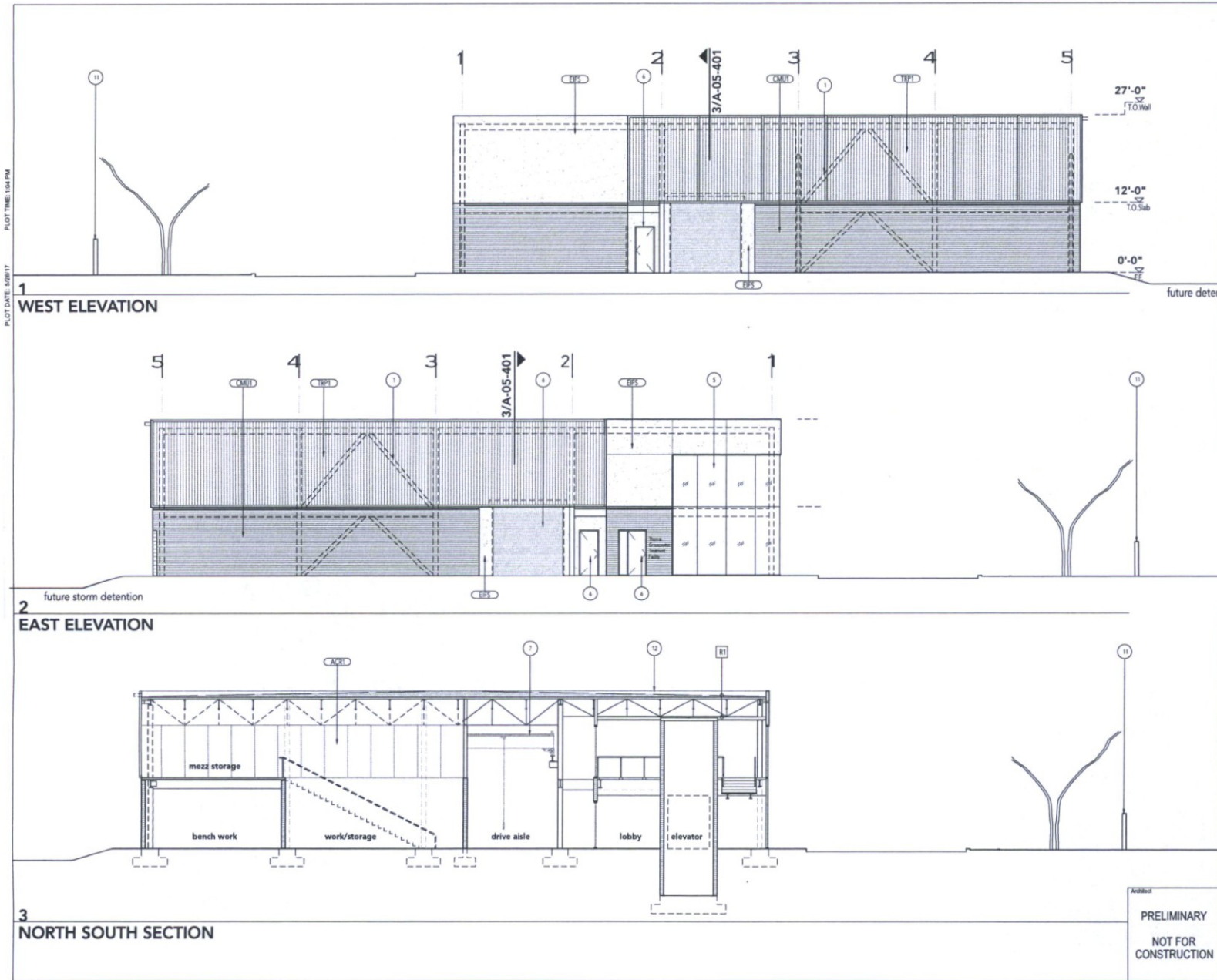
1. All proposed improvements are conceptual and are subject to individual approval processes prior to construction.
2. Existing and new fire hydrant spacing will conform to Fire Ordinance 4045.503.5.1.2.

Existing Site Amenities

- e1. Parks Picnic Ramadas.
- e2. Parks Playground.
- e3. Parks Restroom / Storage Building
- e4. Site wall (height as noted).
- e5. Remove and relocate Parks Department dumpster.
- e6. Remove Water Department Office / Storage Building.
- e7. Remove Parks Department Picnic Ramada.
- e8. Existing Water Department Site 80 Yard walls to remain.
- e9. 16' access drive maintained for emergency vehicle access route (DSPM 2-1.802(B)).
- e10. Access hatch for Water Department underground water tanks.
- e11. Parks Tennis Courts.
- e12. Pedestrian refuge.

Proposed Site Plan Improvements

1. 10' wide multi-use path along Thomas Road.
2. Detention basin within existing park turf areas.
3. Detention basin with slope sides and turf at slopes and bottom. To be available as open space extension to Thomas Park.
4. 40' pedestrian refuge.
5. Driveway with controlled access from Thomas Road. For use by Water Department only. Must support minimum 83,000lb GVW per DSPM, 2-1.802(B).
6. Decomposed granite service area with access from Water Yard. For use by water department only.
7. Dumpster for Water Department.
8. Dumpster for Parks Department, provide screen wall, gate, pad.
9. 8' high security wall with gates.
10. Relocated access hatch for underground tanks.
11. Decomposed granite path.
12. Water Department Staff Parking. (covered)
13. Pump Rack for new TGTF building.
14. Fire lane, as depicted by - - - - -
inside turning radius of 25'.
outside turning radius of 55' (DSPM, 2-1.802(5)).
Must support minimum GVW of 83,000lb (DSPM, 2-1.802(B)).
Turnarounds meet DSPM 2-1.802(B).
15. Proposed Underground utilities.
16. CL-1 Driveway type per City of Scottsdale standard detail 2256, DSPM 5-3.200, DSPM 5-3.205.
17. 28' access drive extension.
18. Site access sliding gate with key switch/pre-emption sensor, per Fire Ordinance 4045.503.6.1



WATERWORKS ENGINEERS
7801 N. Dobson Road, Suite 1000, Mesa, AZ 85205-1742

HOLLY STREET STUDIO ARCHITECTS
822 N. Central Avenue
Phoenix, AZ 85004-2003
602 258 8555 tel
602 307 5677 fax
HollyStreetStudio.com

Descriptive Notes

- Steel bracing behind wall/gazing.
- Roof line beyond, re: Plan
- 8" steel fence w/ 1/2" plate panels welded to 4x4 HSS support.
- Not used.
- Aluminum storefront.
- Scheduled door.
- Overhead crane.
- 8" CMU security site wall.
- New 8" site security fence.
- Roof drain/cupper.
- (a) 6" Block fence (residual).
- Line of chemical storage building beyond.
- 1" insulated glass.

Material Legend

CONCRETE MASONRY UNIT	PAINT
CMU1 4"	PT1 primary paint
CMU2 8"	PT2 secondary paint
	PT3 accent paint
METAL	PTG1 steel/metal paint
MTL1 Square weave wire mesh	TRANSLUCENT PANEL SYSTEM
MTL2 Flashing/coping	TRF1 2 1/2" kalwall panel system.
Exterior Insulation and Finish System	Crystal/crystal - 29' U value
EIFS	ACRYLIC PANEL
	ACR1 1" frosted acrylic panel

Assembly Descriptions

ROOF ASSEMBLY 1 R1*	ROOF ASSEMBLY 2 R2*
- coated foam oi	- standing seam
- built-up layers of rigid insulation oi	- metal framing
- 1/2" plywood deck oi	
- corrugated metal deck oi	
- steel joists	

NO.	DATE	REVISION	BY

FILENAME: SFILENAME\$

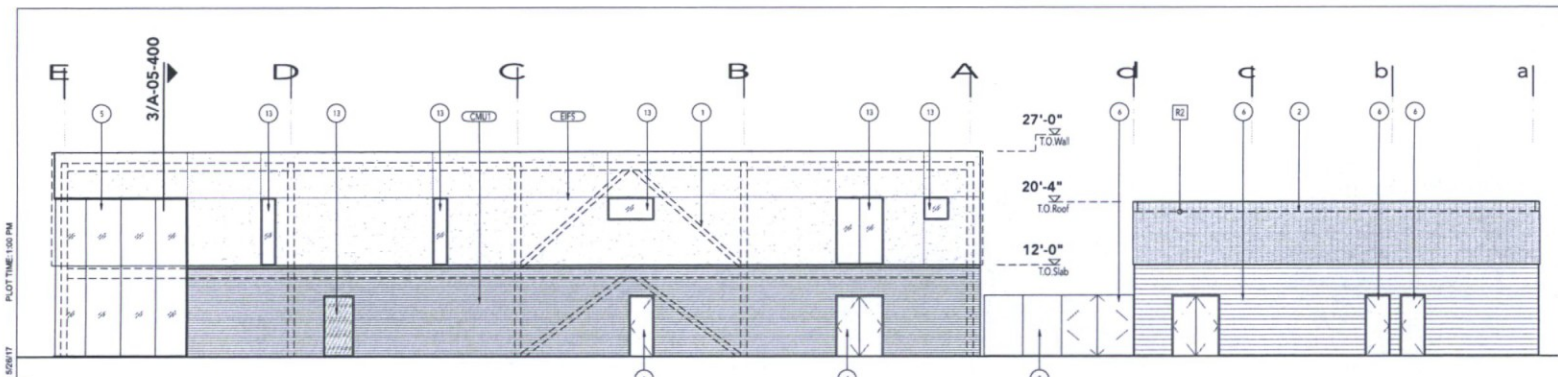
FOR REFERENCE ONLY

PROJECT TITLE: THOMAS GROUNDWATER TREATMENT FACILITY (TGTf) REVERSE OSMOSIS FACILITY

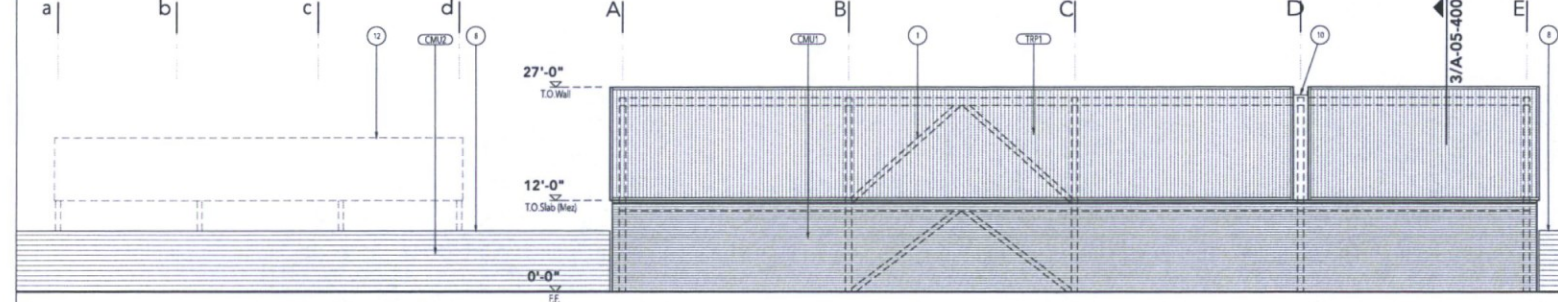
ARCHITECTURAL ELEVATIONS/SECTIONS

PRELIMINARY
NOT FOR CONSTRUCTION

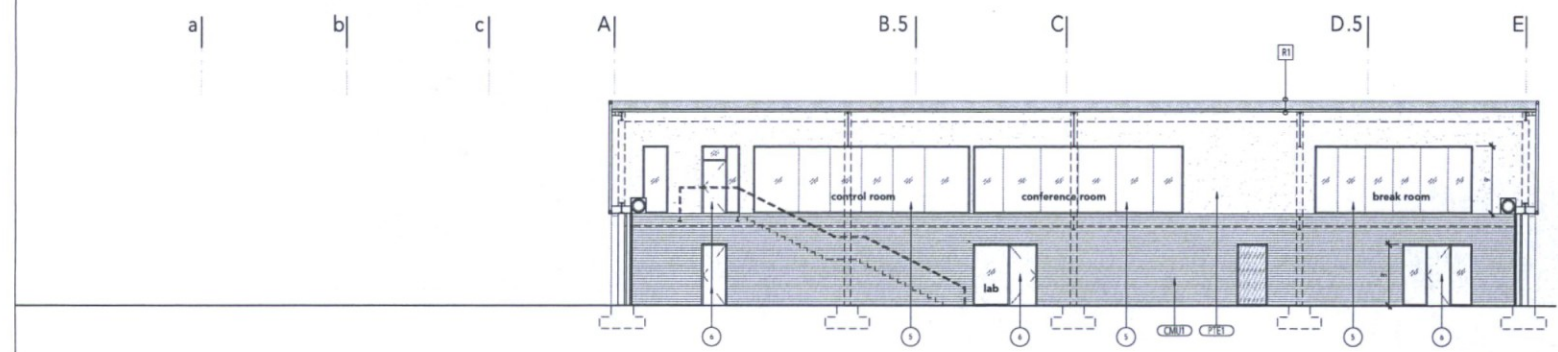
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X				V-###	5 of 6



1 NORTH ELEVATION



2 SOUTH ELEVATION



3 EAST WEST SECTION



HOLLY STREET STUDIO ARCHITECTS
 822 N. Central Avenue
 Phoenix, AZ 85004-2003
 602 258 8555 tel
 602 307 5677 fax
 HollyStreetStudio.com

Descriptive Notes

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2. Roof line beyond, re: Plan
3. 8" steel fence w/ 4" plate panels welded to 4x4 HSS support.
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7. Overhead crane.
8. 8" CMU security site wall.
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- coated foam or	- standing seam
- built-up layers of rigid insulation or	- metal framing
- 1/2" plywood deck or	
- corrugated metal deck of	
- steel joists	

NO.	DATE	REVISION	BY
FILENAME: \$FILENAME			

FOR REFERENCE ONLY

PROJECT TITLE
THOMAS GROUNDWATER TREATMENT FACILITY (TGTf) REVERSE OSMOSIS FACILITY

ARCHITECTURAL
ELEVATIONS/SECTIONS

PRELIMINARY
 NOT FOR CONSTRUCTION

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SCALE	PROJECT NO.	SHEET NO.		
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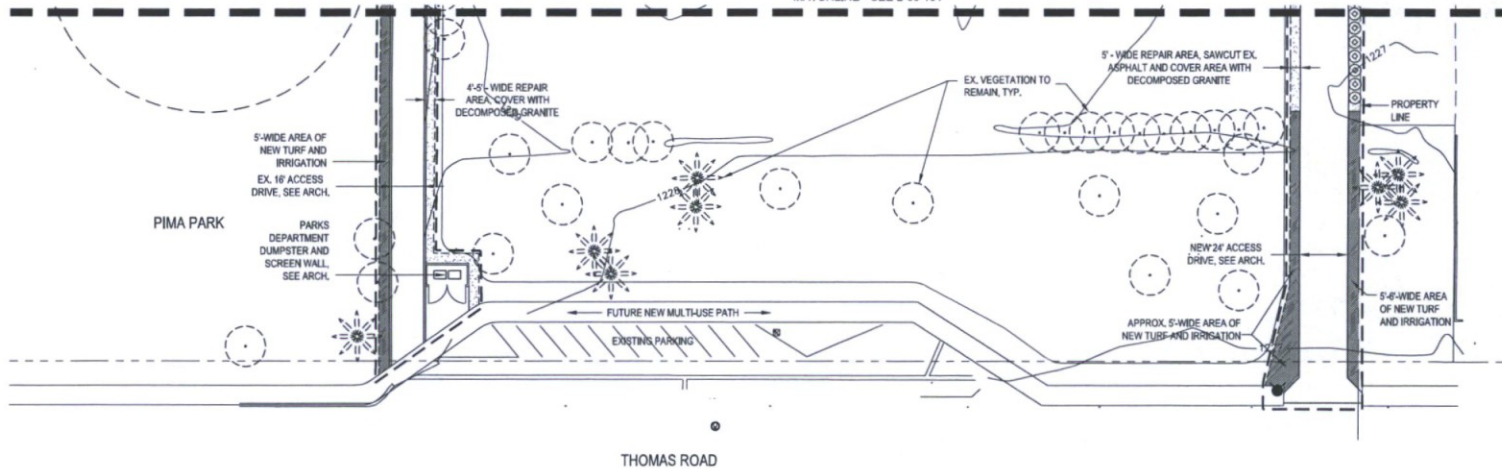
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PLOT DATE: 7/13/17

FILE NAME: N:\PROJECTS\TGT\2017\CURRENT\1608-L-GBTW-PL.DWG

MATCHLINE - SEE L-00-101



PLANT LEGEND

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
		Existing Tree to Remain - Protect in Place			
		Existing Palm to Remain - Protect in Place			
	<i>Eucalyptus papuana</i>	Ghost Gum	48" Box 36" Box	11	Along north wall At parking islands
	<i>Quercus virginiana</i>	Southern Live Oak	48" Box	13	Along north wall
ACCENTS/SHRUBS					
	<i>Yucca parviflora</i>	Red Yucca	5 gal.	82	
	<i>Nolina microcarpa</i>	Bear Grass	5 gal.	25	
	<i>Ruellia perisulcata</i>	Desert Ruella	5 gal.	72	
	<i>Tecomaria capensis</i>	Cape Honeysuckle	5 gal.	67	
VINES					
	<i>Callaeum macropterum</i>	Yellow Orchid Vine	5 gal.	12	Staked
	<i>Ficus pumila</i>	Creeping Fig	5 gal.	20	Staked
OTHER					
	Decomposed Granite	2" Deep Layer Decomposed Granite in other landscape areas whether planted or not (color TBD)			
	Decomposed Granite at Drive	Compacted Decomposed Granite on 2 lifts compacted AB to accommodate vehicular traffic (color TBD)			
	New Turf	Sod - Hybrid Bermuda 328 or Tifway 419 (TBD)			

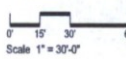
LANDSCAPE NOTES

1. Areas of decomposed granite without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measure between plant canopies and/or coverage. [NOTE: THERE ARE AREAS WHERE THIS PROJECT PROPOSES ADDING DG WITHOUT PLANTING. THE FIRST ARE REPAIR AREAS SHOWN TO BE COVERED IN DG AND NOT PLANTED THAT WILL EVENTUALLY BE PART OF FUTURE PARK / RETENTION AREA PROJECT SCOPE (WHERE PLANTING MAY NOT BE DESIRED). THERE ARE ALSO DG AREAS INSIDE FACILITY WALLS WHERE NO PLANTING IS PROPOSED.]
2. A minimum of 50 percentage (unless otherwise stipulated by the Development Review Board, and/or the Zoning Ordinance requirements) of the provided trees shall be mature trees, pursuant to the City of Scottsdale's Zoning Ordinance Article X, Section 10.301, as defined in the City of Scottsdale's Zoning Ordinance Article III, Section 3.100.
3. A single trunk tree's caliper size, that is to be equal to or less than 4-inches, shall be determined by utilizing the smallest diameter of the trunk 6-inches above finished grade adjacent to the trunk. A tree's caliper size, for single trunk trees that are to have a diameter greater than 4-inches, shall be determined by utilizing the smallest diameter of the trunk 12-inches above finished grade adjacent to the trunk. A multiple trunk tree's caliper size is measured at 6" above the location that the trunk splits/originates, or 6" above finished grade if all trunks originate from the soil.
4. Area within the sight distance triangles is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 1.5 feet. Trees within the sight triangle shall have a single trunk and a canopy that begins at 8 feet in height upon installation. All heights are measured from nearest street line elevation.
5. Retention/detention basins shall be constructed solely from the approved civil plans. Any alteration of the approved design (additional fill, boulders, etc.) shall require additional final plans staff review and approval.
6. Turf shall be limited to the maximum area specified in Sections 49-245 through 49-248 of the City Code and shall be shown on landscape plans submitted at the time of final plans.
7. No lighting is approved with the submittal.
8. All signs require separate permits and approvals.
9. New landscaping, including salvaged plant materials, and landscaping indicated to remain, which is destroyed, damaged, or expires during construction shall be replaced with the size, kind, and quantity prior to the issuance of the Certificate of Occupancy / Letter of Acceptance to the satisfaction of the Inspection Services Staff.

INVENTORY / SALVAGE NOTES:

1. An inventory and salvage plan will be prepared and submitted upon approval of the Design Review Submittal.
2. There are a number of protected (native) trees (all Chilean Mesquites) within or near the construction boundary. About half of these can remain in place. The rest, which are in the path of construction, are non-salvageable and will be destroyed.
3. There are also a number of non-protected (non-native) trees and palms within or near the construction boundary. Efforts have been made by the design team to preserve these typically large trees/palms in place wherever possible. Those that remain in the path of construction will be destroyed (they are too large to recommend salvage).

PRELIMINARY
NOT FOR
CONSTRUCTION



GBtwo
LANDSCAPE ARCHITECTURE, INC.

NO.	DATE	REVISION	BY

FILE NAME: 1608-L-GBTW-PL.DWG

Engineer

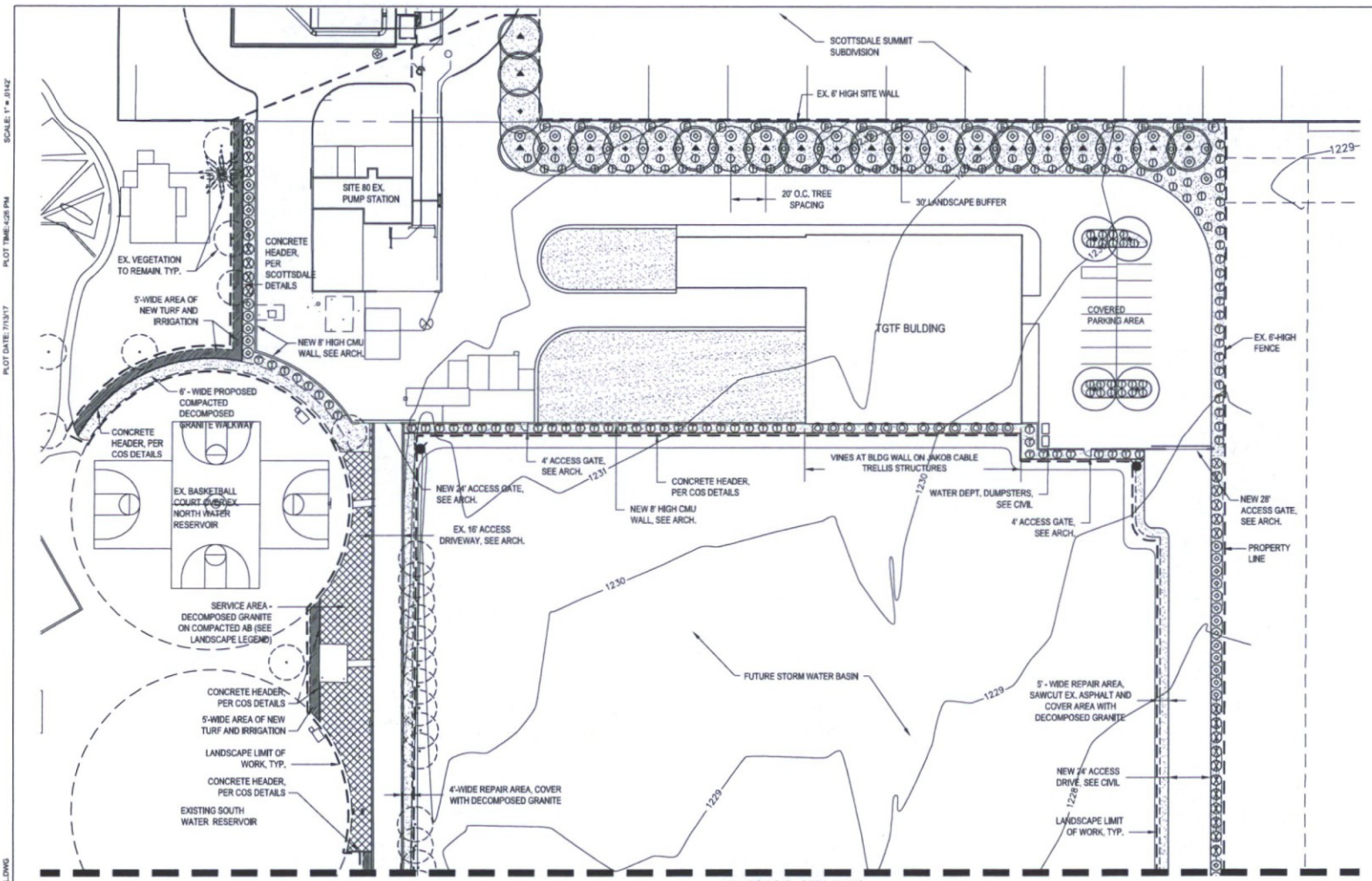
MUNICIPAL SERVICES DEPARTMENT
CAPITAL PROJECT MANAGEMENT
7407 E. INGRAM SCHOOL ROAD
SCOTTSDALE, ARIZONA 85261

PROJECT TITLE
THOMAS GROUNDWATER TREATMENT FACILITY (TGTF) REVERSE OSMOSIS FACILITY

LANDSCAPE
LANDSCAPE PLAN - SOUTH
Design Review Submittal

DESIGNED BY	CHECKED BY	DATE	NO. NO.	DRAWING NO.
SZ	AB	JULY 2017	###X###	L-00-102
DRAWN BY <td>SCALE <td>AS-SHEET <td>PROJECT NO. <td>SHEET NO.</td> </td></td></td>	SCALE <td>AS-SHEET <td>PROJECT NO. <td>SHEET NO.</td> </td></td>	AS-SHEET <td>PROJECT NO. <td>SHEET NO.</td> </td>	PROJECT NO. <td>SHEET NO.</td>	SHEET NO.
AB	1" = 30'-0"	-	V-###	2 of 2

ATTACHMENT 8



WATERWORKS ENGINEERS
708 N. Silver Road, Suite 207 - Scottsdale, AZ 85261-1702

NORTH

GBtwo
LANDSCAPE ARCHITECTURE, INC.

NO.	DATE	REVISION	BY

FILE NAME: 1608-L-GBTWO-PLDWG

Engineer

MUNICIPAL SERVICES DEPARTMENT
CAPITAL PROJECT MANAGEMENT
7417 E. INDIAN SCHOOL ROAD
SCOTTSDALE, ARIZONA 85261

PROJECT TITLE

THOMAS GROUNDWATER TREATMENT FACILITY (TGTF)
REVERSE OSMOSIS FACILITY

LANDSCAPE
LANDSCAPE PLAN - NORTH
Design Review Submittal

DESIGNED BY SZ	CHECKED BY AB	DATE JULY 2017	NO. NO. #BX##	DRAWING NO. L-00-101
DRAWN BY AB	SCALE 1" = 30'-0"	AS-BUILT -	PROJECT NO. V-##	SHEET NO. 1 of 2

PRELIMINARY
NOT FOR CONSTRUCTION

Shannon A. Swanson
Landscape Architect
No. 42817
State of Arizona

Scale 1" = 30'-0"

SCALE: 1" = 30'-0" PLOT TIME: 02:04 PM PLOT DATE: 7/13/17 FILE NAME: I:\PROJECTS\2017\TGF\DOCUMENTS\1608-L-GBTWO-PLDWG

ATTACHMENT 8

PLANNING COMMISSION REPORT



Meeting Date: September 13, 2017
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Pima Park Municipal Use Master Site Plan 8-UP-2017

Request to consider the following:

1. A recommendation to City Council regarding a request by the City of Scottsdale for approval of a Municipal Use Master Site Plan amendment and Conditional Use Permit amendment to accommodate the future expansion of the existing Pima Park and the Thomas Groundwater Treatment Facility on a +/-11.9-acre site located at the northeast corner of N. 86th Street and E. Thomas Road, with Open Space (OS), Industrial Park (I-1), and Single-family Residential (R1-5) zoning.

Goal/Purpose of Request

The City of Scottsdale is proposing to expand the boundaries of the previously approved Pima Park to include a large storm water detention open space area and expand the Thomas Groundwater Treatment Facility (TGTF) building and enclosure area.

Key Items for Consideration

- Municipal Use Master Site Plan Criteria
- Conditional Use Permit Criteria
- 8-UP-2008 & 17-UP-2008 approved the previous MUMSP and TGTF
- No change to existing park amenities

OWNER

City of Scottsdale

APPLICANT CONTACT

Elaine Mercado
City of Scottsdale
480-312-7985



LOCATION

8650 East Thomas Road

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Developed Open Space (Parks), Employment, and Cultural/Institutional or Public Use. The Developed Open Space category includes public or private recreation areas, such as golf courses and city parks. Some developed open space may also be used as drainage facilities for flood control. Developed open spaces provide amenities for both residents and visitors. The employment category permits a range of employment uses from light manufacturing to light industrial and office uses. Employment areas should have access to adequate mobility systems and provide opportunities for business enterprises. The associated landscaping requirements may help create park-like settings and strict development standards help protect adjacent residential areas. The Cultural/Institutional/Public Use category includes a variety of public and private facilities including government buildings, schools, private and public utilities, and airports.

Zoning

The overall site is zoned Open Space district (O-S), Industrial Park district (I-1), and Single-family Residential district (R1-5). The I-1 and R1-5 zoning districts allow for Municipal Uses, and the O-S district allows for Municipal Uses with a Conditional Use Permit. Municipal uses on land greater than one (1) acre in size require the approval of a Municipal Use Master Site Plan (MUMSP). The existing park site was previously approved through the Municipal Use Master Site Plan (MUMSP) and Conditional Use Permit process under cases 8-UP-2008 and 17-UP-2008.

Context

The subject property is located at the northeast corner of East Thomas Road and North 86th Street. Pima Park currently exists at the northeast corner of East Thomas Road and North 86th Street and includes basketball courts, playground areas, open fields, and a community building along with the existing Thomas Groundwater Treatment Facility (TGTF) and its associated underground tanks and equipment. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: The existing Scottsdale Summit residential subdivision; zoned Single-family Residential district (R1-5).
- South: The existing Scottsdale Estates Eleven residential subdivision; zoned Single-family Residential district (R1-7).
- East: An existing Community Storage site; zoned Industrial Park district (I-1), and the Salt River Pima Maricopa Indian Community (SRPMIC) beyond;
- West: The existing Scottsdale Estates Eleven residential subdivision and an existing Place of Worship; zoned Single-family Residential district (R1-7).

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Zoning Ordinance
Previous MUMSP cases 8-UP-2008 & 17-UP-2008

APPLICANTS PROPOSAL

Development Information

The City of Scottsdale recently acquired an additional 4.8 acres of property to the east of the existing park site and is proposing to expand the boundaries of the previously approved MUMSP to include a large storm water detention open space area and expand the TGTF building and enclosure area. The proposed building will return to the Development Review Board for specific approval, but is expected to include two-story massing with equipment on the ground floor and office/monitoring above. There is an existing perimeter wall along the residences to the north and the new building is proposed to be setback approximately 60 feet including a 30 foot wide landscape buffer and 28 foot wide drive isle.

- Existing Use: Pima Park and the Thomas Groundwater Treatment Facility
- Proposed Use: Pima Park and the Thomas Groundwater Treatment Facility
- Parcel Size: 11.9 net acres
- Building Height Allowed: 24 feet (O-S), 30 feet (R1-5), 36 feet (I-1)
- Building Height Proposed: 27 feet (for TGTF expansion in the I-1 area)

IMPACT ANALYSIS

Municipal Use Master Site Plan Criteria

In accordance with Section 1.501 of the Zoning Ordinance, the Development Review Board and Planning Commission shall review and make a recommendation to the City Council regarding a proposed MUMSP for any site larger than one (1) acre of gross lot area. The purpose of the MUMSP is to find that the proposed municipal use is of general community interest and to ensure that the general public has the opportunity to comment on the proposed use and site plan design. When evaluating a MUMSP, staff encourages the Development Review Board and Planning Commission to provide a recommendation pertaining to the proposed plan and the compatibility of the proposed use to the adjacent and abutting developments.

- **The expansion of the storm water detention area will bring more usable open space to the site, but is not anticipated to create additional impact on the surrounding area.**
- **The expansion of the Thomas Groundwater Treatment Facility is expected to include similar equipment and operations to that of the existing facility, but the new equipment will be contained within the proposed building lessening its visual and audible impact. Generally there would be minimal anticipated impact regarding noise, smoke, odor, dust, vibration, or illumination.**

Conditional Use Permit

The proposed expansion area of the TGTF is located in the portion of the site that is zoned I-1 district, which allows for Municipal Uses without the need for a Conditional Use Permit. Residual impacts of the expansion on the portion of the site that is zoned O-S district, are considered with the following Conditional Use Permit criteria.

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **The existing Thomas Groundwater Treatment Facility location is will continue to function as part of the treatment process. Where possible sound mitigation elements will be retained to maintain or reduce the level of existing impact of those operations. Generally there would be no anticipated increase regarding noise, smoke, odor, dust, vibration, or illumination.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **The existing parking for the park areas of the site will be maintained along N. 86th Street and along E. Thomas Road. The existing parking along E. Thomas Road is sufficient to meet the parking requirement for the expanded park area.**
 - **Employee parking for the Thomas Groundwater Treatment Facility will continue to be provided inside the facility walls.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - **Minimal changes are proposed affecting the portion of the site zoned O-S district.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
 - **There are no additional conditions specified for a Municipal Use Master Site Plan.**

Community Involvement

The applicant held an initial open house meeting on September 21, 2016, and a second open house meeting on November 19, 2016. A third open house meeting was held on March 15, 2017. Property owners located within 750 feet of the site were notified by both the applicant team and the City's Current Planning Department. The applicant received comments that were taken in to account for the development application submittal. Staff has received a few general inquiries and no additional written comments regarding this application.

OTHER BOARDS & COMMISSIONS

Development Review Board

This case was heard by the Development Review Board on August 17, 2017. They made a recommendation of approval to the City Council, with a vote of 6-0. The Development Review Board's recommendation also included a request that there be additional consideration for the new areas of the park to provide integration and connectivity to the existing park areas and amenities.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the Municipal Use Master Site Plan criteria and the Conditional Use Permit criteria have been met, and make a recommendation to City Council for approval of the amendments to the Municipal Use Master Site Plan and Conditional Use Permit, per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jeff Barnes
Planner
480-312-2376
E-mail: jbarnes@ScottsdaleAZ.gov

APPROVED BY



Jeff Barnes, Report Author

8/21/2017

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

9/5/2017

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

9/8/17

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
 - Exhibit A to Attachment 2: Municipal Use Master Site Plan
 - Exhibit B to Attachment 2: Improvements Site Plan
- 2.a Additional Information
3. Applicant's Narrative
4. General Plan Land Use Map
5. Zoning Map
6. Citizen Involvement
7. City Notification Map
8. Development Review Board minutes (August 17, 2017)



Pima Park Municipal Use Master Site Plan

ATTACHMENT #1

8-UP-2017



Q.S.
15-48

Google Earth Pro Imagery



Pima Park Municipal Use Master Site Plan

ATTACHMENT #1A

8-UP-2017

Stipulations for the Conditional Use Permit
For a Municipal Use Master Site Plan
Pima Park Municipal Use Master Site Plan
Case Number: 8-UP-2017

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

GOVERNANCE

1. **APPLICABILITY.** All stipulations of this case, 8-UP-2017, supersede all of the stipulations of case 8-UP-2008 and 17-UP-2009.

SITE DESIGN

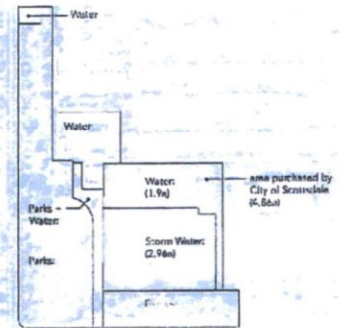
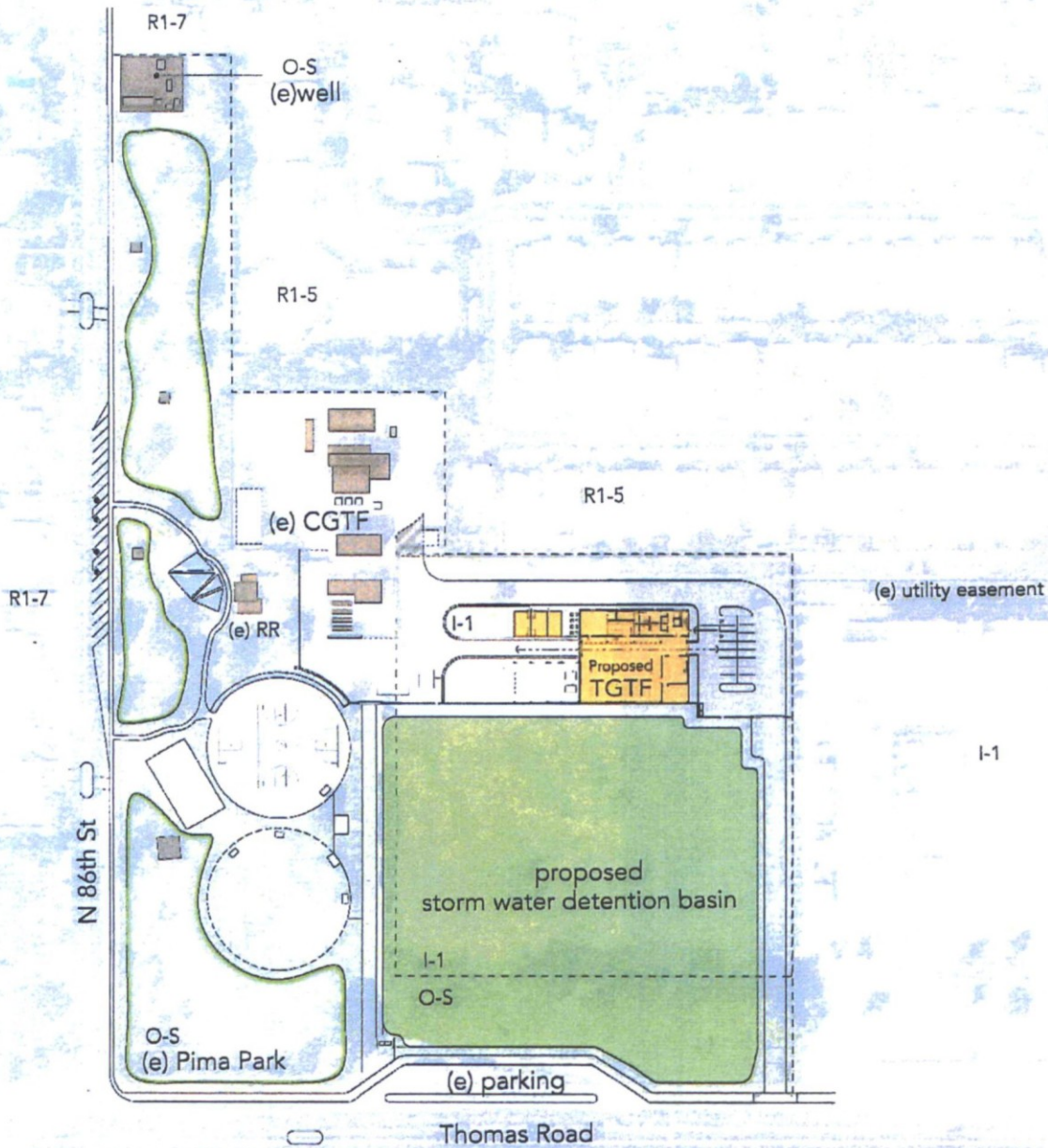
2. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform to the Municipal Use Master Site Plan and the Improvements Site Plan submitted by Waterworks Engineering and Holly Street Studio, with the city staff date of 6/21/2017, attached as Exhibit A to Attachment 2 and Exhibit B to Attachment 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Development Review Board, Planning Commission, and City Council.

INFRASTRUCTURE AND DEDICATIONS

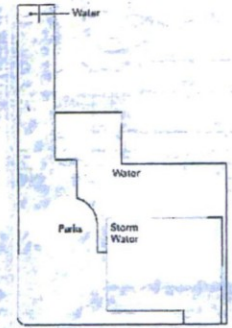
3. **CIRCULATION IMPROVEMENTS.** Before any permit is issued for the site, the owner shall make the required dedications and provide the following improvements:
 - a. **STREETS.** Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Right-of-way Dedications	Improvements	Notes and Requirements
East Thomas Road	Minor Arterial	None	Driveway	a.1., a.2., a.3.
North 86 th Street	Local	None	None	

- a.1. Remove the existing sidewalk, curb and gutter and construct a twenty-four (24) foot-wide driveway with matching curb, gutter and sidewalk transitions.
- a.2. Construct a 10-foot-wide sidewalk along the Thomas Road frontage with transitions at 86th Street and the east end of the property.
- a.3. Construct a Pedestrian Refuge Island on East Thomas Road (as conceptually shown on the site plan), to provide pedestrian access into and out of the site as determined by city staff.

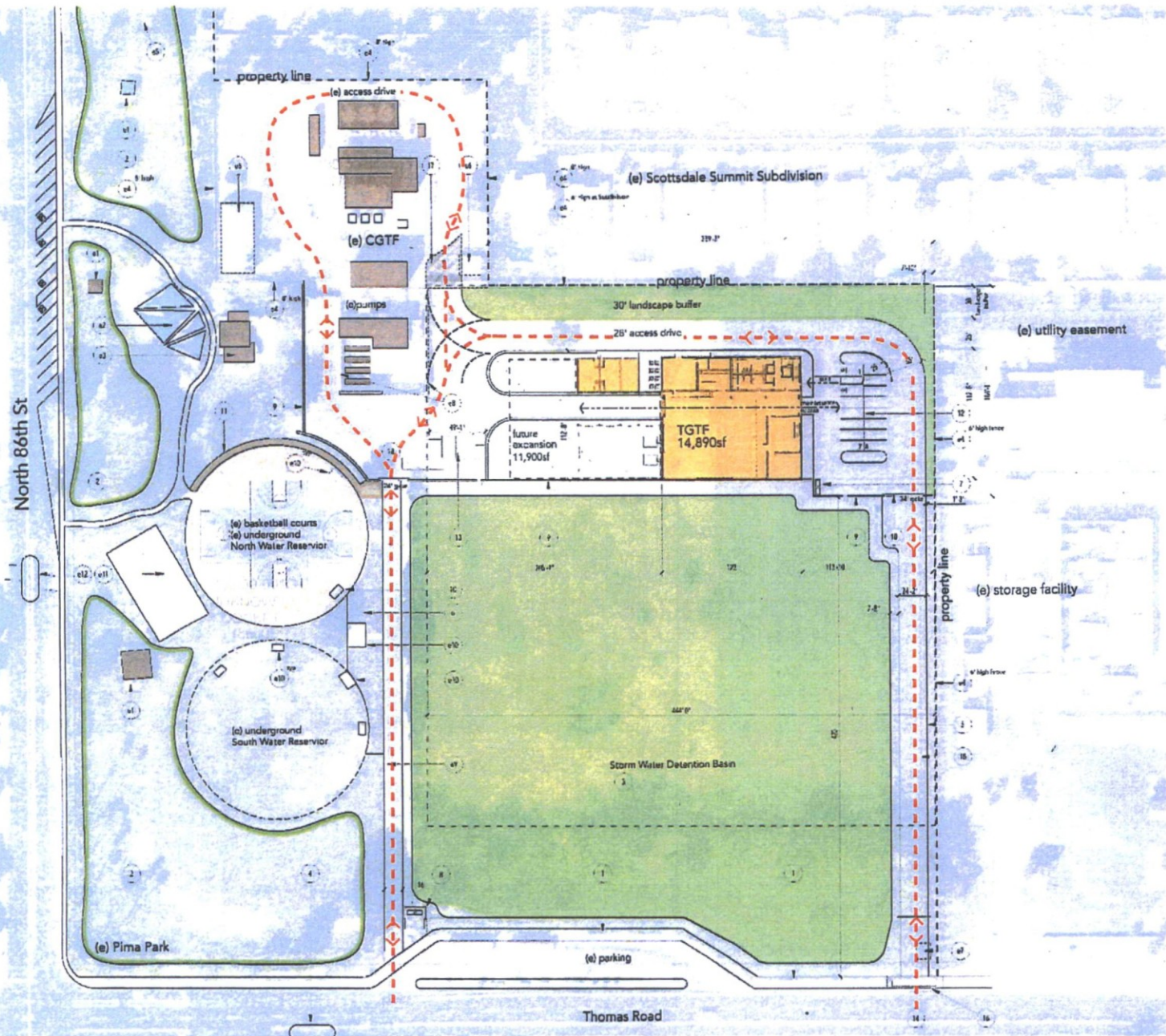


Existing Land Use (photo sizes are approximate)



Proposed Land Use (photo sizes are approximate)

Pima Road



General Notes

1. All proposed improvements are conceptual and are subject to individual approval processes prior to construction.
2. Existing and new fire hydrant spacing will conform to Fire Ordinance 4045.507.2.1.2.

Existing Site Amenities

- c1. Parks Picnic Ramadas.
- c2. Parks Playground.
- c3. Parks Restroom / Storage Building
- c4. Site wall (height as noted).
- c5. Remove and relocate Parks Department dumpster.
- c6. Remove Water Department Office / Storage Building.
- c7. Remove Parks Department Picnic Ramada.
- c8. Existing Water Department, Site B3 Yards to remain.
- c9. 16' access drive maintained for emergency vehicle access route (DSPM 2-1.802(B)).
- c10. Access hatch for Water Department underground water tanks.
- c11. Parks Tennis Courts.
- c12. Pedestrian refuge.

Proposed Site Plan Improvements

1. 10' wide multi-use path along Thomas Road.
2. Detention basin within existing park turf areas.
3. Detention basin with slope sides and turf at slopes and bottom. To be available as open space extension to Thomas Park.
4. 40 pedestrian refuge.
5. Driveway with controlled access from Thomas Road. For use by Water Department only. Must support minimum 83,000lb GVW per DSPM 2-1.802(B).
6. Decomposed granite service area with access from Water Yard. For use by water department only.
7. Dumpster for Water Department.
8. Dumpster for Parks Department, provide screen wall, gate, pad.
9. 8' high security wall with gates.
10. Relocated access hatch for underground tanks.
11. Decomposed granite path.
12. Water Department Staff Parking, covered.
13. Pump Rack for new TGTF building.
14. Fire lane, as depicted by --- --- ---
 Inside turning radius of 25'
 outside turning radius of 55' (DSPM 2-1.802(D)).
 Must support minimum GVW of 83,000lb (DSPM 2-1.802(B)).
 Turnaround meet DSPM 2-1.802(B).
15. Proposed Underground utilities.
16. CL-1 Driveway type per City of Scottsdale standard detail 2254, DSPM 5-3.200, DSPM 5-3.205.
17. 20' access drive easement.
18. Site access sliding gate with key switch/pre-emption sensor, per Fire Ordinance 4045.503.6.1

Additional Information for:
Pima Park Municipal Use Master Site Plan
Case: 8-UP-2017

PLANNING/DEVELOPMENT

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. wall design,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - c. plans for open space, and amenities such as ramadas, landscape buffers.
 - d. major stormwater management systems,
 - e. integration and connectivity from the new expanded park area to the existing park areas and amenities.

City of Scottsdale Pima Park Municipal Use Master Site Plan Update and Thomas Groundwater Treatment Facility – Application Narrative

Municipal Use Master Site Plan Overview

Pima Park was established in 1970, and is a complex blend of public park and water treatment facility. The current parcel configuration was approved in 1984, amended in 1988 to accommodate the installation of water reservoirs and pumpstation(s), and again in 1991 to accommodate the Central Groundwater Treatment Facility (CGTF), which opened in 1994. A later update to the MUMSP was approved in 2008 to expand the treatment facility into the park to the west of the CGTF, however, those improvements were never built.

In 2015, the City of Scottsdale acquired approximately five-acres of property directly east of Pima Park which is located northwest of Pima and Thomas Roads. Two of the five acres were purchased by Scottsdale Water for the purposes of building a treatment facility capable of controlling scale formation in the local water distribution and the remaining acreage is intended for use as a stormwater detention facility. The stormwater detention basin is a component of the Granite Reef Watershed Project which is a drainage and flood control capital improvement project that will manage the runoff from the 100-year storm with the objective of eliminating the FEMA designated floodplain for Granite Reef Wash.

The existing park provides recreational equipment (playground & sport courts) and visitor amenities (restrooms, ramadas, shade structures) along with a bosque of shade trees and picnic tables, and open grass fields.

Groundwater Treatment Facility:

The new Thomas Groundwater Treatment Facility will be a two-story approximately 15,000 square foot treatment facility designed to receive and treat a side stream of product water discharged from the CGTF. In addition to water treatment, the new Thomas Groundwater Treatment Facility will contain offices, a small laboratory, and a conference room for use by Scottsdale Water staff for meetings, training and presentations, and will be accessed from Thomas Road via a new driveway on the east side of the property east of the existing parking area.

Pima Park Detention Basin:

The Pima Park Detention Basin will encompass portions of the existing open space on Pima Park and the recently acquired property south of the proposed Thomas Groundwater Treatment Facility, and is a key element to the Granite Reef Watershed Improvement project. The basin will be drained through a low flow outlet pipe that will connect to existing stormdrain infrastructure. The surface treatment of all detention areas will be recreational turf available for public use. No formal sports facilities are planned as part of this update to the Municipal Use Master Site Plan.



Pima Park Municipal Use Master Site Plan

ATTACHMENT #4

8-UP-2017



Pima Park Municipal Use Master Site Plan

ATTACHMENT #5

8-UP-2017



Memorandum

To: Jeff Barnes, Planner, Development Services
From: Elaine Mercado, Sr. Project Manager, Capital Project Management
Date: April 24, 2017
Re: Neighborhood Notification Report
Municipal Use Master Site Plan Update for Pima Park and Thomas Groundwater Treatment Facility

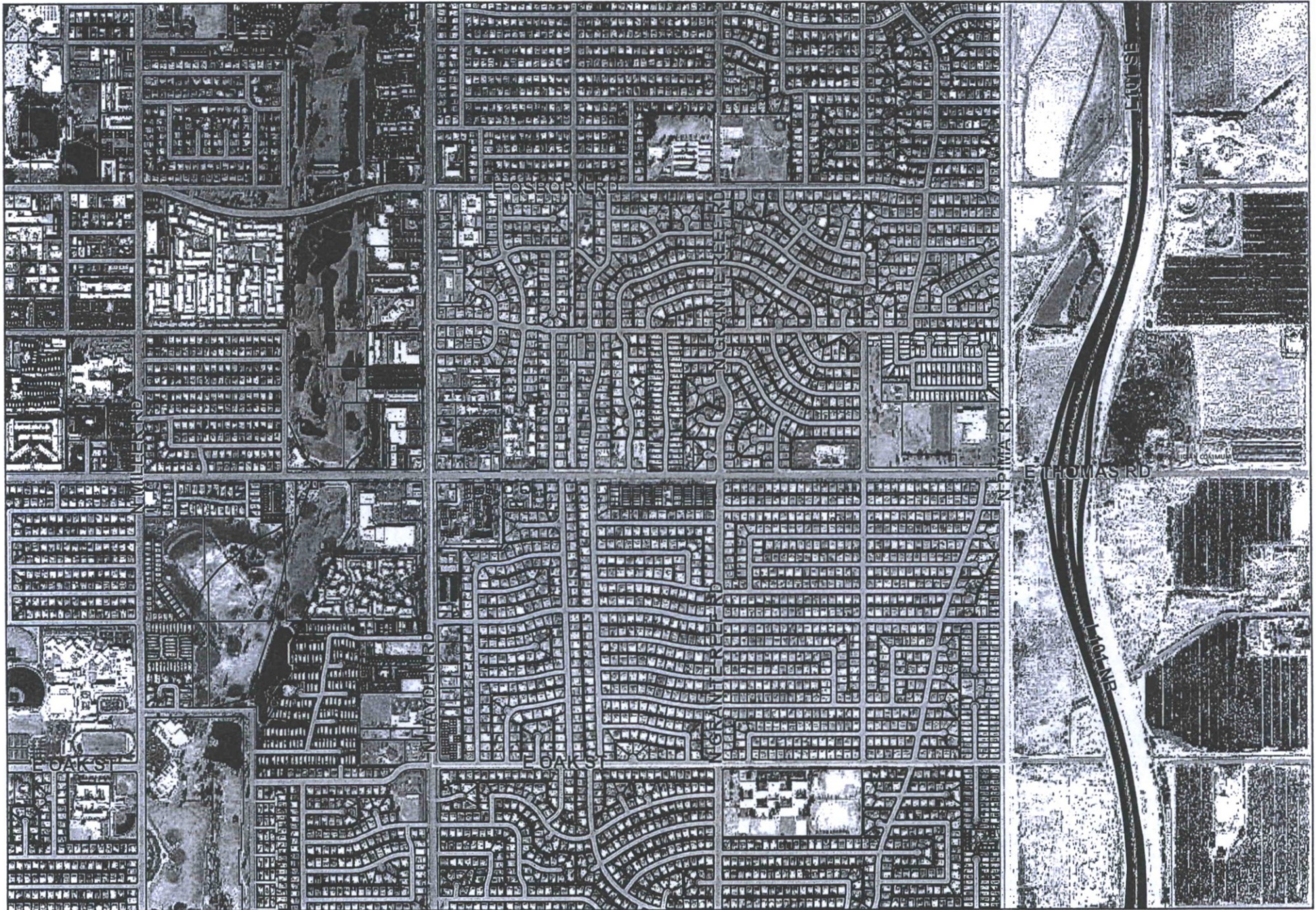
An initial open house meeting was held on September 21, 2016. Notices were sent to all property owners between Hayden and Pima Roads and Oak Street to Osborn Road. Generally, comments expressed overall approval for the project. One commenter requested a higher perimeter fence along the north boundary; however, the proposed project will not impact it or replace the existing developer built fence. Another comment requested the existing bathroom facilities be remodeled and upgraded. This is currently outside of the projects scope and cannot be funded by Water or Stormwater funds.

Notices were sent to property owners abutting the northern side of the new water treatment facility on Pinchot Avenue to attend a neighborhood meeting on Saturday, November 19, 2016. The purpose of the meeting was to show them the proposed site improvements and architectural renderings of the new water treatment facility. The concepts were met with general approval.

A follow-up open house meeting was held on March 15, 2017. Notices were again sent to all property owners between Hayden and Pima Roads and Oak Street to Osborn Road and a notice of the open house was posted at the park. Comments expressed overall approval for the project. Comments expressed a concern for existing noise and potential new noise sources, but were favorable regarding the proposed new building for the treatment facility.

Copies of correspondence, distribution maps, mailing addresses, sign-in sheets, and comment summaries are attached.

Pima Park Flyer Distribution



PUBLIC OPEN HOUSE



Come Learn About Planned Water and Stormwater Infrastructure Upgrades at Pima Park



A number of changes are coming to the city-owned site at 86th Street and Thomas Road that includes Pima Park and the Central Groundwater Treatment Facility. The city has obtained the large vacant parcel to the east of the park and plans to build a new water treatment facility and a stormwater retention basin. Additionally, minor changes are being proposed for Pima Park.

Join us for an open house on **Wednesday, September 21 at Grace Chapel, 8524 E. Thomas Road**. Stop by anytime between 4:30 - 6:30 p.m. to ask questions and let us know what you think.

The City of Scottsdale invites you to review the Municipal Use Master Site Plan to include the additional water treatment and land projects. We are soliciting comments in advance of submitting our application to the Planning Commission and Development Review Board.

Project Information Line: (480) 657-7900

Project elements include:

- Construction of the new Thomas Groundwater Treatment Facility to enhance water quality.
- Improvements to the Central Groundwater Treatment Facility to improve operational efficiencies.
- New stormwater retention basins as part of the Granite Reef Watershed project in order to protect area residents from major storm events.
- Potential alterations to park access to maximize space and improve safety.

We hope to see you on September 21 so we can share with you about the upgrades!



PUBLIC OPEN HOUSE



**Come Learn About Planned Water
and Stormwater Infrastructure
Upgrades at Pima Park**

Open House

Wednesday, September 21, 4:30 - 6:30 p.m.

Grace Chapel

8524 E. Thomas Road, Scottsdale

Can't make the open house?

Visit our project website to view the site plans and give us feedback. Visit ScottsdaleAZ.gov, search "Pima Park Infrastructure".

Project Information Line:

(480) 657-7900



Infrastructure Upgrades at Pima Park

September 21, 2016 Open House

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Diana Covington	8631 E Thomas Rd	Dianagain@gmail.com
JACK Piccola	8766 E Pinchot Ave.	piccola@cox.net
RICHARD NELSON	3014 N. 82 ND ST.	RNELSON77@COX.NET
Antoinette Johansson	8755 E. Pinchot Ave.	
GENEVIEVE ARNOLD	8446 E. CATALINA DR.	genarnold@cox.net
Sarah Schumann	3321 N. 85 TH Place	



Infrastructure Upgrades at Pima Park

September 21, 2016 Open House

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Johanna Pabst	8637 E. THOMAS	jap26@earthlink.net
John Munson	3231 N. 86 TH ST	JD.MUNSON@COX.NET
Andrew Castal	8524 E Thomas Rd	ACASTEEL@GCHAPEL.NET
Carol Whitehead	8055 E Thomas Rd	
Jeffrey Sadow	8413 E Wilshire Dr.	Sadow@cox.net
Robert Mueller	8672 E. Roanoke Ave.	bobandcarol92@g.com
Robert A. Henderson	8202 E. WILSHIRE DR.	ruready4rain@gmail.com



Comment Forms Received

Water and Stormwater Infrastructure Upgrades at Pima Park

September 21, 2016

CAROLYN CHESTEEN

3078 N. 87th Place
denim1010@aol.com

Thank you for answering all questions and concerns. I feel confident all the improvements and construction will prove to be beneficial to the area and control flooding with the new water basin.

JEFFREY SADOW

8413 E. Wilshire Dr.
sadow@cox.net

Informative! Things that many living in the area may not have been aware of. Plans look good on paper, but eliminating flooding hazard is priority. Thanks!

KATHY JIMENEZ

8683 E. Pinchot Ave.
kathyjimenez07@gmail.com

Request to make perimeter fence higher—15' – 20'—whatever height is allowed. Limit noisy trucks early in the morning. Thank you.

GENEVIEVE ARNOLD

8446 E. Catalina Dr.
genarnold@cox.net

Please provide name and phone number of project managers to contact for further information and concerns.

Would also appreciate receiving information regarding storage facility and why the surrounding neighbors have not been contacted.

Bathroom facilities at park need remodeling and upgrading.

Pre-treatment of disturbed areas for gophers.



Water & Stormwater Infrastructure Upgrades at Pima Park

Name: Carolyn Chesteen

Email: denim1010@aol.com

Address: 3078 N. 87th Place

Thank you for answering all my questions and concerns. I feel confident all the improvements and construction will prove to be beneficial to the area and control flooding with the new water basin.

September 21, 2016



Water & Stormwater Infrastructure Upgrades at Pima Park

Name: GENEVIEVE ARNOLD Email: genarnold@cox.net
Address: 8446 E. CATALINA DR.

*Please provide name & phone # of project manager
to contact for further information and concerns.*

*Would also appreciate receiving information
regarding storage facilities and why the
surrounding neighbors have not been
contacted.*

*Bathroom facilities at park need remodeling
and upgrading.*

Pre-treatment of disturbed areas for gophers.

September 21, 2016



Thank you.

Water & Stormwater Infrastructure Upgrades at Pima Park

Name: Kathy Jimenez Email: Kathyjimenez07@gmail.com
Address: 8083 E Pinchot Ave, Scottsdale, AZ 85251

Request to make Perimeter fence higher
15' to 20' whatever hight is allowed.
limit:
noisy trucks early in the morning

Thank you
[Signature]
September 21, 2016



November 10, 2016

Name
Address
Address

Dear XXX,

In 2015, the City of Scottsdale purchased the large vacant parcel to the east of the park and south of your neighborhood for the purpose of building a new water treatment facility and a storm water retention basin. The City has been making progress on the plans for the Thomas Groundwater Treatment Facility. The new building will ultimately be located adjacent to Pima Park on the northern end of the currently vacant lot.

As a resident or property owner whose home will be adjacent to this new facility, we would like to invite you to preview and comment on the planned improvements before we present them to the community at large and, ultimately, the Development Review Board.

Please join us for bagels and coffee **from 8:30-9:30 a.m. on Saturday, November 19th in the Pima Park Ramada off of 86th Street just north of the playground.** The project team will be on hand to review plans, hear your comments and answer questions. A public open house for the entire community will be held in early December.

We hope to see you on November 19th. In the meantime, please feel free to contact me with any questions.

Sincerely,

Elaine Mercado

Elaine Mercado, PE
Sr. Project Manager
City of Scottsdale/Capital Project Management
Direct: (480) 312-7985
EMercado@ScottsdaleAZ.gov

Neighborhood Meeting – Thomas Groundwater Treatment Facility

Name: LARRY LOEW Email: COMPUTER39@YAHOO.
Address: 8723 E. PINCHOT AVE; .COM

WHAT ~~TYPE~~ TYPE OF TREES WILL
YOU BE PLANTING?



November 19, 2016



PUBLIC OPEN HOUSE



Come Learn About Planned Water and Stormwater Infrastructure Upgrades at Pima Park



A number of changes are coming to the city-owned site at 86th Street and Thomas Road that includes Pima Park and the Central Groundwater Treatment Facility. The city has obtained the large vacant parcel to the east of the park and plans to build a new water treatment facility and a stormwater retention basin. Additionally, minor changes are being proposed for Pima Park.

Join us for an open house on **Wednesday, March 15 at Grace Chapel, 8524 E. Thomas Road**. Stop by anytime between 5:00 - 6:30 p.m. to ask questions and let us know what you think.

The City of Scottsdale invites you to review the Municipal Use Master Site Plan and Development Review Board Application to include the additional water treatment and stormwater project.

Project Information Line: (480) 657-7900

Project elements include:

- Construction of the new Thomas Groundwater Treatment Facility to enhance water quality.
- Improvements to the Central Groundwater Treatment Facility to improve operational efficiencies.
- New stormwater retention basins as part of the Granite Reef Watershed project in order to protect area residents from major storm events.
- Alterations to park access to maximize space and improve user experience.

We hope to see you on March 15 so you can learn about the upgrades and let us know what you think!



PUBLIC OPEN HOUSE



**Come Learn About Planned Water
and Stormwater Infrastructure
Upgrades at Pima Park**

Open House

Wednesday, March 15, 5:00 - 6:30 p.m.

Grace Chapel

8524 E. Thomas Road, Scottsdale

Can't make the open house?

Visit our project website to view the site plans and give us feedback. Visit ScottsdaleAZ.gov, search "Pima Park Infrastructure".

Project Information Line:

(480) 657-7900



Pima Park Infrastructure Improvements

Match 15, 2017 Public Meeting

Sign-In Sheet

NAME

ADDRESS

E-MAIL

Lee Chushareck	3109 W 81st Place	lchushareck@gmail.com
MARGUERITE BUNCHMAN	8774 E. PINCHOT AVE	MBUNCHMAN@COX.NET
DUNNIE FOSTER	3061 N. 87th WAY	See dfo@fosterarch.com
ALEX MCLAREN	1130 E OSBORN RD, SCOTTSDALE	alexmclaren@gmail.com
Brian Philabrum	8431 EAST Cambridge	b.p8342@gmail.com
Andrew CASTELL	8524 E Thomas Rd	ACASTELL@GCHAPEL.NET
Margie Hass	3132 N. 84th Pl.	phxwunder@cox.net
Irene Juras	3070 N 87th Pl	
Tom Niccum	8614 E. Roanoke Ave	tdniccum@aol.com

TGTF March 15, 2017 Public Comments

After the equipment retrofit appx 2005/2006 the sound from the plant increased and we would appreciate some noise abatement measures as are implemented in the new plant. The common area of the HOA could be approached as a resource. Also during power outages the existing plant backup generator is very loud and could use a sound dampening enclosure. What are the safeguards for the toxic chemical storage area in the new plant? What is the performance warranty, based on design, for the 36 hour drain plan for water retention area?

Put big trees in around H2O plant!

I like the overall design. I think it is very important to have the building be pleasing to the eyes and I like the design. Please be sure to keep/include mature trees and landscaping to keep with the overall look and also for the adjacent neighbors. Also this is in keeping with the look of Scottsdale. I really like the drainage area-I think it is very important to keep green spaces. Also some local artwork may be a nice addition.

Keep the retention area on the reservation. That's a great lagoon for the geese.

Thank you-can't stand in the way of progress. Please keep the homes that border the water treatment facility free from sound pollution. We all have an investment in our community-pure water included.

The design by Holly Street looks great. So glad to hear that Scottsdale went with a good looking design & that the landscape will include large trees and mature plants. Look forward to more green space.

Water & Stormwater Infrastructure Upgrades at Pima Park

Name: JAY HAUGEN

Email: HOME@HAUGENHOMES.COM

Address: 8637 E. AVALON

AFTER THE EQUIPMENT RETROFIT APPX 2005/2006 THE SOUND FROM THE PIANT INCREASED AND WE WOULD APPRECIATE SOME NOISE ABATEMENT MEASURES AS ARE IMPIEMENTED IN THE NEW PIANT. THE COMMON AREA OF THE HOA COULD BE APPROACHED AS A RESOURCE ALSO DURING POWER OUTAGES THE EXISTING PIANT BACKUP GENERATOR IS VERY LOUD AND COULD USE A SOUND DAMPENING ENCLLOSURE. WHAT ARE THE SAFEGUARDS FOR THE TOXIC CHEMICAL STORAGE AREA IN THE NEW PIANT? WHAT IS THE PERFORMANCE WARRANTY, BASED ON DESIGN, FOR THE 36 HOUR DRAIN PIANT FOR WATER RETENTION AREA



March 15, 2017

Water & Stormwater Infrastructure Upgrades at Pima Park

Name: Tom Niccum

Email: _____

Address: _____

Put big trees in around H2O plant!



March 15, 2017

Water & Stormwater Infrastructure Upgrades at Pima Park

Name: Kate Lew Email: katebaker7@gmail.com
Address: 8013 E. Angles #5281

I like the overall design. I think it is very important to have the building be pleasing to the eyes and I like the design. Please be sure to keep/include mature trees and landscaping to keep with the overall look and also for the adjacent neighbors. Also this is in keeping with the look of Scottsdale. I really like the drainage area - I think it is very important to keep green spaces. Also some local artwork maybe a nice addition.



March 15, 2017

Water & Stormwater Infrastructure Upgrades at Pima Park

Name: DUANE FOSTER Email: df@fosterarch.com
Address: _____

* KEEP THE RETENTION AREA ON THE
INDIAN RESERVATION,
THAT'S A GREAT LAGOON FOR THE GEESE.



March 15, 2017

Water & Stormwater Infrastructure Upgrades at Pima Park

Name: DVANE MYRNA FOSTER Email: df@fosterarch.com
Address: 3041 N. 87TH WAY - 85251

THANK YOU - CAN'T STAND IN THE WAY OF PROGRESS.
PLEASE KEEP THE HOMES THAT BORDER THE WATER
TREATMENT FACILITY FREE FROM SOUND POLLUTION.
WE ALL HAVE AN INVESTMENT IN OUR COMMUNITY - PURE
WATER INCLUDED.



March 15, 2017

Water & Stormwater Infrastructure Upgrades at Pima Park

Name: Lea Chesnoch Email: lchesnoch@gmail.com
Address: 3109 N 87th Place

The design by Holly Street looks great. So glad to hear
that Scottsdale went with a good looking design & that
the landscape will include large trees and mature plants
look forward to more green space



March 15, 2017



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

August 17, 2017

DRAFT SUMMARIZED MEETING MINUTES

PRESENT:

David N. Smith, Councilmember/Chair
Joe Young, Vice Chair
Paul Alessio, Planning Commissioner
Tammy Caputi, Development Member
Shakir Gushgari, Design Member
Mathew Mason, Development Member

ABSENT:

All Present

STAFF:

Steve Venker
Joe Padilla
Jeff Barnes
Jesus Murillo

CALL TO ORDER

Councilman Smith called the meeting of the Scottsdale Development Review Board to order at 1:01 P.M.

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:
http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

ROLL CALL

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

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to August 17, 2017 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the August 3, 2017 Development Review Board Meeting Minutes

VICE CHAIR YOUNG MOVED TO APPROVE THE AUGUST 3, 2017 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED A VOTE OF FIVE (5) TO ZERO (0) WITH COUNCILMAN SMITH ABSTAINING.

REGULAR AGENDA

3. 8-UP-2017 Pima Park Municipal Use Master Site Plan

Request a recommendation from the Development Review Board to the City Council, per Zoning Ordinance Sections 1.501 and 1.902.A.2.a, for a request by the City of Scottsdale for approval of a Municipal Use Master Site Plan amendment to accommodate the future expansion of the existing Pima Park and its Groundwater Treatment Facility on an 11.9-acre site.

VICE CHAIR YOUNG MOVED TO RECOMMEND APPROVAL WITH CONSIDERATIONS FOR 8-UP-2017 SECONDED BY COMMISSIONER ALESSIO. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

NON-ACTION ITEM

4. 13-UP-2017 Desert Discovery Center / Desert EDGE

Request preliminary review and comments regarding the City of Scottsdale proposal for a Municipal Use Master Site Plan, for the Desert Discovery Center, within the McDowell Sonoran Preserve.

THE BOARD HEARD A PRESENTATION BY STAFF REGARDING THE DESERT DISCOVERY CENTER / DESERT EDGE.

Development Review Board Meeting Minutes (08-17-17)

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 1:40 P.M.

CITY COUNCIL REPORT



Meeting Date: October 17, 2017
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Pima Park Municipal Use Master Site Plan 8-UP-2017

Request to consider the following:

Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 10920 approving a Municipal Use Master Site Plan amendment and Conditional Use Permit amendment to accommodate the future expansion of the existing Pima Park and the Thomas Groundwater Treatment Facility on a +/-11.9-acre site located at the northeast corner of N. 86th Street and E. Thomas Road, with Open Space (OS), Industrial Park (I-1), and Single-family Residential (R1-5) zoning.

Goal/Purpose of Request

The City of Scottsdale is proposing to expand the boundaries of the previously approved Pima Park to include a large storm water detention open space area and expand the Thomas Groundwater Treatment Facility (TGTF) building and enclosure area.

Key Items for Consideration

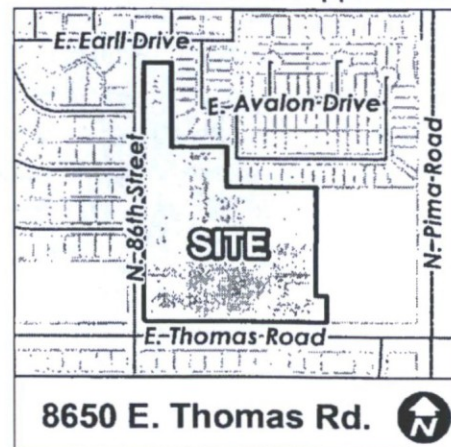
- Municipal Use Master Site Plan Criteria
- Conditional Use Permit Criteria
- 8-UP-2008 & 17-UP-2008 approved the previous MUMSP and TGTF
- No change to existing park amenities
- Development Review Board heard this case on August 17, 2017 and recommended approval with a 6-0 vote.
- Planning Commission heard this case on September 13, 2017 and recommended approval with a 6-0 vote.

OWNER

City of Scottsdale

APPLICANT CONTACT

Elaine Mercado
 City of Scottsdale
 480-312-7985



LOCATION

8650 East Thomas Road

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Developed Open Space (Parks), Employment, and Cultural/Institutional or Public Use. The Developed Open Space category includes public or private recreation areas, such as golf courses and city parks. Some developed open space may also be used as drainage facilities for flood control. Developed open spaces provide amenities for both residents and visitors. The employment category permits a range of employment uses from light manufacturing to light industrial and office uses. Employment areas should have access to adequate mobility systems and provide opportunities for business enterprises. The associated landscaping requirements may help create park-like settings and strict development standards help protect adjacent residential areas. The Cultural/Institutional/Public Use category includes a variety of public and private facilities including government buildings, schools, private and public utilities, and airports.

Zoning

The overall site is zoned Open Space district (O-S), Industrial Park district (I-1), and Single-family Residential district (R1-5). The I-1 and R1-5 zoning districts allow for Municipal Uses, and the O-S district allows for Municipal Uses with a Conditional Use Permit. Municipal uses on land greater than one (1) acre in size require the approval of a Municipal Use Master Site Plan (MUMSP). The existing park site was previously approved through the Municipal Use Master Site Plan (MUMSP) and Conditional Use Permit process under cases 8-UP-2008 and 17-UP-2008.

Context

The subject property is located at the northeast corner of East Thomas Road and North 86th Street. Pima Park currently exists at the northeast corner of East Thomas Road and North 86th Street and includes basketball courts, playground areas, open fields, and a community building along with the existing Thomas Groundwater Treatment Facility (TGTF) and its associated underground tanks and equipment. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: The existing Scottsdale Summit residential subdivision; zoned Single-family Residential district (R1-5).
- South: The existing Scottsdale Estates Eleven residential subdivision; zoned Single-family Residential district (R1-7).
- East: An existing Community Storage site; zoned Industrial Park district (I-1), and the Salt River Pima Maricopa Indian Community (SRPMIC) beyond;
- West: The existing Scottsdale Estates Eleven residential subdivision and an existing Place of Worship; zoned Single-family Residential district (R1-7).

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Zoning Ordinance
Previous MUMSP cases 8-UP-2008 & 17-UP-2008

APPLICANTS PROPOSAL

Development Information

The City of Scottsdale recently acquired an additional 4.8 acres of property to the east of the existing park site and is proposing to expand the boundaries of the previously approved MUMSP to include a large storm water detention open space area and expand the TGTF building and enclosure area. The proposed building will return to the Development Review Board for specific approval, but is expected to include two-story massing with equipment on the ground floor and office/monitoring above. There is an existing perimeter wall along the residences to the north and the new building is proposed to be setback approximately 60 feet including a 30 foot wide landscape buffer and 28 foot wide drive aisle.

- Existing Use: Pima Park and the Thomas Groundwater Treatment Facility
- Proposed Use: Pima Park and the Thomas Groundwater Treatment Facility
- Parcel Size: 11.9 net acres
- Building Height Allowed: 24 feet (O-S), 30 feet (R1-5), 36 feet (I-1)
- Building Height Proposed: 27 feet (for TGTF expansion in the I-1 area)

IMPACT ANALYSIS

Municipal Use Master Site Plan Criteria

In accordance with Section 1.501 of the Zoning Ordinance, the Development Review Board and Planning Commission shall review and make a recommendation to the City Council regarding a proposed MUMSP for any site larger than one (1) acre of gross lot area. The purpose of the MUMSP is to find that the proposed municipal use is of general community interest and to ensure that the general public has the opportunity to comment on the proposed use and site plan design. When evaluating a MUMSP, staff encourages the Development Review Board and Planning Commission to provide a recommendation pertaining to the proposed plan and the compatibility of the proposed use to the adjacent and abutting developments.

- **The expansion of the storm water detention area will bring more usable open space to the site, but is not anticipated to create additional impact on the surrounding area.**
- **The expansion of the Thomas Groundwater Treatment Facility is expected to include similar equipment and operations to that of the existing facility, but the new equipment will be contained within the proposed building lessening its visual and audible impact. Generally there would be minimal anticipated impact regarding noise, smoke, odor, dust, vibration, or illumination.**

Conditional Use Permit

The proposed expansion area of the TGTF is located in the portion of the site that is zoned I-1 district, which allows for Municipal Uses without the need for a Conditional Use Permit. Residual impacts of the expansion on the portion of the site that is zoned O-S district, are considered with the following Conditional Use Permit criteria.

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **The existing Thomas Groundwater Treatment Facility location is will continue to function as part of the treatment process. Where possible sound mitigation elements will be retained to maintain or reduce the level of existing impact of those operations. Generally there would be no anticipated increase regarding noise, smoke, odor, dust, vibration, or illumination.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **The existing parking for the park areas of the site will be maintained along N. 86th Street and along E. Thomas Road. The existing parking along E. Thomas Road is sufficient to meet the parking requirement for the expanded park area.**
 - **Employee parking for the Thomas Groundwater Treatment Facility will continue to be provided inside the facility walls.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - **Minimal changes are proposed affecting the portion of the site zoned O-S district.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
 - **There are no additional conditions specified for a Municipal Use Master Site Plan.**

Community Involvement

The applicant held an initial open house meeting on September 21, 2016, and a second open house meeting on November 19, 2016. A third open house meeting was held on March 15, 2017. Property owners located within 750 feet of the site were notified by both the applicant team and the City's Current Planning Department. The applicant received comments that were taken in to account for the development application submittal. Staff has received a few general inquiries and no additional written comments regarding this application.

OTHER BOARDS & COMMISSIONS

Development Review Board

This case was heard by the Development Review Board on August 17, 2017. They made a recommendation of approval to the City Council, with a vote of 6-0. The Development Review Board's recommendation also included a request that there be additional consideration for the new areas of the park to provide integration and connectivity to the existing park areas and amenities.

Planning Commission

Planning Commission heard this case on September 13, 2017 and recommended approval with a 6-0 vote. One speaker spoke conveying concerns regarding chemicals to be used at the expanded groundwater treatment facility. A representative from the applicant team addressed the concerns identifying that activities would be occurring within the proposed building and in accordance with typical safety and operational requirements.

Staff's Recommendation to Planning Commission:

Staff recommended that the Planning Commission find that the Municipal Use Master Site Plan criteria and the Conditional Use Permit criteria have been met, and make a recommendation to City Council for approval of the amendments to the Municipal Use Master Site Plan and Conditional Use Permit, per the attached stipulations.

RECOMMENDATION

Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 10920 approving a Municipal Use Master Site Plan amendment and Conditional Use Permit amendment to accommodate the future expansion of the existing Pima Park and the Thomas Groundwater Treatment Facility on a +/-11.9-acre site located at the northeast corner of N. 86th Street and E. Thomas Road, with Open Space (OS), Industrial Park (I-1), and Single-family Residential (R1-5) zoning.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

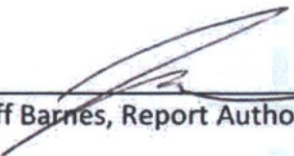
Jeff Barnes

Planner

480-312-2376

E-mail: jbarnes@ScottsdaleAZ.gov

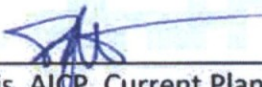
APPROVED BY



Jeff Barnes, Report Author

9/19/2017

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

9/28/2017

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

9/29/17

Date

ATTACHMENTS

1. Context Aerial
2. Resolution No. 10920
 - Exhibit 1: Aerial Close-Up
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Municipal Use Master Site Plan
 - Exhibit B to Exhibit 2: Improvements Site Plan
3. Additional Information
4. Applicant's Narrative
5. General Plan Land Use Map
6. Zoning Map
7. Citizen Involvement
8. City Notification Map
9. Development Review Board minutes (August 17, 2017)
10. September 13, 2017 Planning Commission minutes
11. September 13, 2017 Planning Commission public comment



Pima Park Municipal Use Master Site Plan

ATTACHMENT #1

8-UP-2017

RESOLUTION NO. 10920

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, APPROVING A MUNICIPAL USE MASTER SITE PLAN AMENDMENT AND CONDITIONAL USE PERMIT AMENDMENT TO ACCOMMODATE THE FUTURE EXPANSION OF THE EXISTING PIMA PARK AND ITS GROUNDWATER TREATMENT FACILITY ON A +/-11.9-ACRE SITE LOCATED AT THE NORTHEAST CORNER OF N. 86TH STREET AND E. THOMAS ROAD, WITH OPEN SPACE (OS), INDUSTRIAL PARK (I-1), AND SINGLE-FAMILY RESIDENTIAL (R1-5) ZONING.

WHEREAS, the Development Review Board held a public hearing on August 17, 2017; and

WHEREAS, the Planning Commission held a public hearing on September 13, 2017; and

WHEREAS, the City Council, held a public hearing on October 17, 2017.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that amending of this conditional use permit per stipulations set forth on Exhibit 2 will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and

Section 2. That the City Council finds the amended Municipal Use Master Site Plan for the existing Pima Park and its groundwater treatment facility provides an amenity to adjacent properties and the site plan proposes a municipal use of general community interest.

Section 3. That the amended Municipal Use Master Site Plan described in 8-UP-2017, for the property shown on Exhibit 1 and attached as Exhibit A and Exhibit B to Exhibit 2 is approved conditioned upon compliance with all stipulations attached hereto as Exhibit 2 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this ____ day of _____, 2017.


ATTEST:

CITY OF SCOTTSDALE, an Arizona municipal corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By: Joe Padilla, Deputy City Attorney



**Pima Park Municipal
Use Master Site Plan**

Resolution No. 10920
Exhibit 1
Page 1 of 1

8-UP-2017

**Stipulations for the Conditional Use Permit
For a Municipal Use Master Site Plan
Pima Park Municipal Use Master Site Plan
Case Number: 8-UP-2017**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

GOVERNANCE

1. **APPLICABILITY.** All stipulations of this case, 8-UP-2017, supersede all of the stipulations of case 8-UP-2008 and 17-UP-2009.

SITE DESIGN

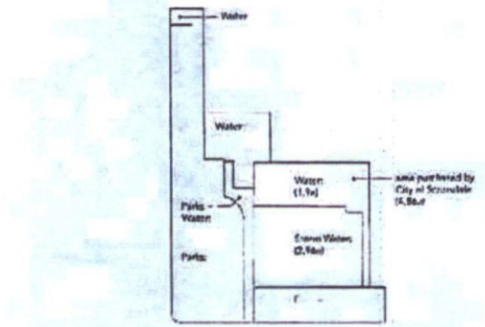
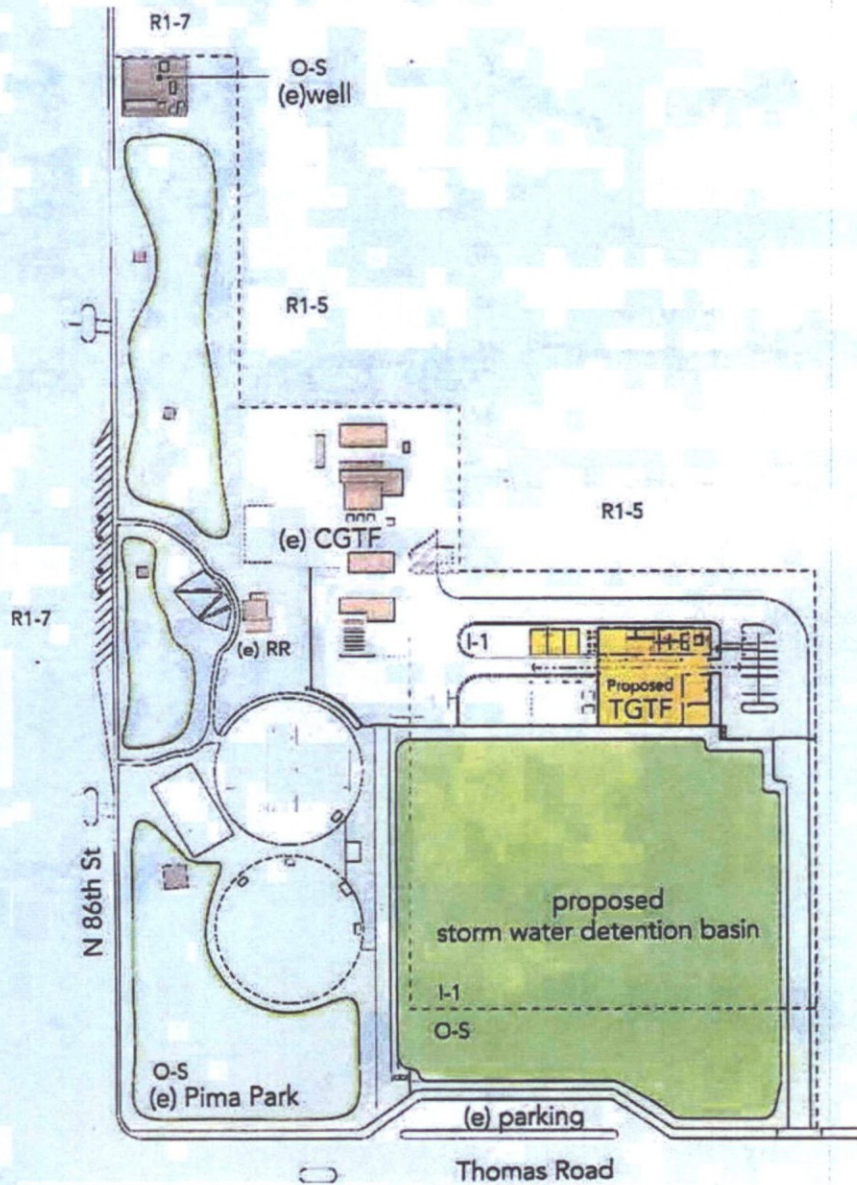
2. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform to the Municipal Use Master Site Plan and the Improvements Site Plan submitted by Waterworks Engineering and Holly Street Studio, with the city staff date of 6/21/2017, attached as Exhibit A to Exhibit 2 and Exhibit B to Exhibit 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Development Review Board, Planning Commission, and City Council.

INFRASTRUCTURE AND DEDICATIONS

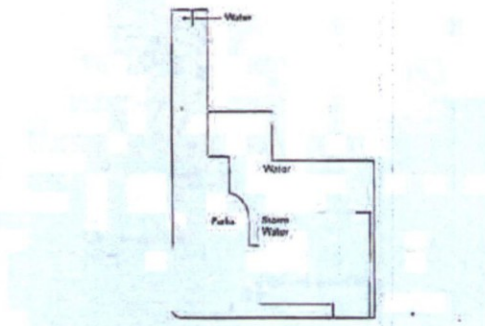
3. **CIRCULATION IMPROVEMENTS.** Before any permit is issued for the site, the owner shall make the required dedications and provide the following improvements:
 - a. **STREETS.** Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Right-of-way Dedications	Improvements	Notes and Requirements
East Thomas Road	Minor Arterial	None	Driveway	a.1., a.2., a.3.
North 86 th Street	Local	None	None	

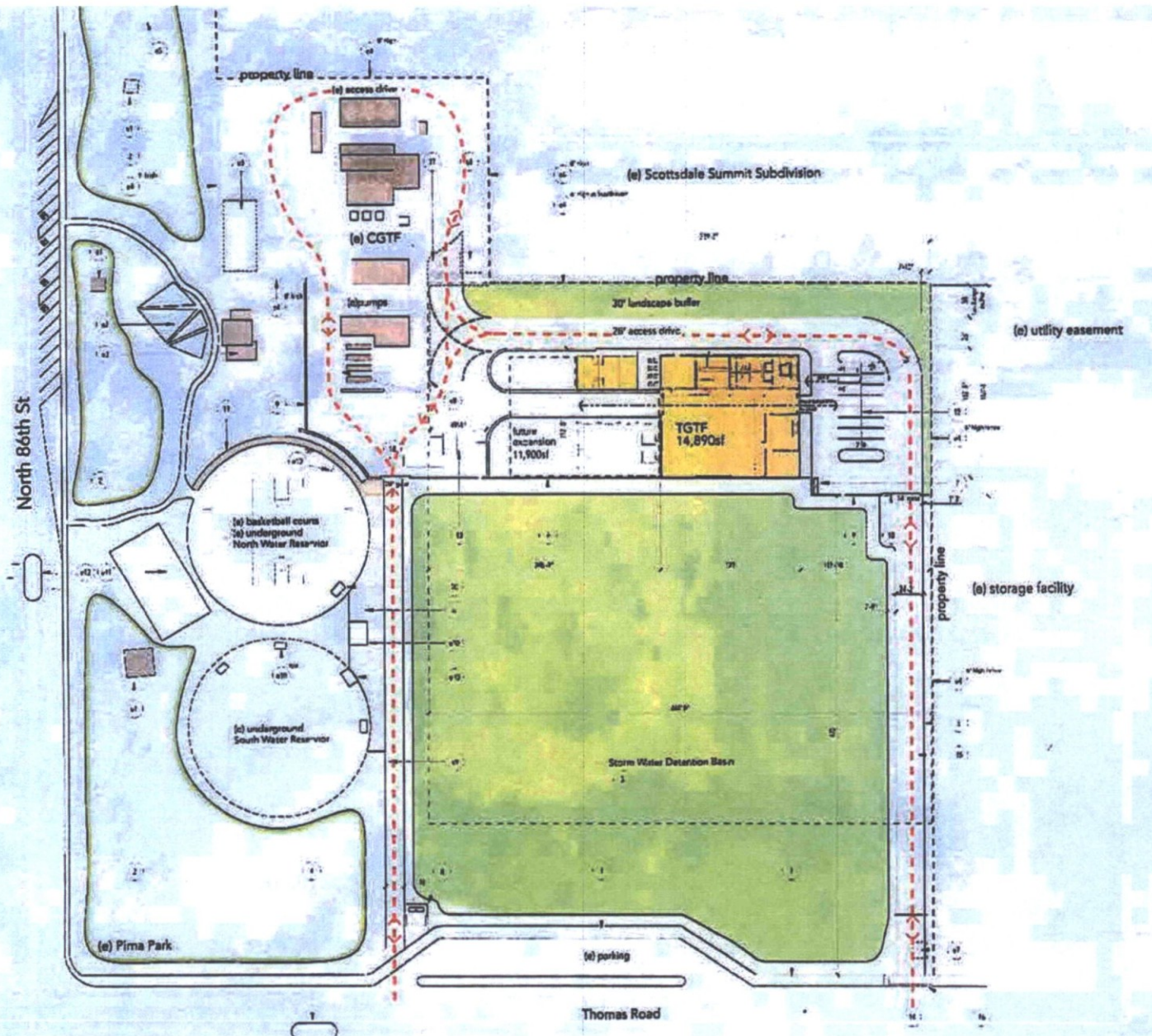
- a.1. Remove the existing sidewalk, curb and gutter and construct a twenty-four (24) foot-wide driveway with matching curb, gutter and sidewalk transitions.
- a.2. Construct a 10-foot-wide sidewalk along the Thomas Road frontage with transitions at 86th Street and the east end of the property.
- a.3. Construct a Pedestrian Refuge Island on East Thomas Road (as conceptually shown on the site plan), to provide pedestrian access into and out of the site as determined by city staff.



Existing Land Use (include sizes and approx. area)



Proposed Land Use (include sizes and approx. area)



General Notes

- All proposed improvements are conceptual and are subject to individual approval processes prior to construction.
- Existing and new fire hydrant spacing will conform to Fire Ordinance 4045.507.A-1.2.

Existing Site Amenities

- Parks Finner Remedies.
- Parks Playground.
- Parks Restroom / Storage Building.
- Site well (height as noted).
- Remove and relocate Parks Department dumpster.
- Remove Water Department Office / Storage Building.
- Remove Parks Department Picnic Ramada.
- Existing Water Department Site (2) Year wells as remains.
- 11' access drive maintained for emergency vehicle access (DSPM 2-1.002(B)).
- Access hatch for Water Department underground water tank.
- Parks Tennis Courts.
- Pedestrian refuge.

Proposed Site Plan Improvements

- 10' wide multi-use path along Thomas Road.
- Detention basin within existing park turf areas.
- Detention basin with slope sides and turf as slopes and bottom. To be available as open space extension to Thomas Park.
- 10' pedestrian refuge.
- Driveway with concealed access from Thomas Road. For use by Water Department only. Must support minimum 83,000lb OVV per DSPM 2-1.002(D).
- Decomposed granite service area with access from Water Yard. For use by water department only.
- Dumpster for Water Department.
- Dumpster for Parks Department, provide access wall, gate, pad.
- 8' high security wall with gates.
- Relocated access hatch for underground tanks.
- Decomposed granite path.
- Water Department Staff Parking (covered).
- Pump Room for new TGTF building.
- Fire (4x6, 40' deep clad by 1" ... inside turning radius of 25', outside turning radius of 35' (DSPM 2-1.002(D)). Must support minimum OVV of 83,000lb (DSPM 2-1.002(B)). Turntable must DSPM 2-1.002(B)).
- Proposed Livestock utility.
- CL-1 Driveway type per City of Scottsdale standards detail 2756, DSPM 5-3.200, DSPM 5-3.205.
- 26' access drive easement.
- Site access closing gate with key switch/pre-emption sensor, per Fire Ordinance 4045.503.A.1

Additional Information for:
Pima Park Municipal Use Master Site Plan
Case: 8-UP-2017

PLANNING/DEVELOPMENT

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. wall design,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - c. plans for open space, and amenities such as ramadas, landscape buffers.
 - d. major stormwater management systems,
 - e. integration and connectivity from the new expanded park area to the existing park areas and amenities.

City of Scottsdale Pima Park Municipal Use Master Site Plan Update and Thomas Groundwater Treatment Facility – Application Narrative

Municipal Use Master Site Plan Overview

Pima Park was established in 1970, and is a complex blend of public park and water treatment facility. The current parcel configuration was approved in 1984, amended in 1988 to accommodate the installation of water reservoirs and pumpstation(s), and again in 1991 to accommodate the Central Groundwater Treatment Facility (CGTF), which opened in 1994. A later update to the MUMSP was approved in 2008 to expand the treatment facility into the park to the west of the CGTF, however, those improvements were never built.

In 2015, the City of Scottsdale acquired approximately five-acres of property directly east of Pima Park which is located northwest of Pima and Thomas Roads. Two of the five acres were purchased by Scottsdale Water for the purposes of building a treatment facility capable of controlling scale formation in the local water distribution and the remaining acreage is intended for use as a stormwater detention facility. The stormwater detention basin is a component of the Granite Reef Watershed Project which is a drainage and flood control capital improvement project that will manage the runoff from the 100-year storm with the objective of eliminating the FEMA designated floodplain for Granite Reef Wash.

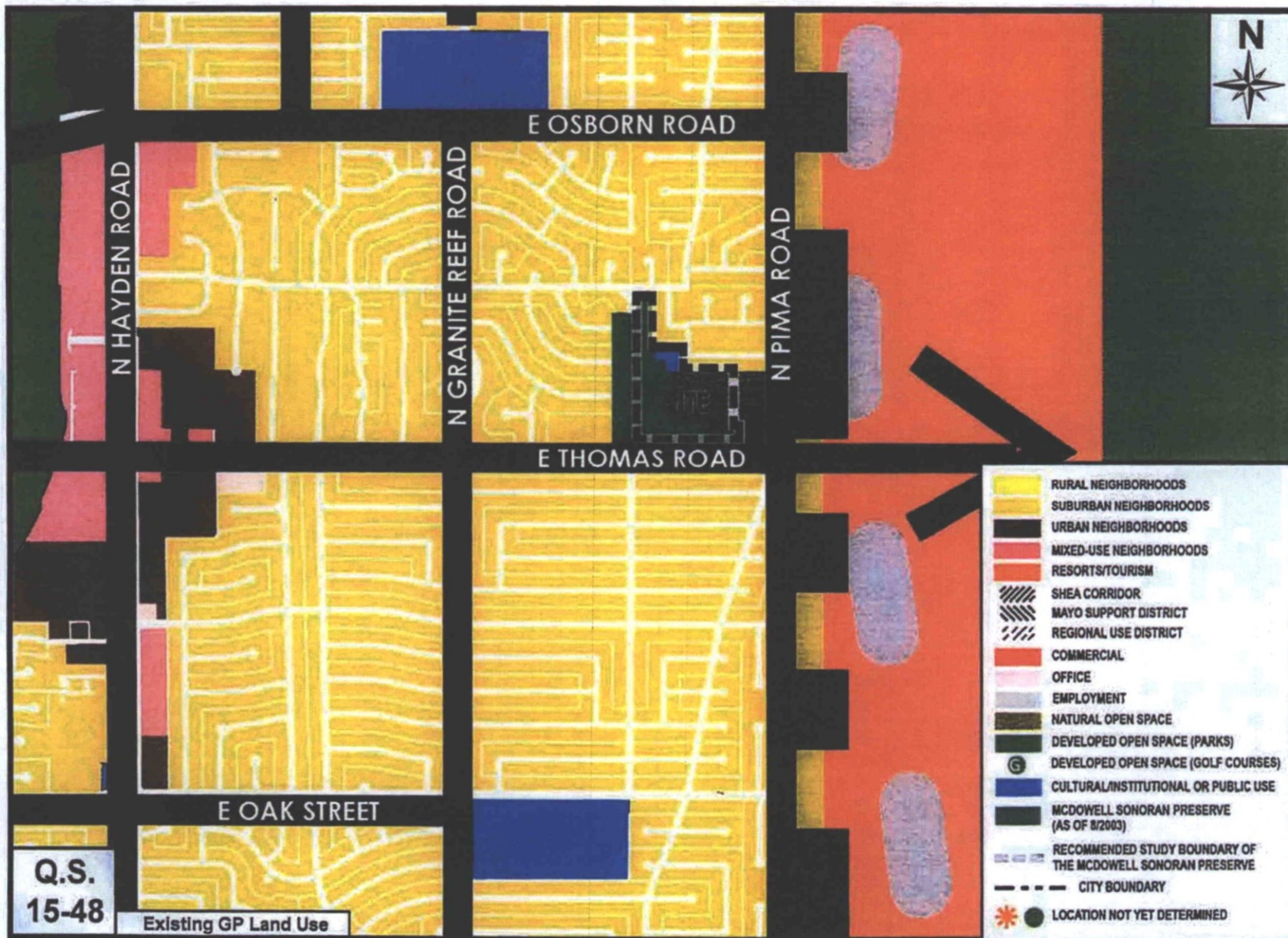
The existing park provides recreational equipment (playground & sport courts) and visitor amenities (restrooms, ramadas, shade structures) along with a bosque of shade trees and picnic tables, and open grass fields.

Groundwater Treatment Facility:

The new Thomas Groundwater Treatment Facility will be a two-story approximately 15,000 square foot treatment facility designed to receive and treat a side stream of product water discharged from the CGTF. In addition to water treatment, the new Thomas Groundwater Treatment Facility will contain offices, a small laboratory, and a conference room for use by Scottsdale Water staff for meetings, training and presentations, and will be accessed from Thomas Road via a new driveway on the east side of the property east of the existing parking area.

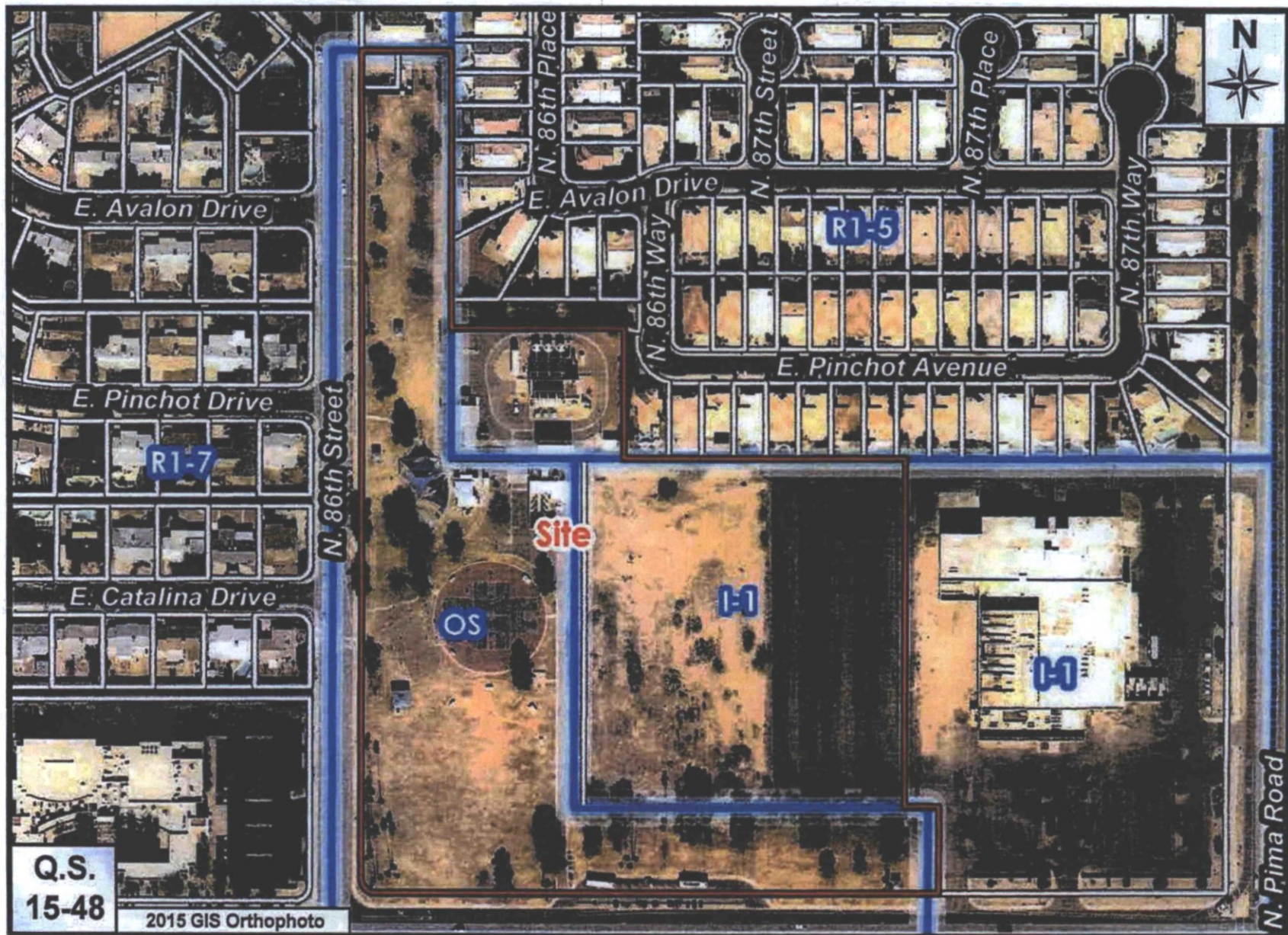
Pima Park Detention Basin:

The Pima Park Detention Basin will encompass portions of the existing open space on Pima Park and the recently acquired property south of the proposed Thomas Groundwater Treatment Facility, and is a key element to the Granite Reef Watershed Improvement project. The basin will be drained through a low flow outlet pipe that will connect to existing stormdrain infrastructure. The surface treatment of all detention areas will be recreational turf available for public use. No formal sports facilities are planned as part of this update to the Municipal Use Master Site Plan.



Pima Park Municipal Use Master Site Plan

8-UP-2017



Pima Park Municipal Use Master Site Plan

8-UP-2017

Memorandum

To: Jeff Barnes, Planner, Development Services
From: Elaine Mercado, Sr. Project Manager, Capital Project Management
Date: April 24, 2017
Re: Neighborhood Notification Report
Municipal Use Master Site Plan Update for Pima Park and Thomas Groundwater Treatment Facility

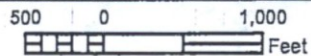
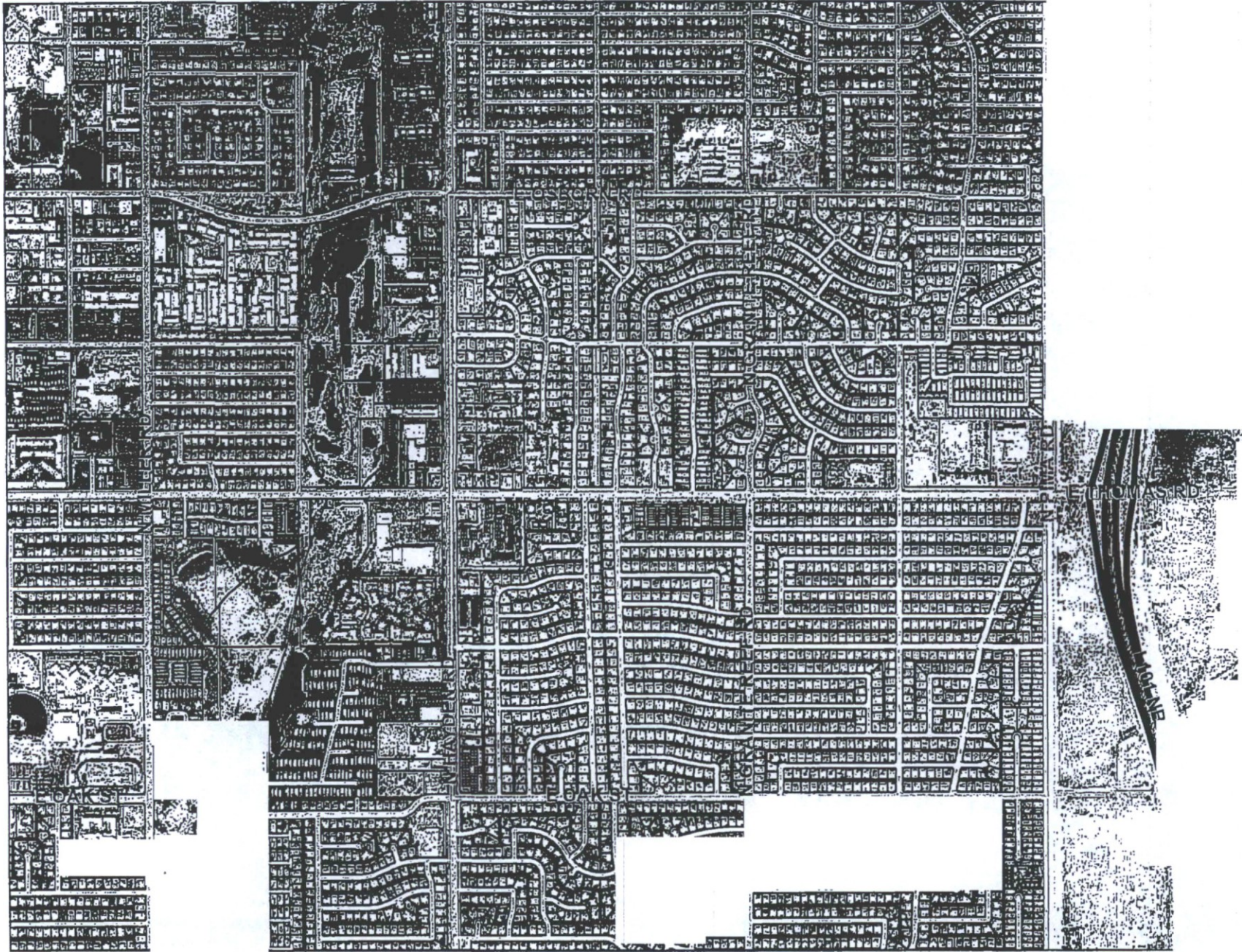
An initial open house meeting was held on September 21, 2016. Notices were sent to all property owners between Hayden and Pima Roads and Oak Street to Osborn Road. Generally, comments expressed overall approval for the project. One commenter requested a higher perimeter fence along the north boundary; however, the proposed project will not impact it or replace the existing developer built fence. Another comment requested the existing bathroom facilities be remodeled and upgraded. This is currently outside of the projects scope and cannot be funded by Water or Stormwater funds.

Notices were sent to property owners abutting the northern side of the new water treatment facility on Pinchot Avenue to attend a neighborhood meeting on Saturday, November 19, 2016. The purpose of the meeting was to show them the proposed site improvements and architectural renderings of the new water treatment facility. The concepts were met with general approval.

A follow-up open house meeting was held on March 15, 2017. Notices were again sent to all property owners between Hayden and Pima Roads and Oak Street to Osborn Road and a notice of the open house was posted at the park. Comments expressed overall approval for the project. Comments expressed a concern for existing noise and potential new noise sources, but were favorable regarding the proposed new building for the treatment facility.

Copies of correspondence, distribution maps, mailing addresses, sign-in sheets, and comment summaries are attached.

Pima Park Flyer Distribution



bbutler
9/6/2016 11:17:43 AM

Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.



PUBLIC OPEN HOUSE



Come Learn About Planned Water and Stormwater Infrastructure Upgrades at Pima Park



A number of changes are coming to the city-owned site at 86th Street and Thomas Road that includes Pima Park and the Central Groundwater Treatment Facility. The city has obtained the large vacant parcel to the east of the park and plans to build a new water treatment facility and a stormwater retention basin. Additionally, minor changes are being proposed for Pima Park.

Join us for an open house on **Wednesday, September 21 at Grace Chapel, 8524 E. Thomas Road**. Stop by anytime between 4:30 - 6:30 p.m. to ask questions and let us know what you think.

The City of Scottsdale invites you to review the Municipal Use Master Site Plan to include the additional water treatment and land projects. We are soliciting comments in advance of submitting our application to the Planning Commission and Development Review Board.

Project Information Line: (480) 657-7900

Project elements include:

- Construction of the new Thomas Groundwater Treatment Facility to enhance water quality.
- Improvements to the Central Groundwater Treatment Facility to improve operational efficiencies.
- New stormwater retention basins as part of the Granite Reef Watershed project in order to protect area residents from major storm events.
- Potential alterations to park access to maximize space and improve safety.

We hope to see you on September 21 so we can share with you about the upgrades!



PUBLIC OPEN HOUSE



**Come Learn About Planned Water
and Stormwater Infrastructure
Upgrades at Pima Park**

Open House

Wednesday, September 21, 4:30 - 6:30 p.m.

Grace Chapel

8524 E. Thomas Road, Scottsdale

Can't make the open house?

Visit our project website to view the site plans and give us feedback. Visit ScottsdaleAZ.gov, search "Pima Park Infrastructure".

Project Information Line:

(480) 657-7900



Infrastructure Upgrades at Pima Park

September 21, 2016 Open House

Sign-In Sheet

NAME

ADDRESS

E-MAIL

NAME	ADDRESS	E-MAIL
Diana Covington	8631 E Thomas Rd	Dianagain@gmail.com
JACK Piccola	8766 E Pinchot Ave.	piccola@cox.net
RICHARD NELSON	3014 N. 82 ND ST.	RNELSON77@COX.NET
Antoinette Johansson	8755 E. Pinchot Ave.	
GENEVIEVE ARNOLD	8446 E. CATALINA DR.	genarnold@cox.net
Sarah Schumann	3321 N. 85 TH Place	

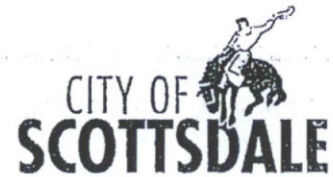


Infrastructure Upgrades at Pima Park

September 21, 2016 Open House

Sign-In Sheet

NAME	ADDRESS	E-MAIL
Johanna Pabst	8637 E. THOMAS	jap26@earthlink.net
John Munson	3231 N. 86 TH ST	JD.MUNSON@COX.NET
Andrew Crystal	8524 E Thomas Rd	ACASTEEL@GCHAPEL.NET
Carol Whitehead	8055 E Thomas Rd	
Jeffrey Sadow	8413 E Wilshire Dr.	Sadow@cox.net
Robert Mueller	8672 E. Roanoke Ave	bobandcarol92@a.com
Robert A. Henderson	8202 E. WILSHIRE DR.	rurcady4rain@gmail.com



Comment Forms Received

Water and Stormwater Infrastructure Upgrades at Pima Park

September 21, 2016

CAROLYN CHESTEEN

3078 N. 87th Place
denim1010@aol.com

Thank you for answering all questions and concerns. I feel confident all the improvements and construction will prove to be beneficial to the area and control flooding with the new water basin.

JEFFREY SADOW

8413 E. Wilshire Dr.
sadow@cox.net

Informative! Things that many living in the area may not have been aware of. Plans look good on paper, but eliminating flooding hazard is priority. Thanks!

KATHY JIMENEZ

8683 E. Pinchot Ave.
kathyjimenez07@gmail.com

Request to make perimeter fence higher—15'—20'—whatever height is allowed. Limit noisy trucks early in the morning. Thank you.

GENEVIEVE ARNOLD

8446 E. Catalina Dr.
genarnold@cox.net

Please provide name and phone number of project managers to contact for further information and concerns.

Would also appreciate receiving information regarding storage facility and why the surrounding neighbors have not been contacted.

Bathroom facilities at park need remodeling and upgrading.

Pre-treatment of disturbed areas for gophers.

SCOTTSDALE

Water & Stormwater Infrastructure Upgrades at Pima Park

Name: C. Evelyn Chesteen Email: denim1010@aol.com
Address: 3078 N. 87th Place

*Thank you for answering all my questions
and concerns. I feel confident all the
improvements and construction will prove
to be beneficial to the area and control
flooding with the new water basin.*

September 21, 2016



Water & Stormwater Infrastructure Upgrades at Pima Park


Name: GENEVIEVE ARNOLD Email: genarnold@cox.net
Address: 8446 E. CATALINA DR.

Please provide name & phone # of project managers
to contact for further information and concerns.

information
& why they
not been

contacted I U

Bathroom facilities at park need remodeling
and upgrading.

Pre-tr id areas for gopher 

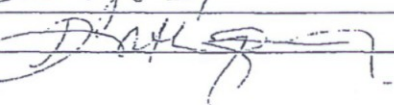
September 21, 2016

Thank you.

Water & Stormwater Infrastructure Upgrades at Pima Park

Name: Kathy Jimenez Email: Kathyjimenez07@gmail.com
Address: 8083 E Pinchot Ave, Scottsdale, AZ 85251

Request to make Perimeter fence higher
15' to 20' whatever height is allowed
limit:
noise trucks early in the morning

Thank you


September 21, 2016



November 10, 2016

Name
Address
Address

Dear XXX,

In 2015, the City of Scottsdale purchased the large vacant parcel to the east of the park and south of your neighborhood for the purpose of building a new water treatment facility and a storm water retention basin. The City has been making progress on the plans for the Thomas Groundwater Treatment Facility. The new building will ultimately be located adjacent to Pima Park on the northern end of the currently vacant lot.

As a resident or property owner whose home will be adjacent to this new facility, we would like to invite you to preview and comment on the planned improvements before we present them to the community at large and, ultimately, the Development Review Board.

Please join us for bagels and coffee **from 8:30-9:30 a.m. on Saturday, November 19th in the Pima Park Ramada off of 86th Street just north of the playground.** The project team will be on hand to review plans, hear your comments and answer questions. A public open house for the entire community will be held in early December.

We hope to see you on November 19th. In the meantime, please feel free to contact me with any questions.

Sincerely,

Elaine Mercado

Elaine Mercado, PE
Sr. Project Manager
City of Scottsdale/Capital Project Management
Direct: (480) 312-7985
EMercado@ScottsdaleAZ.gov

Neighborhood Meeting – Thomas Groundwater Treatment Facility

Name: LARRY LOEW Email: COMPUTER39@YAHOO.
Address: 8723 E. PINCHOT AVE, .COM

WHAT ~~ARE~~ TYPE OF TREES WILL
YOU BE PLANTING?

November 19, 2016





PUBLIC OPEN HOUSE

Come Learn About Planned Water and Stormwater Infrastructure Upgrades at Pima Park



A number of changes are coming to the city-owned site at 86th Street and Thomas Road that includes Pima Park and the Central Groundwater Treatment Facility. The city has obtained the large vacant parcel to the east of the park and plans to build a new water treatment facility and a stormwater retention basin. Additionally, minor changes are being proposed for Pima Park.

Join us for an open house on **Wednesday, March 15 at Grace Chapel, 8524 E. Thomas Road**. Stop by anytime between 5:00 - 6:30 p.m. to ask questions and let us know what you think.

The City of Scottsdale invites you to review the Municipal Use Master Site Plan and Development Review Board Application to include the additional water treatment and stormwater project.

Project Information Line: (480) 657-7900

Project elements include:

- Construction of the new Thomas Groundwater Treatment Facility to enhance water quality.
- Improvements to the Central Groundwater Treatment Facility to improve operational efficiencies.
- New stormwater retention basins as part of the Granite Reef Watershed project in order to protect area residents from major storm events.
- Alterations to park access to maximize space and improve user experience.

We hope to see you on March 15 so you can learn about the upgrades and let us know what you think!



PUBLIC OPEN HOUSE



**Come Learn About Planned Water
and Stormwater Infrastructure
Upgrades at Pima Park**

Open House

Wednesday, March 15, 5:00 - 6:30 p.m.

Grace Chapel

8524 E. Thomas Road, Scottsdale

Can't make the open house?

Visit our project website to view the site plans and give us feedback. Visit ScottsdaleAZ.gov, search "Pima Park Infrastructure".

Project Information Line:

(480) 657-7900





Pima Park Infrastructure Improvements

Match 15, 2017 Public Meeting

Sign-In Sheet

NAME

ADDRESS

E-MAIL

NAME	ADDRESS	E-MAIL
Lee Chustarck	3109 W 81st Place	lchustarck@gmail.com
MARGUERITE BUNCHMAN	8774 E. PINCHOT AVE	MBUNCHMAN@COX.NET
DUANE FOSTER	3061 N. 87th WAY	See df@fosterarch.com
ALEX MCLAREN	1150 E OSBORN RD, SCOTTSDALE	alexmclaren@gmail.com
Brian Philabrum	8431 EAST Cambridge	b.p8342@gmail.com
Andrew CASTELL	8524 E Thomas Rd	ACASTELL@GCHAPEL.NET
Margie Hoss	3132 N. 84th Pl.	phawander@cox.net
Irem Juras	3070 N 87th Pl	
Tom Niccum	8614 E. Roanoke Ave	tdniccum@aol.com

TGTF March 15, 2017 Public Comments

After the equipment retrofit appx 2005/2006 the sound from the plant increased and we would appreciate some noise abatement measures as are implemented in the new plant. The common area of the HOA could be approached as a resource. Also during power outages the existing plant backup generator is very loud and could use a sound dampening enclosure. What are the safeguards for the toxic chemical storage area in the new plant? What is the performance warranty, based on design, for the 36 hour drain plan for water retention area?

Put big trees in around H2O plant!

I like the overall design. I think it is very important to have the building be pleasing to the eyes and I like the design. Please be sure to keep/include mature trees and landscaping to keep with the overall look and also for the adjacent neighbors. Also this is in keeping with the look of Scottsdale. I really like the drainage area-I think it is very important to keep green spaces. Also some local artwork may be a nice addition.

Keep the retention area on the reservation. That's a great lagoon for the geese.

Thank you-can't stand in the way of progress. Please keep the homes that border the water treatment facility free from sound pollution. We all have an investment in our community-pure water included.

The design by Holly Street looks great. So glad to hear that Scottsdale went with a good looking design & that the landscape will include large trees and mature plants. Look forward to more green space.

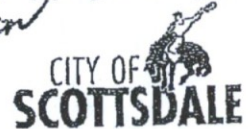
Water & Stormwater Infrastructure Upgrades at Pima Park

Name: JAY HAUGEN

Email: HOME@HAUGENHOMES.COM

Address: 8637 E. AVALON

AFTER THE EQUIPMENT RETROFIT APPX 2005/2006 THE SOUND FROM THE PIANT INCREASED AND WE WOULD APPRECIATE SOME NOISE ABATEMENT MEASURES AS ARE IMPLEMENTED IN THE NEW PIANT. THE COMMON AREA OF THE HOA COULD BE APPROACHED AS A RESOURCE ALSO DURING POWER OUTAGES THE EXISTING PIANT BACKUP GENERATOR IS VERY LOUD AND COULD USE A SOUND DAMPENING ENCLOSURE. WHAT ARE THE SAFEGUARDS FOR THE TOXIC CHEMICAL STORAGE AREA IN THE NEW PIANT? WHAT IS THE PERFORMANCE WARRANTY, BASED ON DESIGN, FOR THE 36 HOUR DRAIN PLAN FOR WATER RETENTION AREA



March 15, 2017

Water & Stormwater Infrastructure Upgrades at Pima Park

Name: Tom Niccum

Email: _____

Address: _____

Put big trees in around H₂O plant!



March 15, 2017

Water & Stormwater Infrastructure Upgrades at Pima Park

Name: Kate Lew

Email: katebaker7@gmail.com

Address: 8013 E. Angles #5251

I like the overall design. I think it is very important to have the building be pleasing to the eyes and I like the design. Please be sure to keep/include mature trees and landscaping to keep with the overall look and also for the adjacent neighbors. Also this is in keeping with the look of Scottsdale. I really like the drainage area - I think it is very important to keep green spaces. Also some local artwork may be a nice addition.



March 15, 2017

Water & Stormwater Infrastructure Upgrades at Pima Park

Name: Duane Foster

Email: df@fosterarch.com

Address: _____

* KEEP THE RETENTION AREA ON THE INDIAN RESERVATION,

THAT'S A GREAT LAGOON FOR THE GEESE.



March 15, 2017

Water & Stormwater Infrastructure Upgrades at Pima Park

Name: DANEY MYRNA FOSTER Email: df@fosterarch.com
Address: 3041 N. 87TH WAY - 85251

THANK YOU - CAN'T STAND IN THE WAY OF PROGRESS.
PLEASE KEEP THE HOMES THAT BORDER THE WATER
TREATMENT FACILITY FREE FROM SOUND POLLUTION.
WE ALL HAVE AN INVESTMENT IN OUR COMMUNITY - PURE
WATER INCLUDED.

March 15, 2017



Water & Stormwater Infrastructure Upgrades at Pima Park

Name: Lea Cheshnuck Email: lcheshnuck@gmail.com
Address: 3109 N 91st Place

The design by Holly Street looks great. So glad to hear
that Scottsdale went with a good looking design & that
the landscape will include large trees and mature plants
look forward to more green space

March 15, 2017



City Notifications – Mailing List Selection Map



Map Legend:

-  Site Boundary
-  Properties within 750-feet
- 375 Postcards

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Pima Park Municipal Use Master Site Plan

8-UP-2017

ATTACHMENT 8



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

August 17, 2017

DRAFT SUMMARIZED MEETING MINUTES

PRESENT:

David N. Smith, Councilmember/Chair
Joe Young, Vice Chair
Paul Alessio, Planning Commissioner
Tammy Caputi, Development Member
Shakir Gushgari, Design Member
Mathew Mason, Development Member

ABSENT:

All Present

STAFF:

Steve Venker
Joe Padilla
Jeff Barnes
Jesus Murillo

CALL TO ORDER

Councilman Smith called the meeting of the Scottsdale Development Review Board to order at 1:01 P.M.

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:
http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

ROLL CALL

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

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to August 17, 2017 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the August 3, 2017 Development Review Board Meeting Minutes

VICE CHAIR YOUNG MOVED TO APPROVE THE AUGUST 3, 2017 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED A VOTE OF FIVE (5) TO ZERO (0) WITH COUNCILMAN SMITH ABSTAINING.

REGULAR AGENDA

3. 8-UP-2017 Pima Park Municipal Use Master Site Plan

Request a recommendation from the Development Review Board to the City Council, per Zoning Ordinance Sections 1.501 and 1.902.A.2.a, for a request by the City of Scottsdale for approval of a Municipal Use Master Site Plan amendment to accommodate the future expansion of the existing Pima Park and its Groundwater Treatment Facility on an 11.9-acre site.

VICE CHAIR YOUNG MOVED TO RECOMMEND APPROVAL WITH CONSIDERATIONS FOR 8-UP-2017 SECONDED BY COMMISSIONER ALESSIO. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

NON-ACTION ITEM

4. 13-UP-2017 Desert Discovery Center / Desert EDGE

Request preliminary review and comments regarding the City of Scottsdale proposal for a Municipal Use Master Site Plan, for the Desert Discovery Center, within the McDowell Sonoran Preserve.

THE BOARD HEARD A PRESENTATION BY STAFF REGARDING THE DESERT DISCOVERY CENTER / DESERT EDGE.

Development Review Board Meeting Minutes (08-17-17)

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 1:40 P.M.



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

WEDNESDAY, SEPTEMBER 13, 2017

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair
Larry S. Kush, Commissioner
Prescott Smith, Commissioner
Kelsey Young, Commissioner
Kevin Bollinger, Commissioner
Christian Serena, Commissioner

ABSENT: Ali Fakh, Vice Chair

STAFF: Tim Curtis
Joe Padilla
Lorraine Castro
Alex Acevedo
Wayland Barton
Jeff Barnes
Jesus Murillo
Randy Grant
Kroy Ekblaw
Gary Meyer

CALL TO ORDER

Chair Allesio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

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

MINUTES REVIEW AND APPROVAL

1. Approval of August 23, 2017 Regular Meeting Minutes including Study Session.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

Commissioner Kush moved to approve the August 23, 2017 regular meeting minutes, Seconded by Commissioner Young, the motion carried unanimously with a vote of seven (6) to zero (0).

EXPEDITED AGENDA

2. 8-UP-2017 (Pima Park Municipal Use Master Site Plan)

Request by the City of Scottsdale for approval of a Municipal Use Master Site Plan amendment and Conditional Use Permit amendment to accommodate the future expansion of the existing Pima Park and its Groundwater Treatment Facility on a +/-11.9-acre site located at the northeast corner of N. 86th Street and E. Thomas Road, with Open Space (OS), Industrial Park (I-1), and Single-family Residential (R1-5) zoning. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Elaine Mercado, 480-312-7985.**

(Item No. 2; Recommended to City Council to approve case 8-UP-2017, per the staff recommended stipulations, based upon the finding that the Municipal Use Master Site Plan criteria and the Conditional Use Permit criteria have been met. Approved 6-0; Motion by Commissioner Young. 2nd by Commissioner Kush.)

REGULAR AGENDA

3. 13-UP-2017 (Desert Discovery Center / Desert EDGE Municipal Use Master Site Plan)

Request by the City of Scottsdale for the approval of Municipal Use Master Site Plan, for the Desert Discovery Center/Desert EDGE, within the McDowell Sonoran Preserve (amending previous MUMSP case 10-UP-2006), with Single-family Residential, Planned Community Development, Environmentally Sensitive Lands (R1-18/ESL, R1-10/ESL, and R1-10/PCD/ESL) zoning districts, located at 18333 N. Thompson Peak Parkway. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Gary Meyer, 480-312-2367.**

(Item No. 3; Recommended to City Council to approve case 13-UP-2017, per the staff recommended stipulations, based upon the finding that the Municipal Use Master Site Plan criteria and the Conditional Use Permit criteria have been met. Motion to continue to a date to be determined by Commissioner Serena; failed for lack of a 2nd. Approved 5-1; Motion by Commissioner Kush. 2nd by Commissioner Young, Commissioner Serena dissenting.)

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

Planning Commission
September 13, 2017
Page 3 of 3

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:59 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"



REQUEST TO SPEAK

2

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) JAY HAUGEN MEETING DATE 9-13-17

NAME OF GROUP/ORGANIZATION (if applicable) NONE

ADDRESS 8637 E AVALON DR ZIP 85251

HOME PHONE 480 9466370 WORK PHONE SAME

E-MAIL ADDRESS (optional) [scribble]

I WISH TO SPEAK ON AGENDA ITEM # 2 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.