

Marked Agendas
Approved Minutes
Approved Reports

CITY COUNCIL REPORT



Meeting Date	April 2, 2019
General Plan Element	<i>Land Use</i>
General Plan Goal	<i>Create a sense of community through land uses</i>

ACTION

M & M Ranch 12-UP-2016

Request to consider the following:

Find that the Conditional Use Permit criteria have been met and adopt Resolution No 11413 approving a Conditional Use Permit for a ranch use on a +/- 5.0-acre (gross lot area) site, on the northwest corner of E Via Dona Road and N 82nd Street, with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-190/ESL/FO) zoning district designation, located at 8144 E Via Dona Road

Goal/Purpose of Request

The applicant's request is to legitimize an existing "ranch" with the request for approval of a Conditional Use Permit for a "ranch" use

Key Items for Consideration

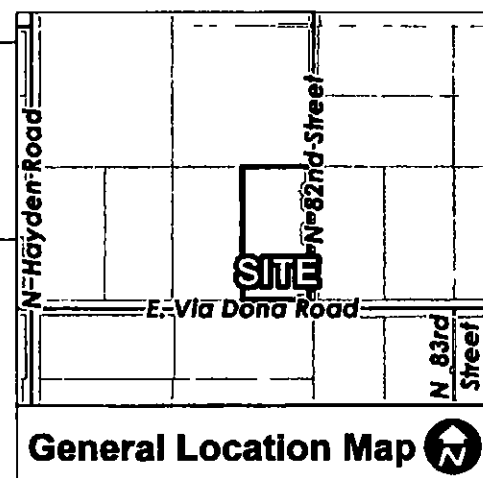
- Site is located within the Desert Foothills Character Area
- Ranch Conditional Use Permit Criteria
- Owner received Compliance Notice of violation
- Staff has received communication in support of the CUP request
- Planning Commission heard this case on February 27th, 2019 and made a recommendation of approval with a 7-0 vote

OWNER

M & M Ranch
Monica Rahman
480-695-7359

APPLICANT CONTACT

M & M Ranch
Monica Rahman
480-695-7359



LOCATION

8144 E Via Dona Road

BACKGROUND

The subject site is zoned Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-190/ESL/FO). The R1-190/ESL/FO zoning district allows for single-family residential uses and has an Environmentally Sensitive Lands and Foothills Overlay zoning designation. The R1-190 zoning district allows for a ranch use with a Conditional Use Permit. A "ranch" is a lot which is used primarily for the breeding of horses, raising of livestock, individual training or training of small groups of eight (8) or fewer students, practice polo courses and arenas not used for scheduled, public, or club events, boarding only of horses, mules or ponies directly involved with current breeding or training activities, and ancillary sales and previews of livestock and occasional weekend seminars and clinics.

The subject parcel, 216-70-005T was annexed into the City of Scottsdale in October 1983. The annexed parcels were rezoned from the county designation to Single-Family Residential, Hillside District (R1-190/HD/HC) later the following year. Historical information is not specific in this particular area of the City.

In 1991, the Environmentally Sensitive Lands (ESL) ordinance was adopted as an amendment to the Hillside District overlay. Later, in March 2003, the Foothills Overlay designation was added to this site's zoning classification. The Foothills Overlay (FO) zoning designation was in response to the Desert Foothills Character Area Plan approved by City Council in June 1999. The current ESL overlay took effect in 2004.

General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category designation includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per acre (or more) of land. The designation and use will remain unchanged by this request.

Character Area Plan

The property is located within the Desert Foothills Character Area boundary. The Desert Foothills Character Area is designed to preserve the natural and visual qualities of the Sonoran Desert by using design qualities, building materials, and construction techniques that are sensitive to the desert environment. Projects located within the Desert Foothills Character Area should preserve natural open space areas, scenic and vista corridors, and support trail links and connections.

The equestrian amenities and uses proposed with this request for Conditional Use Permit are in conformance with the preferred activities highlighted within the Desert Foothills Character Area plan.

Adjacent Uses and Zoning

- North: Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay zoned R1-43/ESL/FO; single-family homes.
- South: Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay zoned R1-43/ESL/FO; single-family homes.
- East: Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay zoned R1-43/ESL/FO; single-family homes.
- West: Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay zoned R1-43/ESL/FO; single-family homes

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Foothills Overlay Character Area Plan
Zoning Ordinance

25-ZN-2002 and 11-TA-2000#3

APPLICANTS PROPOSAL

Development Information

The request is to allow a ranch use on the subject site. A “ranch use” is currently in operation on the subject site without a Conditional Use Permit. The owner of the property received a compliance notice for the following violations: accessory structure within the front yard setback (Ordinance Section 6.1004.C.5), use regulations – uses subject to Conditional Use Permit (Ordinance Section 5.102.B.10), and single-family residential district (Ordinance Section 5.102(A)(R1-43).

- | | |
|------------------------------------|--|
| • Existing Use: | Single-Family Residence/Ranch without a Conditional Use Permit |
| • Proposed Use: | Ranch |
| • Parcel Size Required: | 5 acres |
| • Parcel Size Provided: | 5 acres |
| • NAOS Required: | 48,102 square-feet |
| • NAOS Provided: | 51,162 square-feet |
| • Area Enclosed by walls Allowed: | 218,028 square-feet |
| • Area Enclosed by walls Provided: | 135,028 square-feet |

IMPACT ANALYSIS

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 the 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 application includes proposed provisions and methods for controlling dust and the storage and pick up of manure. There will be no new lights on the arena areas.
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
This ranch use will have similar types of traffic generation as the adjacent and nearby equestrian facilities.
 3. There are no other factors associated with this project that will be materially detrimental to the public
This ranch use is similar in character and function to properties and uses in the general area.
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
The size of property, the facilities already built and the types of use proposed are consistent with those on properties in the area.
- A. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for a "Ranch" as identified in Zoning Ordinance Section 1.403.N., including:
1. The minimum property shall be five (5) gross acres:
The Applicant's property is five (5) acres in gross acreage.
 2. Structures or facilities shall be set back a minimum of fifty (50) feet from any other single-family residential property other than those zoned RI-190 or RI130:
All structures or facilities used for the stabling, storing, showing or training of animals and for temporary manure storage are setback a minimum a minimum of fifty (50) feet from any single-family residential property other than those zoned Single-family Residential R1-190 and Single-family Residential R1-130. In addition, the dwelling unit, and all accessory structures incidental to the dwelling unit comply with the setback requirements of the R1-190 ESL FO zoning district and overlays.
 3. The front yard shall be that of the applicable zoning district or forty (40) feet:
The front yard of the applicable zoning district is sixty (60) feet.
 4. There shall be no shows or other activities which would generate more traffic than is normal to a residential area unless the proposed site has direct access from a major street:
This CUP request does not include approval for shows or other activities that would generate more traffic than is normal to a residential area.

5. All pasture and animal storage shall be enclosed with fences or walls of a minimum of four (4) feet six (6) inches in height:
All pasture and animal storage areas are enclosed with fences and walls above the minimum height requirement, as demonstrated on the site plan.
6. The applicant shall provide a specific plan which includes the physical containment and location for manure storage and/or disposal program which minimizes odor and fly impacts on adjacent parcels:
Temporary manure storage occurs in a secure receptacle enclosure located at the interior of the property, as shown on the site plan. Stalls and paddocks are cleaned daily, with all manure deposited directly into the secure dumpster enclosure. Removal of the dumpster enclosure occurs every two to three weeks. The removal frequency increases based on the number of horses boarded.
7. The owner shall provide a specific program for fly control in barn and stable areas which minimizes the attraction to and successful breeding of flies:
All stalls are equipped with fly systems. During summer months through fall, the fly systems run approximately five (5) times each day. During winter and spring, the fly systems run approximately two (2) times each day. Generally, from April through September, two fans circulate in each stall to further reduce flies. In addition, all stalls have electric water systems to prevent standing water and eliminate spawning.
8. All laws applicable to public health must be complied with for the entire period of the ranch operation:
All laws applicable to the public health must be complied with for the entire period of operation of the ranch.
9. All activity and pasture areas shall be grassed, sprinkled, or treated with regularly tilled high organic soil mix for dust suppression as approved by the project review director:
All pasture areas, euro exerciser, riding arena, and paddocks are sprinklered and tilled for dust suppression.
10. Upon revocation of the use permit or abandonment of the ranch operation, any accessory residential structures shall be removed:
The Applicant will remove all accessory residential structures in the event that the city revokes the Conditional Use Permit, or they abandon their use of the property as a ranch.

Transportation

Adequate parking is provided on the property, designated for cars, trucks, and trailers. Delivery drop off and pick up occur on an as need basis. Feed is delivered by Scottsdale Livestock every 3-4 weeks, and arrive on a flatbed truck and are unloaded directly into the shed next to barn B. The manure dumpster enclosure occurs every two to three weeks. The removal frequency increases based on the number of horses boarded.

Community Involvement

The applicant conducted a mailing to property owners within 750 feet of the proposed roadway easement abandonment. City staff received two (2) phone calls and an email on this case in support of the project.

OTHER BOARDS AND COMMISSIONS

Planning Commission.

Planning Commission heard this case on February 27th, 2019 and made a recommendation of approval with a 7-0 vote.

Staff's recommendation to Planning Commission:

Staff recommended that the Planning Commission find that the Conditional Use Permit criteria have been met, and determine that the proposed Conditional Use Permit for a "Ranch" is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval of the Conditional Use per the attached stipulations.

RECOMMENDATION

Recommended Approach:

Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 11413 approving a Conditional Use Permit for a ranch use on a +/- 5.0-acre (gross lot area) site, on the northwest corner of E Via Dona Road and N 82nd Street, with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-190/ESL/FO) zoning district designation, located at 8144 E Via Dona Road.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jesus Murillo

Senior Planner

480-312-7849

E-mail: jmurillo@scottsdaleAZ.gov


APPROVED BY



Jesus Murillo, Report Author

3-6-19

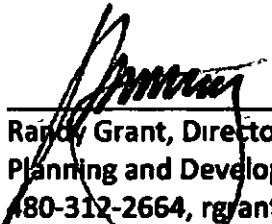
Date



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

3/7/2019

Date



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

3/7/19

Date

ATTACHMENTS

1. Context Aerial
2. Resolution No. 11413
 - Exhibit 1: Aerial Close-up
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Site Plan
 - Exhibit B to Exhibit 2: Operation and Maintenance and Hours of Operation (Extracted from Narrative)
 - Exhibit 3: Additional Conditions
3. Applicant's Narrative
4. General Plan Land Use Map
5. Zoning Map
6. Conditional Use Permits Approved within the Surrounding Area
7. Public Communication
8. City Notification Map
9. February 27th, 2019 Planning Commission meeting minutes
10. February 27th, 2019 Planning Commission public comment



M & M Ranch Conditional Use Permit

ATTACHMENT #1

12-UP-2016

RESOLUTION NO 11413

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR A "RANCH" USE ON A +/- 5.0 ACRE (GROSS LOT AREA) SITE, ON THE NORTHWEST CORNER OF E VIA DONA ROAD AND N 82ND STREET, WITH SINGLE-FAMILY RESIDENTIAL, ENVIRONMENTALLY SENSITIVE LANDS (R1-190/ESL) ZONING DISTRICT DESIGNATION, LOCATED AT 8144 E VIA DONA RD

WHEREAS, the Planning Commission held a public hearing on February 27th, 2019, and

WHEREAS, the City Council held a public hearing on April 2, 2019

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 the granting 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
- c) that compliance with the additional conditions for a ranch set forth on Exhibit 3, is required

Section 2 That a description of the conditional use permit is set forth in Case No 12-UP-2016 The property that is subject to the conditional use permit is shown on Exhibit 1 and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in Exhibits 2 and 3 All exhibits are incorporated herein by reference

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this ____ day of _____, 2019

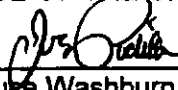
ATTEST

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

ATTACHMENT 2



Q.S.
52-47

Google Earth Pro Imagery

M & M Ranch Conditional Use Permit

Resolution No. 11413
Exhibit 1
Page 1 of 1

12-UP-2016

Stipulations for the Conditional Use Permit

For a Ranch

M & M Ranch

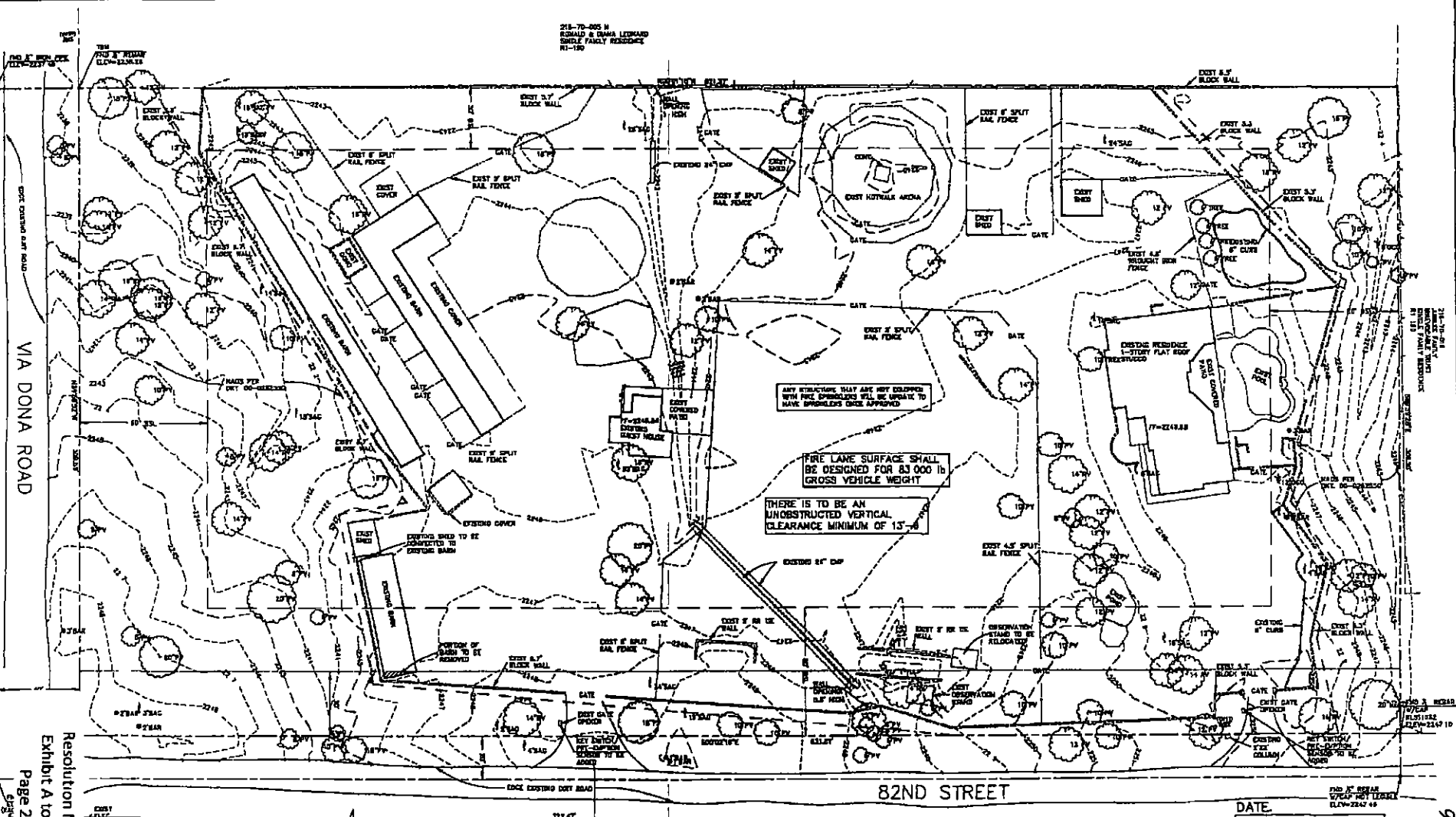
Case Number: 12-UP-2016

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

SITE DESIGN

- 1 **CONFORMANCE TO CONCEPTUAL SITE PLAN** Development shall conform with the conceptual site plan submitted by Graham Engineering and with the city staff date of December 12, 2018, attached as Exhibit A 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 Planning Commission and City Council
- 2 **CONFORMANCE TO OPERATION AND MAINTENANCE PLAN.** Development shall conform with the Maintenance and Operation plan with the city staff date of December 12, 2018, attached as 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 Planning Commission and City Council
- 3 **BUILDING HEIGHT LIMITATIONS** No building on the site shall exceed 24 feet in height, measured as provided in the applicable section of the Zoning Ordinance
- 4 **ALTERATIONS TO NATURAL WATERCOURSES** Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2 hour rain event shall be subject to Development Review Board approval

215-70-005 M
RONALD & DIANA LEBRON
SHOLE FAMILY RESIDENCE
N-100



ANY STRUCTURES THAT ARE NOT EQUIPPED WITH FIRE SPRINKLERS WILL BE REQUIRED TO HAVE SPRINKLERS ONCE APPROVED

FIRE LANE SURFACE SHALL BE DESIGNED FOR 83,000 LB GROSS VEHICLE WEIGHT

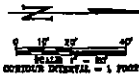
THERE IS TO BE AN UNOBSTRUCTED VERTICAL CLEARANCE MINIMUM OF 15'-0"

BENCHMARK
FIND 1" ALUMINUM CAP 0.75 ON STAMPED TBM N-100
N-100 IS 33.50' 00.00"
ELEVATION (DAVID 82)

TBM
FIND 1" TIE-ROD AT THE SOUTHWEST CORNER OF SAID PARCEL
ELEVATION (DAVID 82)

BENCHMARK CERTIFICATION
I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN HAVE BEEN BASED ON THE ELEVATION DATUM FOR THE CITY OF SEATTLE'S BENCHMARK.

SURVEY CERTIFICATION
THIS IS TO CERTIFY THAT THE SURVEY INFORMATION SHOWN HEREON WAS OBTAINED UNDER MY DIRECTOR.



GRAHAM SURVEYING & ENGINEERING INC.
Civil Engineers & Land Surveyors
P.O. BOX 1240, Corvallis, Oregon 97337
(460) 428-4393
ADONIS2828RAMAMENONCE3FONANOSURVEYING.COM

DATE

AS-BUILT	7-18-14	BY

PART OF THE NW 1/4 SEC. 25 T8N. R4E. SHT. 2 OF 2, JOB 814-131p20

Resolution No. 11413
Exhibit A to Exhibit 2
Page 2 of 2

9102-81-2
C-2

M & M Ranch

Conditional Use Permit Request

1 Operation and Maintenance

M & M Ranch operates a first-class equestrian facility, specializing in the training and development of horses and riders. M & M Ranch has a total of 18 box stalls and 6 outside paddocks, with capacity for 24 horses. No additional stalls or paddocks will be constructed. The Rahman family resides on the property and directs ranch operations. A ranch manager is employed to care for the property and horses, along with the assistance of a groom. The ranch has a main trainer, assistant trainer, and two working students. Facilities are open to clients Monday to Sunday from 5:00 am to 7:00 pm, however, trainers arrive earlier and leave later.

The ranch has approximately fifteen (15) total students that vary in age and riding level, however, training of small groups is limited to eight (8) or fewer students. Lessons are offered to clients that have their horse boarded at the facility, to clients that trailer in their own horse, and to clients that use ranch horses. Each lesson is limited to two clients that trailer in their own horses, and trailers are parked in a designated parking area on the property. Lessons are also limited to six (6) total riders, and run 1½ hours. Weekday morning lessons are offered at three time slots starting at 6:00 am in summer months and 7:00 am in winter months. Weekday afternoon lessons consist of two time slots, starting at 5:30 pm in summer months and 4:00 pm in winter months. Weekend lessons are only offered at four morning time slots starting at 6:00 am in summer months and 7:00 am in winter months. However, exact starting times vary throughout the year, and depend on weather and daylight. The barn closes at 7:00 pm. All lessons and training occur during daylight hours.

Adequate parking is provided on the property, designated for cars, trucks, and trailers. Delivery drop off and pick up occur on an as needed basis. Feed is delivered by Scottsdale Livestock every 3-4 weeks, depending on the number of horses boarded at the time. The delivery consists of alfalfa, grass and grains, which come on a flatbed truck and are unloaded directly into the shed next to barn B. Bedding is delivered by No Waste Grindings. While bedding delivery also depends on how many horses are boarded at the time, typically one container of shavings is required each month. The container is pulled by a truck and unloaded on the ground next to the sheds at the northeast corner of the property. No Waste Grindings also hauls away the manure dumpster enclosure, which occurs every two to three weeks. The removal frequency increases based on the number of horses boarded.

All lessons, training, and maintenance occur during daylight hours. Each stall is equipped with lighting, however, the lights are used for emergency purposes only. The perimeter of the barns contain motion-controlled lighting, all of which comply with the City of Scottsdale guidelines and ordinances for the Environmentally Sensitive Lands. The maintenance, safety and sanitation for the property is broken down as follows:

2 M & M Ranch Schedule and Trip Generation

The typical weekly schedule of traffic generated at and by M & M ranch consists of the following

Monday

6 00 AM – One assistant arrives
7 00 AM – First lesson offered, with two students enrolled
8 30 AM – Second lesson offered, with one student enrolled
10 00 AM – Third lesson offered, but no current students enrolled
12 00 PM – Morning assistant departs
5 30 PM – Fourth lesson offered, but no current students enrolled
7 00 PM – Fifth lesson offered, but no current students enrolled

Tuesday

6 00 AM – Two assistants arrive
7 00 AM – First lesson offered, but no current students enrolled
8 30 AM – Second lesson offered, with one student enrolled
10 00 AM – Third lesson offered, but no current students enrolled
12 00 PM – Morning assistants depart
5 00 PM – One afternoon assistant arrives
5 30 PM – Fourth lesson offered, with four students enrolled
7 00 PM – Fifth lesson offered, with two students enrolled Afternoon assistant departs

Wednesday

6 00 AM – Two assistants arrive
7 00 AM – First lesson offered, with two students enrolled
8 30 AM – Second lesson offered, with two students enrolled
10 00 AM – Third lesson offered, with one student enrolled
12 00 PM – Morning assistants depart
5 00 PM – One afternoon assistant arrives
5 30 PM – Fourth lesson offered, with two students enrolled
7 00 PM – Fifth lesson offered, with one student enrolled Afternoon assistant departs

Thursday

6 00 AM – Two assistants arrive
7 00 AM – First lesson offered, with one student enrolled
8 30 AM – Second lesson offered, with two students enrolled
10 00 AM – Third lesson offered, with one student enrolled
12 00 PM – Morning assistants depart
5 00 PM – One afternoon assistant arrives
5 30 PM – Fourth lesson offered, with two students enrolled
7 00 PM – Fifth lesson offered, but no current students enrolled Afternoon assistant departs

Friday

6:00 AM – One assistant arrives.

7:00 AM – First lesson offered, with one student enrolled.

8:30 AM – Second lesson offered, but no current students enrolled.

10:00 AM – Third lesson offered, but no current students enrolled.

12:00 PM – Morning assistant departs.

No afternoon lessons are offered on Friday.

Saturday

5:30 AM – Two assistants arrive.

7:00 AM – First lesson offer, with four students enrolled.

8:30 AM – Second lesson offer, with four students enrolled.

10:00 AM – Third lesson offered, with four students enrolled.

No afternoon lessons are offered on Saturday.

Sunday

5:30 AM – One assistant arrives.

7:00 AM – First lesson offer, with four students enrolled.

8:30 AM – Second lesson offer, with four students enrolled.

10:00 AM – Third lesson offered, with four students enrolled.

No afternoon lessons are offered on Sunday.

EXHIBIT 3
ADDITIONAL CRITERIA FOR A RANCH

O Ranch

- 1 The minimum property shall be five (5) acres gross
- 2 Structures or facilities used for the stabling, storing, showing or training of animals and for temporary manure storage shall be set back a minimum of fifty (50) feet from any single-family residential property other than those zoned Single-family Residential R1-190 and Single-family Residential R1-130. Dwelling units, accessory structures incidental to dwelling units, and irrigated pasturage may occur within the fifty-foot setback area subject to the setback requirements of the applicable zoning district
- 3 The front yard shall be that of the applicable zoning district or forty (40) feet, whichever is greater
- 4 There shall be no shows or other activities which would generate more traffic than is normal to a residential area unless the proposed site has direct access from a major street as set forth in the Transportation Master Plan and the Design Standards & Policies Manual. Permission for such shows may be obtained from City Council. Notification shall be provided in a letter that explains the nature and duration of the activity, accommodations for spectators, traffic impacts and additional parking for vehicles. This letter shall be submitted to the City Clerk at least one (1) month prior to the date of the show or activity
- 5 All pasture and animal storage shall be enclosed with fences or walls of a minimum of four (4) feet six (6) inches in height. The design of these enclosures shall be shown on drawings submitted with the use permit application
- 6 The property owner shall provide a specific plan which includes the physical containment and location for manure storage and/or a disposal program which minimizes odor and fly impacts on adjacent parcels. The spreading and tilling of manure into the soil of paddock, pasture or arena areas may be considered manure disposal
- 7 The property owner shall provide a specific program for fly control in barn and stable areas which minimizes the attraction to and successful breeding of flies
- 8 All laws applicable to the public health must be complied with for the entire period of operation of the ranch
- 9 All activity and pasture areas shall be grassed, sprinklered, or treated with regularly tilled high organic soil mix for dust suppression
- 10 Upon revocation of the use permit or abandonment of the ranch operation any accessory residential structures shall be removed

Project Narrative M & M Ranch Conditional Use Permit Request

1. Introduction

The Rahman family requests City of Scottsdale approval of a Conditional Use Permit (CUP) for a ranch, which is consistent with the General Plan, as well as City goals and policies supporting equestrian uses in the Desert Foothills Character Area. The Rahman family owns a ranch home on a 5-acre property located at the northwest corner of N. 82nd Street and E. Via Dona Road. Located at 8144 E. Via Dona Road, the Rahman property is zoned Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO).

2. General Plan and Character Area Plan

On the City's General Plan Land Use Map, this parcel and surrounding properties are designated as Rural Neighborhoods. A ranch use conforms with the Rural Neighborhoods designation in that the General Plan's definition includes "equestrian uses and privileges." The property is situated amongst large meets and bounds parcels, many established prior to annexation into the City of Scottsdale, and historically consisting of equestrian land uses. The Desert Foothills Character Area promotes connected areas of desert open spaces and trails, preserves the upper desert by using sensitive building techniques, and celebrates the rural desert character. Natural Area Open Space is designated on the Rahman property to support the goals of the Environmentally Sensitive Lands and Desert Foothills area. Consistent with a ranch use, the Rahman's reside in a single-family home, along with guest house, stables, riding arena, Euro-Exerciser, four permanent paddocks, two movable paddocks, one feed room, and one alfalfa and grass storage shed.

3. Conditional Use Permit Criteria

The proposed ranch use will not be materially detrimental to public health, safety or welfare. Specifically, the proposed use will not cause damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination, nor will the use impact the surrounding area as a result of unusual volume or character of traffic. The characteristics of the proposed ranch use are compatible with equestrian uses permitted in the surrounding area, and all specific criterion of the use are satisfied, as demonstrated below.

O. Ranch.

1. *The minimum property shall be five (5) acres gross.*

The CUP site is 5 acres.

2. *Structures or facilities used for the stabling, storing, showing or training of animals and for temporary manure storage shall be set back a minimum of fifty (50) feet from any single-family residential property other than those zoned Single-family Residential R1-190*

and Single-family Residential R1-130 Dwelling units, accessory structures incidental to dwelling units, and irrigated pasturage may occur within the fifty-foot setback area subject to the setback requirements of the applicable zoning district

All structures or facilities used for the stabling, storing, showing or training of animals and for temporary manure storage are setback a minimum a minimum of fifty (50) feet from any single-family residential property other than those zoned Single-family Residential R1-190 and Single-family Residential R1-130. In addition, the dwelling unit, and all accessory structures incidental to the dwelling unit comply with the setback requirements of the R1-190 ESL FO zoning district and overlays.

- 3 *The front yard shall be that of the applicable zoning district or forty (40) feet, whichever is greater*

The front yard of the applicable zoning district is sixty (60) feet

- 4 *There shall be no shows or other activities which would generate more traffic than is normal to a residential area unless the proposed site has direct access from a major street as set forth in the Transportation Master Plan and the Design Standards & Policies Manual. Permission for such shows may be obtained from City Council. Notification shall be provided in a letter that explains the nature and duration of the activity, accommodations for spectators, traffic impacts and additional parking for vehicles. This letter shall be submitted to the City Clerk at least one (1) month prior to the date of the show or activity.*

This CUP request does not include approval for shows or other activities that would generate more traffic than is normal to a residential area.

- 5 *All pasture and animal storage shall be enclosed with fences or walls of a minimum of four (4) feet six (6) inches in height. The design of these enclosures shall be shown on drawings submitted with the use permit application.*

All pasture and animal storage areas are enclosed with fences and walls above the minimum height requirement, as demonstrated on the site plan.

- 6 *The property owner shall provide a specific plan which includes the physical containment and location for manure storage and/or a disposal program which minimizes odor and fly impacts on adjacent parcels. The spreading and tilling of manure into the soil of paddock, pasture or arena areas may be considered manure disposal.*

Temporary manure storage occurs in a secure receptacle enclosure located at the interior of the property, as shown on the site plan. Stalls and paddocks are cleaned daily, with all manure deposited directly into the secure dumpster enclosure. No Waste Grindings is the company contracted for removal of the dumpster enclosure, which occurs every two to three weeks. The removal frequency increases based on the number of horses boarded.

- 7 *The property owner shall provide a specific program for fly control in barn and stable areas which minimizes the attraction to and successful breeding of flies.*

All stalls are equipped with fly systems. During summer months through fall, the fly systems run approximately five (5) times each day. During winter and spring, the fly systems run approximately two (2) times each day. Generally, from April through September, two fans circulate in each stall to further reduce flies. In addition, all stalls have electric water systems to prevent standing water and eliminate spawning.

8. *All laws applicable to the public health must be complied with for the entire period of operation of the ranch.*

All laws applicable to the public health shall be complied with.

9. *All activity and pasture areas shall be grassed, sprinklered, or treated with regularly tilled high organic soil mix for dust suppression.*

All pasture areas, euro exerciser, riding arena, and paddocks are sprinklered and tilled for dust suppression.

10. *Upon revocation of the use permit or abandonment of the ranch operation any accessory residential structures shall be removed.*

Any accessory residential structures shall be removed upon revocation of the CUP or abandonment of the ranch operation.

4. Operation and Maintenance

M & M Ranch operates a first-class equestrian facility, specializing in the training and development of horses and riders. M & M Ranch has a total of 18 box stalls and 6 outside paddocks, with capacity for 24 horses. No additional stalls or paddocks will be constructed. The Rahman family resides on the property and directs ranch operations. A ranch manager is employed to care for the property and horses, along with the assistance of a groom. The ranch has a main trainer, assistant trainer, and two working students. Facilities are open to clients Monday to Sunday from 5:00 am to 7:00 pm; however, trainers arrive earlier and leave later.

The ranch has approximately fifteen (15) total students that vary in age and riding level; however, training of small groups is limited to eight (8) or fewer students. Lessons are offered to clients that have their horse boarded at the facility, to clients that trailer in their own horse, and to clients that use ranch horses. Each lesson is limited to two clients that trailer in their own horses, and trailers are parked in a designated parking area on the property. Lessons are also limited to six (6) total riders, and run 1½ hours. Weekday morning lessons are offered at three time slots starting at 6:00 am in summer months and 7:00 am in winter months. Weekday afternoon lessons consist of two time slots, starting at 5:30 pm in summer months and 4:00 pm in winter months. Weekend lessons are only offered at four morning time slots starting at 6:00 am in summer months and 7:00 am in winter months. However, exact starting times vary throughout the year, and depend on weather and daylight. The barn closes at 7:00 pm. All lessons and training occur during daylight hours.

Adequate parking is provided on the property, designated for cars, trucks, and trailers. Delivery drop off and pick up occur on an as need basis. Feed is delivered by Scottsdale Livestock every 3-4 weeks, depending on the number of horses boarded at the time. The delivery consists of alfalfa, grass and grains, which come on a flatbed truck and are unloaded directly into the shed next to barn B. Bedding is delivered by No Waste Grindings. While bedding delivery also depends on how many horses are boarded at the time, typically one container of shavings is required each month. The container is pulled by a truck and unloaded on the ground next to the sheds at the northeast corner of the property. No Waste Grindings also hauls away the manure dumpster enclosure, which occurs every two to three weeks. The removal frequency increases based on the number of horses boarded.

All lessons, training, and maintenance occur during daylight hours. Each stall is equipped with lighting, however, the lights are used for emergency purposes only. The perimeter of the barns contain motion-controlled lighting, all of which comply with the City of Scottsdale guidelines and ordinances for the Environmentally Sensitive Lands. The maintenance, safety and sanitation for the property is broken down as follows:

Stables

The stables consist of two (2) barns. Barn A with six (6) 14' x 16' stalls that have their own turnouts attached to them, and Barn B with twelve (12) 12' x 12' stalls. All stalls have ¾" rubber mats and bedding comprised of wood shavings and grindings. The rubber mats serve for easy clean up, and provide a softer footing for the horses. All stalls are equipped with fly systems and, during the summer months through early fall, the fly systems run approximately five (5) times throughout each day. During winter and early spring, the fly systems run twice each day. In addition, all stalls have electric water systems to prevent standing water, which not only provides the horses with adequate water to reduce the risk of colic, but also helps to keep stalls clean and eliminate spawning. The stalls and turnouts are cleaned daily, with bedding replacement as needed. Manure is taken to a secure dumpster enclosure on the property, which is replaced every two to three weeks, according to the number of horses boarded at the property. Each barn has its own tack room where saddles and equipment are kept. In addition, each barn is equipped with its own wash racks and cross ties, also with rubber mats for ease of cleaning and sanitation, as well as safety of the horses. During the hot months (April-September), two fans circulate in each stall to cool the horses and reduce flies.

Riding Arena

The riding arena is approximately 179' X 160', enclosed with a pipe fence. The footing is about 6 inches of soft, fine sand on top of a compact layer of dirt. The riding arena is equipped with its own sprinkler system, and is watered every day for dust suppression, as well as to provide the horses with a better footing. The Arena is raked four (4) times each week using an ATV and a special sand arena drag, which follow an extensive watering. There are 5 sprinklers on the south side, 4 in the middle, and 5 on the north side.

Euro Exerciser

This special walker may exercise up to six (6) horses at the same time by sectioning the horses using a mesh wall that creates a movable stall for each horse. The euro exerciser is also equipped with its own sprinkler system, and is watered daily for dust suppression.

Paddocks

There are four (4) permanent paddocks comprised of pipe fencing, a gate, and footings consisting of sand and clean grindings. The paddocks are also equipped with sprinkler systems for dust suppression. Each paddock has a shed with an electric water systems to prevent standing water and eliminate spawning, as well as rubber mats around the feeders that serve for easy clean up. The paddocks are cleaned daily, with all manure taken to the secure dumpster enclosure on the property.

5. M & M Ranch Schedule and Trip Generation

The typical weekly schedule of traffic generated at and by M & M ranch consists of the following:

Monday

6:00 AM – One assistant arrives.
7:00 AM – First lesson offered, with two students enrolled.
8:30 AM – Second lesson offered, with one student enrolled.
10:00 AM – Third lesson offered, but no current students enrolled.
12:00 PM – Morning assistant departs.
5:30 PM – Fourth lesson offered, but no current students enrolled.
7:00 PM – Fifth lesson offered, but no current students enrolled.

Tuesday

6:00 AM – Two assistants arrive.
7:00 AM – First lesson offered, but no current students enrolled.
8:30 AM – Second lesson offered, with one student enrolled.
10:00 AM – Third lesson offered, but no current students enrolled.
12:00 PM – Morning assistants depart.
5:00 PM – One afternoon assistant arrives.
5:30 PM – Fourth lesson offered, with four students enrolled.
7:00 PM – Fifth lesson offered, with two students enrolled. Afternoon assistant departs.

Wednesday

6:00 AM – Two assistants arrive.
7:00 AM – First lesson offered, with two students enrolled.
8:30 AM – Second lesson offered, with two students enrolled.
10:00 AM – Third lesson offered, with one student enrolled.
12:00 PM – Morning assistants depart.
5:00 PM – One afternoon assistant arrives.
5:30 PM – Fourth lesson offered, with two students enrolled.
7:00 PM – Fifth lesson offered, with one student enrolled. Afternoon assistant departs.

Thursday

6 00 AM – Two assistants arrive
7 00 AM – First lesson offered, with one student enrolled
8 30 AM – Second lesson offered, with two students enrolled
10 00 AM – Third lesson offered, with one student enrolled
12 00 PM – Morning assistants depart
5 00 PM – One afternoon assistant arrives
5 30 PM – Fourth lesson offered, with two students enrolled
7 00 PM – Fifth lesson offered, but no current students enrolled Afternoon assistant departs

Friday

6 00 AM – One assistant arrives
7 00 AM – First lesson offered, with one student enrolled
8 30 AM – Second lesson offered, but no current students enrolled
10 00 AM – Third lesson offered, but no current students enrolled
12 00 PM – Morning assistant departs
No afternoon lessons are offered on Friday

Saturday

5 30 AM – Two assistants arrive
7 00 AM – First lesson offer, with four students enrolled
8 30 AM – Second lesson offer, with four students enrolled
10 00 AM – Third lesson offered, with four students enrolled
No afternoon lessons are offered on Saturday

Sunday

5 30 AM – One assistant arrives
7 00 AM – First lesson offer, with four students enrolled
8 30 AM – Second lesson offer, with four students enrolled
10 00 AM – Third lesson offered, with four students enrolled
No afternoon lessons are offered on Sunday

On a peak day, M & M Ranch operations may generate up to 54 trips, including deliveries, staff and students. However, this is based on four students per lesson, three lessons per day, with each student representing four trips, one to drop off, then the vehicle leaves, later the vehicle returns, and then the vehicle leaves again with the student. In addition, this peak day trip estimation includes two assistants representing four trips, and one delivery representing two trips.

On a typical day, M & M Ranch operations generate an approximate 26 trips total, including deliveries, staff and students. It is commonplace for students to carpool together, and often, parents stay on the ranch to oversee the lessons. It is also important to note that times and the amount of staff, students and deliveries vary according to season, with summer months beginning/ending earlier each day. In addition, every five (5) weeks, the farrier comes typically on a Friday. Approximately every three (3) weeks, feed and

bedding are delivered, and the manure dumpster is picked up. The frequency of deliveries and manure collection may vary according to the number of horses boarded. On average, there are a total of twenty-one (21) horses boarded at M & M Ranch.

6. Conclusion

M & M Ranch is a small, family run operation focused on the training and development of horses and riders. The ranch property conforms to the City's General Plan and Character Area Plan, it meets the criteria outlined in the Ordinance for a conditional use permit, and supports the goals of the Environmentally Sensitive Lands and Desert Foothills area. All laws applicable to the public health regulations will be complied with for the entire period of operation of the ranch. Equestrian uses and privileges are fundamental to City of Scottsdale's identity, and M & M Ranch is proud to provide both citizen and visitor a first-class equestrian facility.



M & M Ranch Conditional Use Permit

ATTACHMENT #4

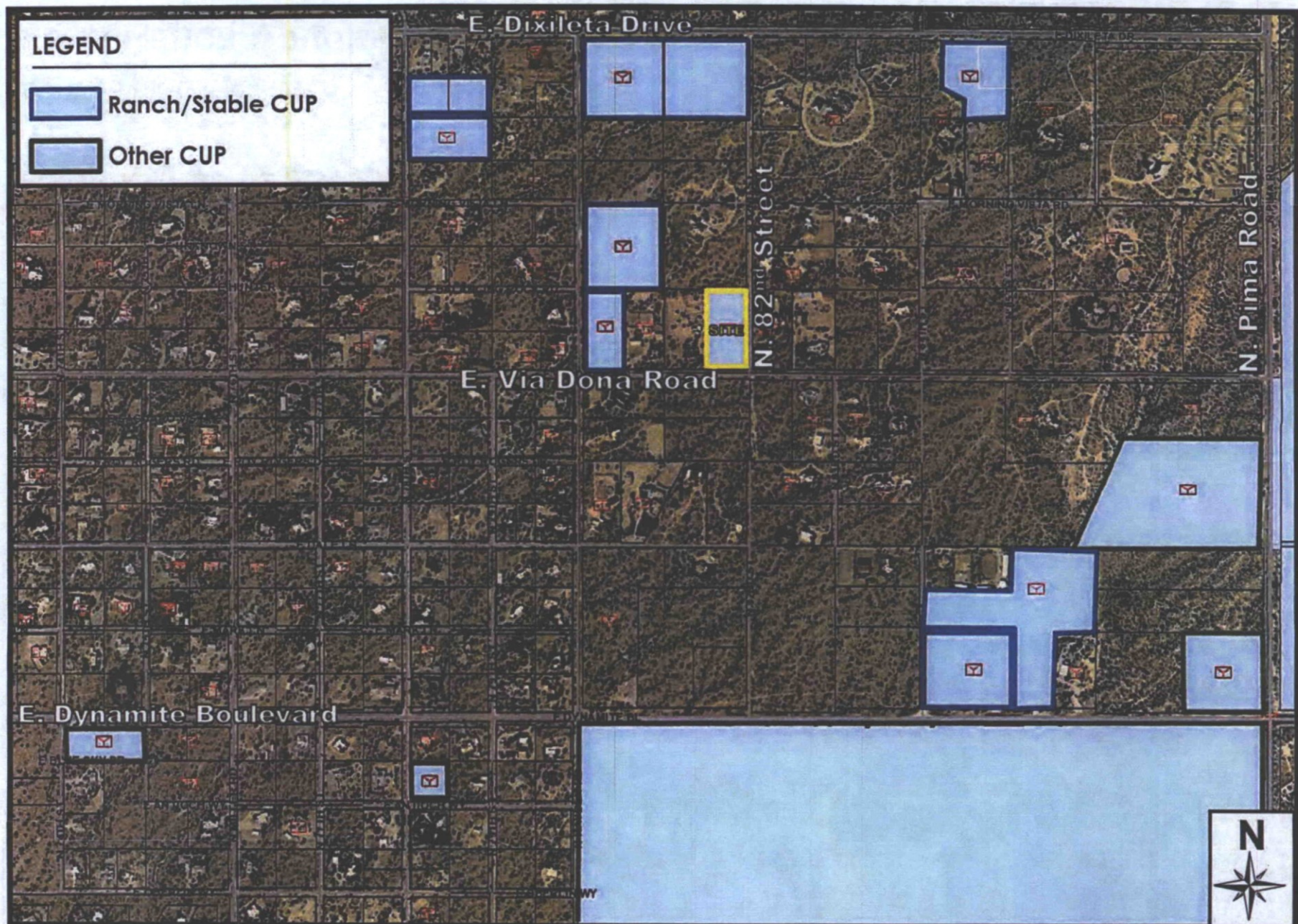
12-UP-2016



M & M Ranch Conditional Use Permit

ATTACHMENT #5

12-UP-2016



M & M Ranch Conditional Use Permit

ATTACHMENT #6

12-UP-2016

Murillo, Jesus

From: Sandra Morgan <smqh1@telus.net>
Sent: Thursday, February 21, 2019 8:16 PM
To: Murillo, Jesus
Subject: M and M Ranch

Hi, I am writing in for Monica of M and M stables, who is my very good neighbor on Via Dona Rd. Scottsdale AZ. I highly recommend she get her business license as there are no traffic problems at all , no extra flies, no noticeable dust and no noise problems
Hopefully she gets approved for her CUP

Thank you
Sandra Morgan

Murillo, Jesus

Subject FW Planning Commission Public Comment (response #98)

From Planning Commission <Planningcommission@scottsdaleaz.gov>

Sent Friday, February 15, 2019 6 30 PM

To Curtis, Tim <tcurtis@scottsdaleaz.gov>

Subject Planning Commission Public Comment (response #98)

Planning Commission Public Comment (response #98)

Survey Information

Site	ScottsdaleAZ.gov
Page Title	Planning Commission Public Comment
URL	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date	2/15/2019 6 29 02 PM

Survey Response

COMMENT	
Comment	<p>2/15/2019 Dear Planning Commission Members My wife and I are contacting you in reference to a hearing date that is scheduled to go before you on February 27th 2019 Case Number 12-UP-2016 Case Name M & M Ranch Site Location 8144 E Via Dona Rd Applicant Contact Monica Rahman My wife Janet and I have also gone through this process in 2007 for our ranch use permit with the city of Scottsdale and were approved just three properties to the west of the applicant on Via Dona Road We are very much in favor of the applicant and we are asking you to please approve this Conditional Use Permit Thank you for your time, Lawrence & Janet Hischer 8020 E Via Dona Rd Scottsdale, AZ 85266 Phone (480) 330-3948</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source	
PLEASE PROVIDE YOUR NAME	
First & Last Name	Lawrence Hischer
AND ONE OR MORE OF THE FOLLOWING ITEMS	
Email	larry@twistedtreefarm.com

Phone:	(480) 330-3948
Address:	8020 E. Via Dona, Scottsdale 85266
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Murillo, Jesus

Subject FW Case Number 12-UP-2016

From larry@twistedtreefarm.com <larry@twistedtreefarm.com>
Sent Friday, February 15, 2019 6:34 PM
To Planning Commission <Planningcommission@scottsdaleaz.gov>
Cc Projectinput <Projectinput@Scottsdaleaz.gov>
Subject Case Number 12-UP-2016

2/15/2019

Dear Planning Commission Members

My wife and I are contacting you in reference to a hearing date that is scheduled to go before you on February 27th 2019.

Case Number: 12-UP-2016

Case Name: M & M Ranch

Site Location: 8144 E. Via Dona Rd.

Applicant Contact: Monica Rahman

My wife Janet and I have also gone through this process in 2007 for our ranch use permit with the city of Scottsdale and were approved just three properties to the west of the applicant on Via Dona Road

We are very much in favor of the applicant and we are asking you to please approve this Conditional Use Permit.

Thank you for your time,
Lawrence & Janet Hischer
8020 E. Via Dona Rd.
Scottsdale, AZ 85266

Phone (480) 330-3948

-

Murillo, Jesus

Subject:

FW Case #12-UP-2016

2/15/2019

Dear Planning Commission

My wife and I are contacting you in reference to a hearing date that is scheduled to go before you on February 27th 2019

Case Number 12-UP-2016

Case Name M & M Ranch

Site Location 8144 E Via Dona Rd

Applicant Contact Monica Rahman

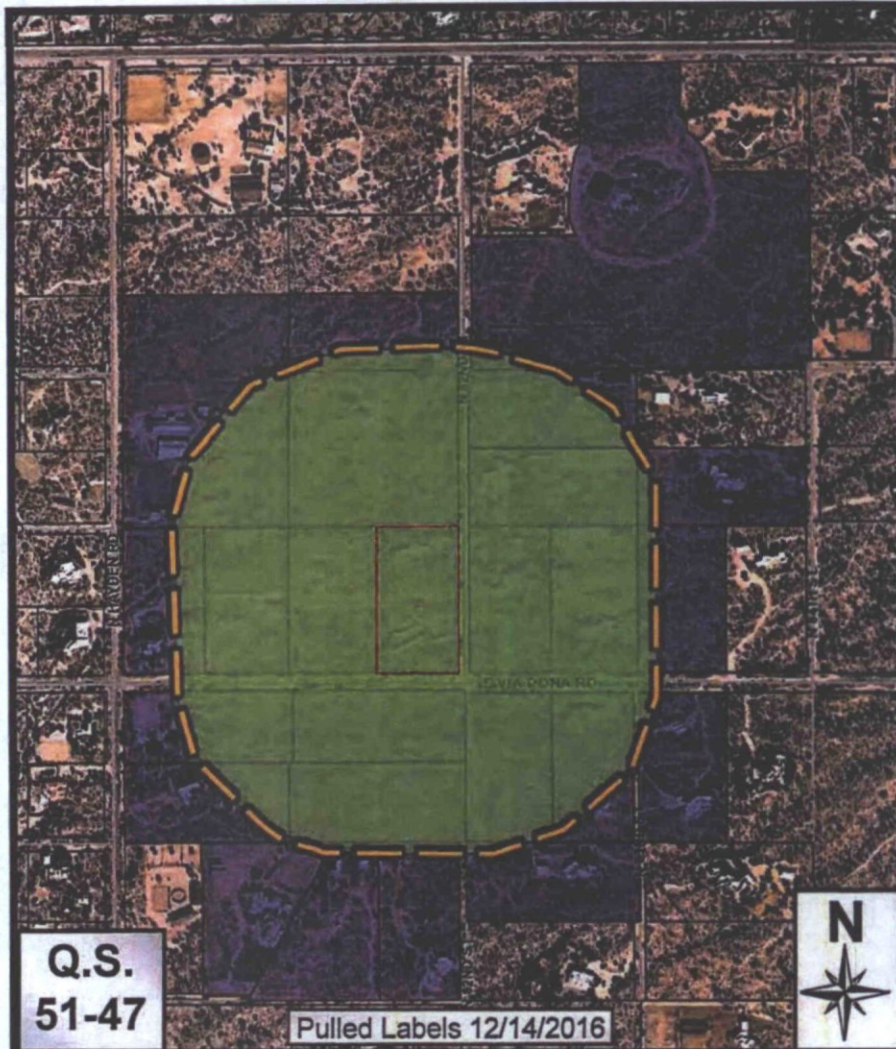
My wife Janet and I have also gone through this process in 2007 for our ranch use permit with the city of Scottsdale and were approved just three properties to the west of the applicant on Via Dona Road

We are very much in favor of the applicant and we are asking you to please approve this Conditional Use Permit

Thank you for your time,
Lawrence & Janet Hischer
8020 E Via Dona Rd
Scottsdale, AZ 85266

Phone (480) 330-3948

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

54

Postcards

Additional Notifications:

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

M & M Ranch Conditional Use Permit

12-UP-2016



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

WEDNESDAY, FEBRUARY 27, 2019

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair
Prescott Smith, Vice Chair
Larry S. Kush, Commissioner
Ali Fakhri, Commissioner-by phone
Kevin Bollinger, Commissioner
Christian Serena, Commissioner
Kelsey Young, Commissioner

STAFF: Tim Curtis
Joe Padilla
Chris Zimmer
Lorraine Castro
Melissa Berry
Jesus Murillo
Doris McClay
Bryan Cluff

CALL TO ORDER

Chair Alessio 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.

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

ATTACHMENT 9

MINUTES REVIEW AND APPROVAL

- 1 Approval of January 23, 2019 Regular Meeting Minutes including Study Session,
Vice Chair moved to approve the February 13, 2019 Regular Meeting Minutes, including Study Session, seconded by Commissioner Young.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Kush, Commissioner Fakh, and Commissioner Bollinger, Commissioner Young, Commissioner Serena.

CONTINUANCES

- 2 22-ZN-2018 (Southbridge Two)

Staff and applicant request to continue this case to a date to be determined

Request by owner for approval of a zoning district map amendment from Central Business, Downtown Overlay (C-2 DO) and Downtown/Retail Specialty - Type 1, Downtown Overlay (D/RS-1 DO) to Downtown/Downtown Core - Type 1, Planned Block Development, Downtown Overlay (D/DC-1 PBD DO), Downtown/Downtown Multiple Use - Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO), and Downtown/Downtown Multiple Use - Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO), including approval of a Development Plan with amended development standards, for a mixed-use development with 330 residential units and other non-residential space on a 9.94 +/- acre site located near the intersection of E 5th Avenue and N Marshall Way. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Gary Roe, 602-618-7754.

3. 19-AB-2018 (Southbridge Two Abandonments)

Staff and applicant request to continue this case to a date to be determined

Request by owner to abandon multiple alley and other rights-of-way to allow development of a large, mixed-use development, with Central Business, Downtown Overlay (C-2 DO) and Downtown/Retail Specialty - Type 1, Downtown Overlay (D/RS-1 DO) zoning located near the intersection of E 5th Avenue and N Marshall Way. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Gary Roe, 602-618-7754.

Item No 2 & 3: Move to continue case 22-ZN-2018 (Southbridge Two) and 19-AB-2018 (Southbridge Two Abandonments) to a date to be determined, by a vote of 7-0; Motion by Vice Chair Smith, 2nd by Commissioner Kush.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Kush, Commissioner Fakh, and Commissioner Bollinger, Commissioner Young, Commissioner Serena.

* 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"

EXPEDITED AGENDA

5 12-UP-2016 (M & M Ranch)

Request by owner for a Conditional Use Permit (CUP) for a "ranch" use on a +/- 5.0 acre (gross lot area) site, on the northwest corner of E Via Dona Road and N 82nd Street, with Single-family Residential, Environmentally Sensitive Lands (R1-190/ESL) zoning district designation, located at 8144 E Via Dona Rd. Staff contact person is Jesus Munillo, 480-312-7849. Applicant contact person is Monica Rahman, 480-695-7359.

Request to speak cards: David Gast

Item No 5: Recommended City Council approve case 12-UP-2016 (M & M Ranch), by a vote of 7-0; Motion by Commissioner Kush, per the staff recommended conditions, based upon the finding that the Conditional Use Permit criteria have been met. 2nd by Commissioner Bollinger.

The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Kush, Commissioner Fakh, and Commissioner Bollinger, Commissioner Young, Commissioner Serena.

REGULAR AGENDA

***4 15-UP-2018 (Shot Shack / Tavern)**

Request by owner for a Conditional Use Permit for a Bar on a +/- 1,144 square foot site with Central Business District, Parking P-3 District, Parking P-2 District, Downtown Overlay (C-2/P-3 P-2 DO) zoning located at 4417 North Saddlebag Trail. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is David Ross, 602-908-7405.

Request to speak cards: Jason Adler, Ryan Hibbert, David Ross, Tom Babu

- **Item No 4: Move Case 15-UP-2018 from Expedited Agenda to Regular Agenda**
- **Item No 4: Move to continue case 15-UP-2018 (Shot Shack / Tavern) to a date to be determined, by a vote of 6-0; Motion by Commissioner Kush, 2nd by Commissioner Serena with Vice Chair Smith recusing himself.**
- **Commissioner Fakh left meeting at 6:10 pm.**

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Kush, Commissioner Fakh, and Commissioner Bollinger, Commissioner Young, Commissioner Serena with Vice Chair Smith recusing himself.

*** 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"**

***6. 23-ZN-2018 (McDowell Mountain Community Storage)**

Request by owner for a Zoning District Map Amendment from Planned Convenience Center, Environmentally Sensitive Lands (PCoC ESL) to Neighborhood Commercial, Environmentally Sensitive Lands (C-1 ESL) zoning on a +/- 4.7-acre site located at 10101 E McDowell Mountain Ranch Road (217-14-003M).

Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Michael Leary, (480) 991-1111.**

Request to speak cards: John Thomas

- **Item No 6: Move Case 23-ZN-2018 from Expedited Agenda to Regular Agenda**
- **Item No 6: Move to make a recommendation to City Council for approval of 23-ZN-2018, by a vote of 6-0: Motion by Commissioner Serena, per the staff recommended stipulations and added stipulations enforcing the 40 foot front yard setback, deleting the words "corral fence" and adding the word "consultation" in stipulation 1, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Kush.**

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Kush, and Commissioner Bollinger, Commissioner Young, Commissioner Serena.

7. 16-ZN-2018 (Joy Ranch & Tonto National Forest)

Request by owner for a Zoning District Map amendment from Single-family Residential Environmentally Sensitive Lands (R1-190 ESL) to Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) zoning on a +/-77.6-acre site, located East of the northeast corner of Joy Ranch Rd. and Boulder View Dr. Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is John Berry, (480) 385-2753.**

Request to speak cards: James Cameron, Joe Parker

Written comment cards: James & Nancy Cameron

Item No. 7: Move to make a recommendation to City Council for approval of 16-ZN-2018, by a vote of 5-0: Motion by Commissioner Kush, per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Serena with Vice Chair Smith recusing himself.

The motion carried unanimously with a vote of five (5) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Kush, Commissioner Fakih, and Commissioner Bollinger, Commissioner Young, Commissioner Serena.

Adjournment – Motion to adjourn at 6:42 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

5

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) DAUG LAST MEETING DATE 2/27/2019

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 29223 N. 84TH ST., SCOTTSDALE, AZ ZIP 85266

HOME PHONE 314-452-7500 WORK PHONE _____

E-MAIL ADDRESS (optional) dauglast@hotmail.com

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

☒ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING M-M RANCH BUSINESS

*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.

PLANNING COMMISSION REPORT



Meeting Date February 27, 2019
General Plan Element *Land Use*
General Plan Goal *Create a sense of community through land uses*

ACTION

M & M Ranch
12-UP-2016

Request to consider the following:

- 1 A recommendation to City Council regarding a request by owner for a Conditional Use Permit (CUP) for a ranch use on a +/- 5.0-acre (gross lot area) site, on the northwest corner of E Via Dona Road and N 82nd Street, with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-190/ESL/FO) zoning district designation, located at 8144 E Via Dona Road

Goal/Purpose of Request

The applicant's request is to legitimize an existing "ranch" with the request for approval of a Conditional Use Permit for a "ranch" use

Key Items for Consideration

- Site is located within the Desert Foothills Character Area
- Ranch Conditional Use Permit Criteria
- Owner received Compliance Notice of violation
- Staff has received communication in support of the CUP request

OWNER

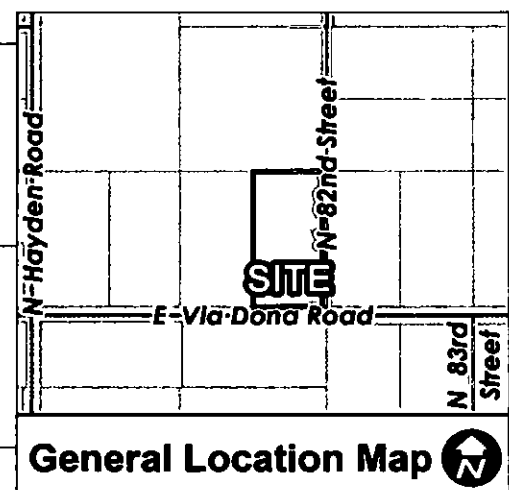
M & M Ranch
Monica Rahman
480-695-7359

APPLICANT CONTACT

M & M Ranch
Monica Rahman
480-695-7359

LOCATION

8144 E Via Dona Road





M & M Ranch Conditional Use Permit

ATTACHMENT #1

12-UP-2016



M & M Ranch Conditional Use Permit

ATTACHMENT #1A

12-UP-2016

Stipulations for the Conditional Use Permit

For a Ranch

M & M Ranch

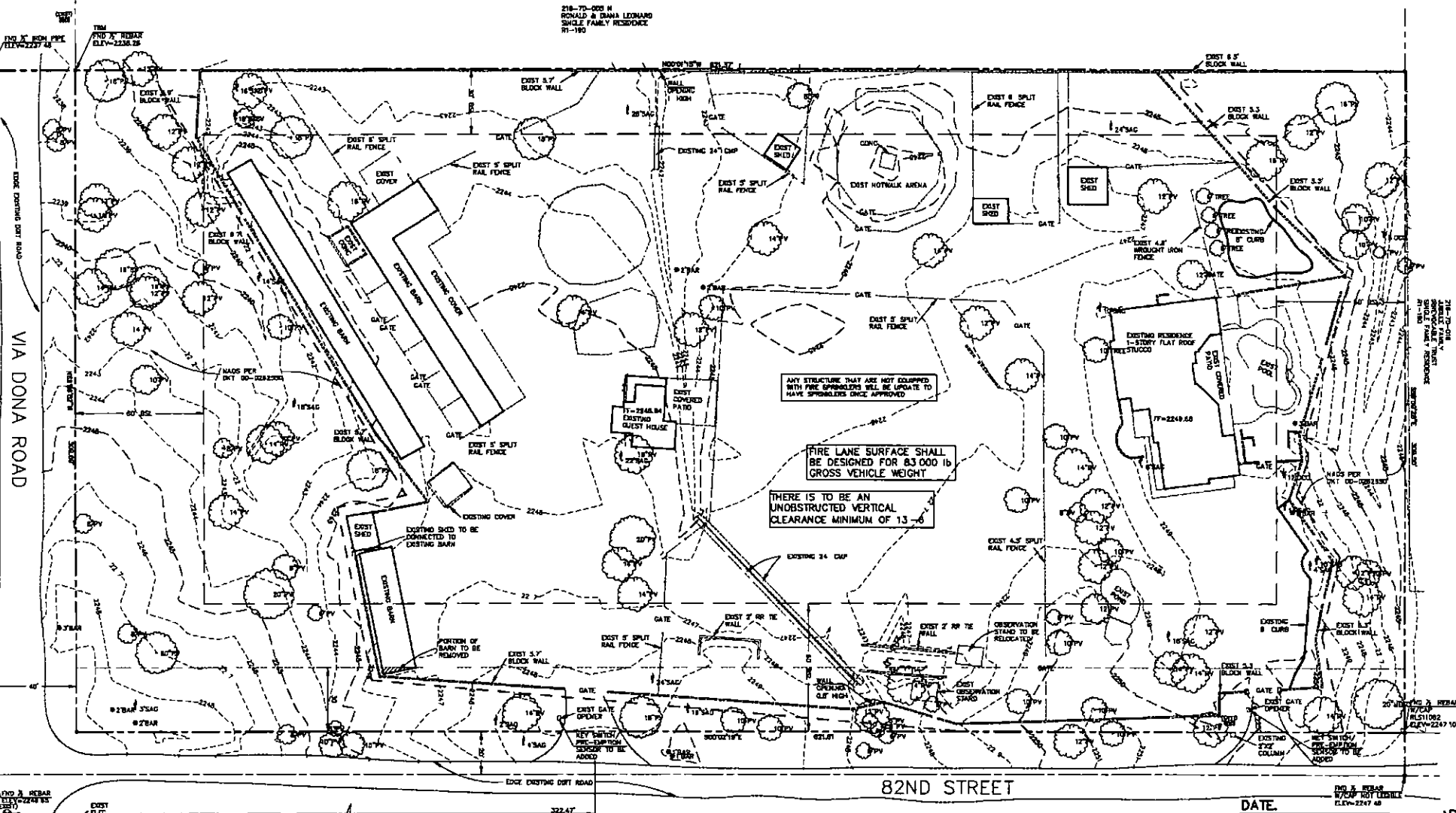
Case Number: 12-UP-2016

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

SITE DESIGN

- 1 **CONFORMANCE TO CONCEPTUAL SITE PLAN** Development shall conform with the conceptual site plan submitted by Graham Engineering and with the city staff date of December 12, 2018, attached as Exhibit A 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 Planning Commission and City Council
- 2 **CONFORMANCE TO OPERATION AND MAINTENANCE PLAN** Development shall conform with the Maintenance and Operation plan with the city staff date of December 12, 2018, attached as 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 Planning Commission and City Council
- 3 **BUILDING HEIGHT LIMITATIONS** No building on the site shall exceed 24 feet in height, measured as provided in the applicable section of the Zoning Ordinance
- 4 **ALTERATIONS TO NATURAL WATERCOURSES** Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2 hour rain event shall be subject to Development Review Board approval

218-70-000 N
RONALD & DIANA LEONARD
SINGLE FAMILY RESIDENCE
R1-180



ANY STRUCTURE THAT ARE NOT EQUIPPED
WITH FIRE SPRINKLERS WILL BE UPDATE TO
HAVE SPRINKLERS ONCE APPROVED

FIRE LANE SURFACE SHALL
BE DESIGNED FOR 83,000 LB
GROSS VEHICLE WEIGHT

THERE IS TO BE AN
UNOBSTRUCTED VERTICAL
CLEARANCE MINIMUM OF 13'-6"

SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY INFORMATION
SHOWN HEREON WAS EXECUTED UNDER MY DIRECTION.

BENCHMARK

FIN 2" ALUMINUM CAP 0.75" DN STAMPED TSN R&E & S33
S25 IS 33367 2502
ELEV=2221.01 (NAVD 88)

TBM

FIN 5" REBAR AT THE SOUTHWEST CORNER OF S&D PARCEL
ELEV=2238.28(NAVD88)

BENCHMARK CERTIFICATION

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON
THIS PLAN ARE BASED ON THE ELEVATION DATUM FOR THE
CITY OF SCOTTSDALE BENCHMARK.

DATE

AS-BUILT	7-18-16	BP

GRAHAM SURVEYING & ENGINEERING INC

Civil Engineers & Land Surveyors
P.O. BOX 1240, Caveville, Arizona 85377
(480) 488-4393

ADMIN@GRAHAMENGINEERINGANDSURVEYING.COM

PART OF THE NW 1/4 SEC. 25 TSN R4E, SH2 2 OF 2, JOB #14-131920

1902-2012

M & M Ranch

Conditional Use Permit Request

1. Operation and Maintenance

M & M Ranch operates a first-class equestrian facility, specializing in the training and development of horses and riders. M & M Ranch has a total of 18 box stalls and 6 outside paddocks, with capacity for 24 horses. No additional stalls or paddocks will be constructed. The Rahman family resides on the property and directs ranch operations. A ranch manager is employed to care for the property and horses, along with the assistance of a groom. The ranch has a main trainer, assistant trainer, and two working students. Facilities are open to clients Monday to Sunday from 5:00 am to 7:00 pm, however, trainers arrive earlier and leave later.

The ranch has approximately fifteen (15) total students that vary in age and riding level, however, training of small groups is limited to eight (8) or fewer students. Lessons are offered to clients that have their horse boarded at the facility, to clients that trailer in their own horse, and to clients that use ranch horses. Each lesson is limited to two clients that trailer in their own horses, and trailers are parked in a designated parking area on the property. Lessons are also limited to six (6) total riders, and run 1½ hours. Weekday morning lessons are offered at three time slots starting at 6:00 am in summer months and 7:00 am in winter months. Weekday afternoon lessons consist of two time slots, starting at 5:30 pm in summer months and 4:00 pm in winter months. Weekend lessons are only offered at four morning time slots starting at 6:00 am in summer months and 7:00 am in winter months. However, exact starting times vary throughout the year, and depend on weather and daylight. The barn closes at 7:00 pm. All lessons and training occur during daylight hours.

Adequate parking is provided on the property, designated for cars, trucks, and trailers. Delivery drop off and pick up occur on an as need basis. Feed is delivered by Scottsdale Livestock every 3-4 weeks, depending on the number of horses boarded at the time. The delivery consists of alfalfa, grass and grains, which come on a flatbed truck and are unloaded directly into the shed next to barn B. Bedding is delivered by No Waste Grindings. While bedding delivery also depends on how many horses are boarded at the time, typically one container of shavings is required each month. The container is pulled by a truck and unloaded on the ground next to the sheds at the northeast corner of the property. No Waste Grindings also hauls away the manure dumpster enclosure, which occurs every two to three weeks. The removal frequency increases based on the number of horses boarded.

All lessons, training, and maintenance occur during daylight hours. Each stall is equipped with lighting, however, the lights are used for emergency purposes only. The perimeter of the barns contain motion-controlled lighting, all of which comply with the City of Scottsdale guidelines and ordinances for the Environmentally Sensitive Lands. The maintenance, safety and sanitation for the property is broken down as follows:

2. M & M Ranch Schedule and Trip Generation

The typical weekly schedule of traffic generated at and by M & M ranch consists of the following

Monday

6 00 AM – One assistant arrives
7 00 AM – First lesson offered, with two students enrolled
8 30 AM – Second lesson offered, with one student enrolled
10 00 AM – Third lesson offered, but no current students enrolled
12 00 PM – Morning assistant departs
5 30 PM – Fourth lesson offered, but no current students enrolled
7 00 PM – Fifth lesson offered, but no current students enrolled

Tuesday

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5 00 PM – One afternoon assistant arrives
5 30 PM – Fourth lesson offered, with four students enrolled
7 00 PM – Fifth lesson offered, with two students enrolled Afternoon assistant departs

Wednesday

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Thursday

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8 30 AM – Second lesson offered, with two students enrolled
10 00 AM – Third lesson offered, with one student enrolled
12 00 PM – Morning assistants depart
5 00 PM – One afternoon assistant arrives
5 30 PM – Fourth lesson offered, with two students enrolled
7 00 PM – Fifth lesson offered, but no current students enrolled Afternoon assistant departs

Friday

6 00 AM – One assistant arrives

7 00 AM – First lesson offered, with one student enrolled

8 30 AM – Second lesson offered, but no current students enrolled

10 00 AM – Third lesson offered, but no current students enrolled

12 00 PM – Morning assistant departs

No afternoon lessons are offered on Friday

Saturday

5 30 AM – Two assistants arrive

7 00 AM – First lesson offer, with four students enrolled

8 30 AM – Second lesson offer, with four students enrolled

10 00 AM – Third lesson offered, with four students enrolled

No afternoon lessons are offered on Saturday

Sunday

5 30 AM – One assistant arrives

7 00 AM – First lesson offer, with four students enrolled

8 30 AM – Second lesson offer, with four students enrolled

10 00 AM – Third lesson offered, with four students enrolled

No afternoon lessons are offered on Sunday

Project Narrative M & M Ranch Conditional Use Permit Request

1. Introduction

The Rahman family requests City of Scottsdale approval of a Conditional Use Permit (CUP) for a ranch, which is consistent with the General Plan, as well as City goals and policies supporting equestrian uses in the Desert Foothills Character Area. The Rahman family owns a ranch home on a 5-acre property located at the northwest corner of N 82nd Street and E Via Dona Road. Located at 8144 E Via Dona Road, the Rahman property is zoned Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO).

2. General Plan and Character Area Plan

On the City's General Plan Land Use Map, this parcel and surrounding properties are designated as Rural Neighborhoods. A ranch use conforms with the Rural Neighborhoods designation in that the General Plan's definition includes "equestrian uses and privileges." The property is situated amongst large meets and bounds parcels, many established prior to annexation into the City of Scottsdale, and historically consisting of equestrian land uses. The Desert Foothills Character Area promotes connected areas of desert open spaces and trails, preserves the upper desert by using sensitive building techniques, and celebrates the rural desert character. Natural Area Open Space is designated on the Rahman property to support the goals of the Environmentally Sensitive Lands and Desert Foothills area. Consistent with a ranch use, the Rahman's reside in a single-family home, along with guest house, stables, riding arena, Euro-Exerciser, four permanent paddocks, two movable paddocks, one feed room, and one alfalfa and grass storage shed.

3. Conditional Use Permit Criteria

The proposed ranch use will not be materially detrimental to public health, safety or welfare. Specifically, the proposed use will not cause damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination, nor will the use impact the surrounding area as a result of unusual volume or character of traffic. The characteristics of the proposed ranch use are compatible with equestrian uses permitted in the surrounding area, and all specific criterion of the use are satisfied, as demonstrated below.

O Ranch

1. *The minimum property shall be five (5) acres gross.*

The CUP site is 5 acres.

2. *Structures or facilities used for the stabling, storing, showing or training of animals and for temporary manure storage shall be set back a minimum of fifty (50) feet from any single-family residential property other than those zoned Single-family Residential R1-190.*

and Single-family Residential R1-130 Dwelling units, accessory structures incidental to dwelling units, and irrigated pasturage may occur within the fifty-foot setback area subject to the setback requirements of the applicable zoning district

All structures or facilities used for the stabling, storing, showing or training of animals and for temporary manure storage are setback a minimum a minimum of fifty (50) feet from any single-family residential property other than those zoned Single-family Residential R1-190 and Single-family Residential R1-130 In addition, the dwelling unit, and all accessory structures incidental to the dwelling unit comply with the setback requirements of the R1-190 ESL FO zoning district and overlays

- 3 *The front yard shall be that of the applicable zoning district or forty (40) feet, whichever is greater*

The front yard of the applicable zoning district is sixty (60) feet

- 4 *There shall be no shows or other activities which would generate more traffic than is normal to a residential area unless the proposed site has direct access from a major street as set forth in the Transportation Master Plan and the Design Standards & Policies Manual Permission for such shows may be obtained from City Council Notification shall be provided in a letter that explains the nature and duration of the activity, accommodations for spectators, traffic impacts and additional parking for vehicles This letter shall be submitted to the City Clerk at least one (1) month prior to the date of the show or activity*

This CUP request does not include approval for shows or other activities that would generate more traffic than is normal to a residential area

- 5 *All pasture and animal storage shall be enclosed with fences or walls of a minimum of four (4) feet six (6) inches in height The design of these enclosures shall be shown on drawings submitted with the use permit application*

All pasture and animal storage areas are enclosed with fences and walls above the minimum height requirement, as demonstrated on the site plan

- 6 *The property owner shall provide a specific plan which includes the physical containment and location for manure storage and/or a disposal program which minimizes odor and fly impacts on adjacent parcels The spreading and tilling of manure into the soil of paddock, pasture or arena areas may be considered manure disposal*

Temporary manure storage occurs in a secure receptacle enclosure located at the interior of the property, as shown on the site plan Stalls and paddocks are cleaned daily, with all manure deposited directly into the secure dumpster enclosure No Waste Grindings is the company contracted for removal of the dumpster enclosure, which occurs every two to three weeks The removal frequency increases based on the number of horses boarded

- 7 *The property owner shall provide a specific program for fly control in barn and stable areas which minimizes the attraction to and successful breeding of flies*

All stalls are equipped with fly systems. During summer months through fall, the fly systems run approximately five (5) times each day. During winter and spring, the fly systems run approximately two (2) times each day. Generally, from April through September, two fans circulate in each stall to further reduce flies. In addition, all stalls have electric water systems to prevent standing water and eliminate spawning.

- 8 *All laws applicable to the public health must be complied with for the entire period of operation of the ranch.*

All laws applicable to the public health shall be complied with.

- 9 *All activity and pasture areas shall be grassed, sprinklered, or treated with regularly tilled high organic soil mix for dust suppression.*

All pasture areas, euro exerciser, riding arena, and paddocks are sprinklered and tilled for dust suppression.

- 10 *Upon revocation of the use permit or abandonment of the ranch operation any accessory residential structures shall be removed.*

Any accessory residential structures shall be removed upon revocation of the CUP or abandonment of the ranch operation.

4. Operation and Maintenance

M & M Ranch operates a first-class equestrian facility, specializing in the training and development of horses and riders. M & M Ranch has a total of 18 box stalls and 6 outside paddocks, with capacity for 24 horses. No additional stalls or paddocks will be constructed. The Rahman family resides on the property and directs ranch operations. A ranch manager is employed to care for the property and horses, along with the assistance of a groom. The ranch has a main trainer, assistant trainer, and two working students. Facilities are open to clients Monday to Sunday from 5:00 am to 7:00 pm, however, trainers arrive earlier and leave later.

The ranch has approximately fifteen (15) total students that vary in age and riding level, however, training of small groups is limited to eight (8) or fewer students. Lessons are offered to clients that have their horse boarded at the facility, to clients that trailer in their own horse, and to clients that use ranch horses. Each lesson is limited to two clients that trailer in their own horses, and trailers are parked in a designated parking area on the property. Lessons are also limited to six (6) total riders, and run 1½ hours. Weekday morning lessons are offered at three time slots starting at 6:00 am in summer months and 7:00 am in winter months. Weekday afternoon lessons consist of two time slots, starting at 5:30 pm in summer months and 4:00 pm in winter months. Weekend lessons are only offered at four morning time slots starting at 6:00 am in summer months and 7:00 am in winter months. However, exact starting times vary throughout the year, and depend on weather and daylight. The barn closes at 7:00 pm. All lessons and training occur during daylight hours.

Adequate parking is provided on the property, designated for cars, trucks, and trailers. Delivery drop off and pick up occur on an as need basis. Feed is delivered by Scottsdale Livestock every 3-4 weeks, depending on the number of horses boarded at the time. The delivery consists of alfalfa, grass and grains, which come on a flatbed truck and are unloaded directly into the shed next to barn B. Bedding is delivered by No Waste Grindings. While bedding delivery also depends on how many horses are boarded at the time, typically one container of shavings is required each month. The container is pulled by a truck and unloaded on the ground next to the sheds at the northeast corner of the property. No Waste Grindings also hauls away the manure dumpster enclosure, which occurs every two to three weeks. The removal frequency increases based on the number of horses boarded.

All lessons, training, and maintenance occur during daylight hours. Each stall is equipped with lighting, however, the lights are used for emergency purposes only. The perimeter of the barns contain motion-controlled lighting, all of which comply with the City of Scottsdale guidelines and ordinances for the Environmentally Sensitive Lands. The maintenance, safety and sanitation for the property is broken down as follows:

Stables

The stables consist of two (2) barns. Barn A with six (6) 14' x 16' stalls that have their own turnouts attached to them, and Barn B with twelve (12) 12' x 12' stalls. All stalls have ¾" rubber mats and bedding comprised of wood shavings and grindings. The rubber mats serve for easy clean up, and provide a softer footing for the horses. All stalls are equipped with fly systems and, during the summer months through early fall, the fly systems run approximately five (5) times throughout each day. During winter and early spring, the fly systems run twice each day. In addition, all stalls have electric water systems to prevent standing water, which not only provides the horses with adequate water to reduce the risk of colic, but also helps to keep stalls clean and eliminate spawning. The stalls and turnouts are cleaned daily, with bedding replacement as needed. Manure is taken to a secure dumpster enclosure on the property, which is replaced every two to three weeks, according to the number of horses boarded at the property. Each barn has its own tack room where saddles and equipment are kept. In addition, each barn is equipped with its own wash racks and cross ties, also with rubber mats for ease of cleaning and sanitation, as well as safety of the horses. During the hot months (April-September), two fans circulate in each stall to cool the horses and reduce flies.

Riding Arena

The riding arena is approximately 179' X 160', enclosed with a pipe fence. The footing is about 6 inches of soft, fine sand on top of a compact layer of dirt. The riding arena is equipped with its own sprinkler system, and is watered every day for dust suppression, as well as to provide the horses with a better footing. The Arena is raked four (4) times each week using an ATV and a special sand arena drag, which follow an extensive watering. There are 5 sprinklers on the south side, 4 in the middle, and 5 on the north side.

Euro Exerciser

This special walker may exercise up to six (6) horses at the same time by sectioning the horses using a mesh wall that creates a movable stall for each horse. The euro exerciser is also equipped with its own sprinkler system, and is watered daily for dust suppression.

Paddocks

There are four (4) permanent paddocks comprised of pipe fencing, a gate, and footings consisting of sand and clean grindings. The paddocks are also equipped with sprinkler systems for dust suppression. Each paddock has a shed with an electric water system to prevent standing water and eliminate spawning, as well as rubber mats around the feeders that serve for easy clean up. The paddocks are cleaned daily, with all manure taken to the secure dumpster enclosure on the property.

5. M & M Ranch Schedule and Trip Generation

The typical weekly schedule of traffic generated at and by M & M ranch consists of the following:

Monday

6 00 AM – One assistant arrives
7 00 AM – First lesson offered, with two students enrolled
8 30 AM – Second lesson offered, with one student enrolled
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No afternoon lessons are offered on Friday

Saturday

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No afternoon lessons are offered on Saturday

Sunday

5 30 AM – One assistant arrives
7 00 AM – First lesson offer, with four students enrolled
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10 00 AM – Third lesson offered, with four students enrolled
No afternoon lessons are offered on Sunday

On a peak day, M & M Ranch operations may generate up to 54 trips, including deliveries, staff and students. However, this is based on four students per lesson, three lessons per day, with each student representing four trips, one to drop off, then the vehicle leaves, later the vehicle returns, and then the vehicle leaves again with the student. In addition, this peak day trip estimation includes two assistants representing four trips, and one delivery representing two trips.

On a typical day, M & M Ranch operations generate an approximate 26 trips total, including deliveries, staff and students. It is commonplace for students to carpool together, and often, parents stay on the ranch to oversee the lessons. It is also important to note that times and the amount of staff, students and deliveries vary according to season, with summer months beginning/ending earlier each day. In addition, every five (5) weeks, the farrier comes typically on a Friday. Approximately every three (3) weeks, feed and

bedding are delivered, and the manure dumpster is picked up. The frequency of deliveries and manure collection may vary according to the number of horses boarded. On average, there are a total of twenty-one (21) horses boarded at M & M Ranch.

6. Conclusion

M & M Ranch is a small, family run operation focused on the training and development of horses and riders. The ranch property conforms to the City's General Plan and Character Area Plan, it meets the criteria outlined in the Ordinance for a conditional use permit, and supports the goals of the Environmentally Sensitive Lands and Desert Foothills area. All laws applicable to the public health regulations will be complied with for the entire period of operation of the ranch. Equestrian uses and privileges are fundamental to City of Scottsdale's identity, and M & M Ranch is proud to provide both citizen and visitor a first-class equestrian facility.



M & M Ranch Conditional Use Permit

ATTACHMENT #4

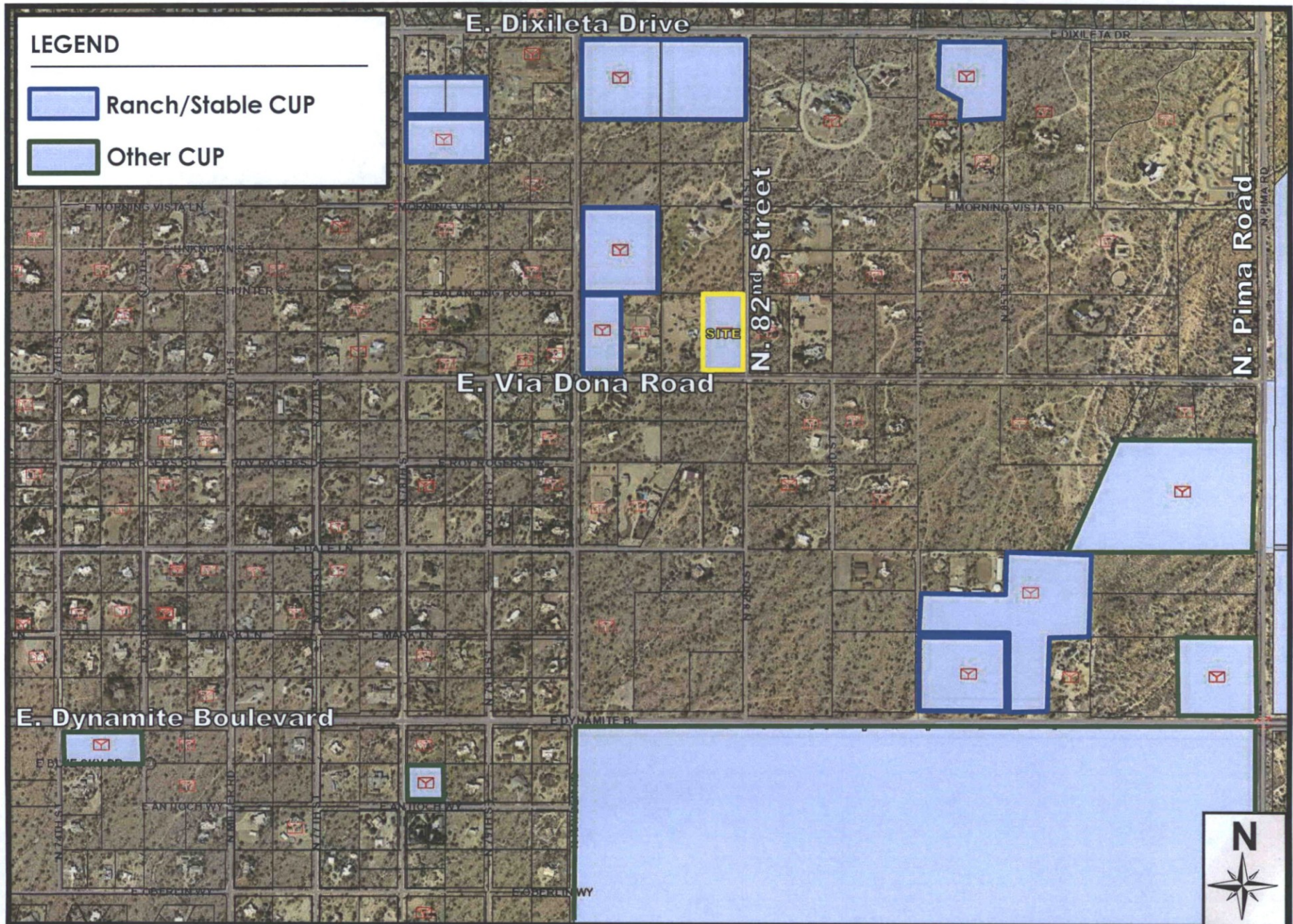
12-UP-2016



M & M Ranch Conditional Use Permit

ATTACHMENT #5

12-UP-2016



M & M Ranch Conditional Use Permit

ATTACHMENT #6

12-UP-2016

Murillo, Jesus

From Sandra Morgan <smqh1@telus.net>
Sent Thursday, February 21, 2019 8:16 PM
To Murillo, Jesus
Subject M and M Ranch

Hi, I am writing in for Monica of M and M stables, who is my very good neighbor on Via Dona Rd Scottsdale AZ. I highly recommend she get her business license as there are no traffic problems at all, no extra flies, no noticeable dust and no noise problems.
Hopefully she gets approved for her CUP.

Thank you
Sandra Morgan

ATTACHMENT 7

Murillo, Jesus

Subject. FW Planning Commission Public Comment (response #98)

From Planning Commission <Planningcommission@scottsdaleaz.gov>

Sent Friday, February 15, 2019 6 30 PM

To Curtis, Tim <tcurtis@scottsdaleaz.gov>

Subject Planning Commission Public Comment (response #98)

Planning Commission Public Comment (response #98)

Survey Information

Site	ScottsdaleAZ gov
Page Title	Planning Commission Public Comment
URL	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date	2/15/2019 6 29 02 PM

Survey Response

COMMENT	
Comment	2/15/2019 Dear Planning Commission Members My wife and I are contacting you in reference to a hearing date that is scheduled to go before you on February 27th 2019 Case Number 12-UP-2016 Case Name M & M Ranch Site Location 8144 E Via Dona Rd Applicant Contact Monica Rahman My wife Janet and I have also gone through this process in 2007 for our ranch use permit with the city of Scottsdale and were approved just three properties to the west of the applicant on Via Dona Road We are very much in favor of the applicant and we are asking you to please approve this Conditional Use Permit Thank you for your time, Lawrence & Janet Hischer 8020 E Via Dona Rd Scottsdale, AZ 85266 Phone (480) 330-3948
Comments are limited to 8,000 characters and may be cut and pasted from another source	
PLEASE PROVIDE YOUR NAME	
First & Last Name	Lawrence Hischer
AND ONE OR MORE OF THE FOLLOWING ITEMS	
Email	larry@twistedtreefarm.com

Phone	(480) 330-3948
Address	8020 E Via Dona, Scottsdale 85266
Example 3939 N Drinkwater Blvd, Scottsdale 85251	

Murillo, Jesus

Subject FW Case Number 12-UP-2016

From larry@twistedtreefarm.com <larry@twistedtreefarm.com>
Sent Friday, February 15, 2019 6 34 PM
To Planning Commission <Planningcommission@scottsdaleaz.gov>
Cc Projectinput <Projectinput@Scottsdaleaz.gov>
Subject Case Number 12-UP-2016

2/15/2019

Dear Planning Commission Members

My wife and I are contacting you in reference to a hearing date that is scheduled to go before you on February 27th 2019.

Case Number: 12-UP-2016
Case Name: M & M Ranch
Site Location: 8144 E. Via Dona Rd.
Applicant Contact: Monica Rahman

My wife Janet and I have also gone through this process in 2007 for our ranch use permit with the city of Scottsdale and were approved just three properties to the west of the applicant on Via Dona Road.

We are very much in favor of the applicant and we are asking you to please approve this Conditional Use Permit.

Thank you for your time,
Lawrence & Janet Hischer
8020 E. Via Dona Rd.
Scottsdale, AZ 85266

Phone (480) 330-3948

Murillo, Jesus

Subject

FW Case #12-UP-2016

2/15/2019

Dear Planning Commission

My wife and I are contacting you in reference to a hearing date that is scheduled to go before you on February 27th 2019

Case Number 12-UP-2016

Case Name M & M Ranch

Site Location 8144 E Via Dona Rd

Applicant Contact Monica Rahman

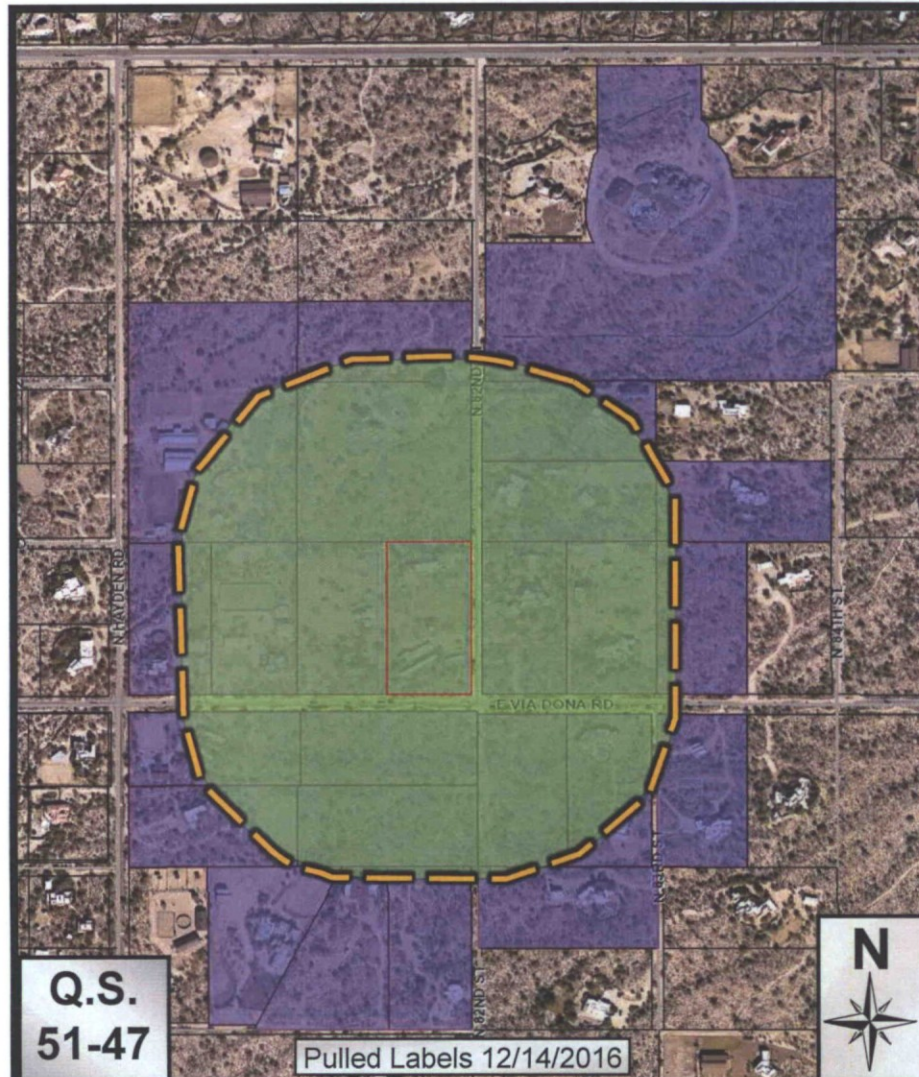
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Thank you for your time,
Lawrence & Janet Hischer
8020 E Via Dona Rd
Scottsdale, AZ 85266

Phone (480) 330-3948

City Notifications – Mailing List Selection Map



Map Legend:

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

Additional Notifications:

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

M & M Ranch Conditional Use Permit

12-UP-2016

REQUEST TO SPEAK



5

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) DAUG LAST MEETING DATE 2/27/2019

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 29223 N. 84TH ST., SCOTTSDALE, AZ ZIP 85266

HOME PHONE 314-452-7500 WORK PHONE _____

E-MAIL ADDRESS (optional) dauglast@hotmail.com

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

☒ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING M-M RANCH BUSINESS
LICENSE

*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

Request to Speak cards must be submitted to City Staff before public testimony begins on that item.

HOW TO ADDRESS THE BOARD AND COMMISSION

- The Chair will call your name when it is your turn to speak
- Approach the podium and state your name and address for the record
- Groups wishing to speak are encouraged to select a spokesperson to represent the views of the group
- Public testimony is limited to three minutes per speaker *(At the Chair's discretion, speakers representing two or more persons may be granted additional time)*
- A timer light, located at the podium, will help you to time your comments
 - A green light indicates the timer has been activated
 - A yellow light indicates there is one minute remaining
 - A red light indicates the comment period has ended

WRITTEN COMMENTS Citizens who do not wish to address the Board and Commission in person may submit written comments by completing a white Written Comment card. Written Comment cards are available throughout the Kiva Forum and at the Staff table.