

**From:** notifications@cognitoforms.com on behalf of City of Scottsdale <notifications@cognitoforms.com>  
**Sent:** Sunday, August 21, 2022 8:49 PM  
**To:** Jagger, Carolyn; Butteweg, Cathie; Cordova, Rommel; Kiva Presentation; Lane, Benjamin  
**Subject:** City Council Public Written Comment Form - Andrew Scheck  
**Attachments:** Rezoning Case 1-ZN-2022.pdf

 **External Email: Please use caution if opening links or attachments!**

## City of Scottsdale

### Web Scottsdale City Council Meeting Written Comment Form

#### Entry Details

[Edit the shared entry.](#)

[View the shared entry.](#)

#### Agenda Item

MEETING DATE 8/23/2022

WHICH AGENDA ITEM WOULD YOU LIKE TO COMMENT ON? 00. Public Comment.

#### Name

FULL NAME Andrew Scheck

NAME OF GROUP OR ORGANIZATION Coalition Of Greater Scottsdale - COGS

IP ADDRESS 2600:8800:6010:1600:24cf:548c:c002:3432

SOURCE Website

#### Contact Information

PHONE (516) 840-9242

EMAIL

cogsboard@cogsaz.net

ADDRESS

8924 E. Pinnacle Peak Road Suite G-5 PMB 518

CITY

Scottsdale

## Comment

COMMENT

In regards to Rezoning Case 1-ZN-2022

COGS does not support this project. Reason attached,

## Attachments

FILE UPLOAD

Rezoning Case 1-ZN-2022.pdf



# The Coalition of Greater Scottsdale

8924 E. Pinnacle Peak Road Suite G-5 PMB 518  
Scottsdale, AZ 85255

Emails: [cogsboard@cogsaz.net](mailto:cogsboard@cogsaz.net)

Website: [cogsaz.net](http://cogsaz.net)

## Rezoning Case 1-ZN-2022

Mayor and Council

After studying the request to rezone the 29.5 acres currently designated as Shadow Ridge North from R1-130 to mostly R1-43, COGS has determined that this rezoning is an **inappropriate** land use and not in keeping with the General Plan designation as Rural Neighborhoods. Per the General Plan definition:

**RURAL NEIGHBORHOODS:** This category includes the *largest-lot, single-family neighborhoods*. Densities in Rural Neighborhoods are usually one dwelling unit per one or more acres. Within the Environmentally Sensitive Lands (ESL) areas, native desert vegetation is abundant *and special care is needed to preserve open desert character and environmental features*.

*The goal in Rural Neighborhoods is to retain the large-lot character while preserving desert vegetation, washes, and natural features. Clustering of development may be used to achieve this goal. Rural Neighborhoods may also include equestrian or limited golf course uses.*

The May 2022 version of this project clearly states that the 19 proposed developed lots will be .75 acre lots measuring 33,256 s.f. , with Lot Width 120', Front 30', Side 15', Rear 35', and Building Height 24'. Clearly, this cannot be considered a Rural Neighborhood, but in reality, a suburban development.

This land is in the Dynamite Foothills character area and the plan for that area specifies that the zoning remain as is, for good reason. The topography in the foothills of the McDowell Mountains is extremely difficult to develop due to natural washes, boulders, outcrops, and mixed elevations. It should remain zoned R1-130 to allow the development to fit the land, allowing for natural land contours protected by ESLO, a true Rural Neighborhood design. Shoe horning in homes on small parcels is NOT the intent of the Rural land use designation, despite the poor decisions and approvals made by prior Councils on adjacent lands. Major modifications to land contours had to be made to make those projects fit and would need to be made to the land in this proposal to be able to build that density, in violation of the ESLO. The

Preserve IV, a nearby project on 40 acres, is being built to the existing zoning of R1-130, and demonstrates the land can be built to the existing zoning and still make a good return on the investment.

There is absolutely NO reason to increase the density and NO benefit to the city or residents to do so. There are, however, good reasons to maintain the existing zoning of R1-130:

- This area has limited access, one entry/exit.
- This area is very difficult to develop because of the terrain, boulder outcrops and other environmental features that need to be avoided, exactly why it was zoned R1130.
- Increasing the density does NOT benefit the city, the current residents, or the natural environment in that area.
- The proposed lots are NOT clustered and smaller than the minimum 1 acre lots to be called Rural.

Please consider the true intent of Rural Neighborhoods, ESLO, and the intended land use when deciding on this request to more than double the density on this land. Please not repeat the mistakes made by a previous city Council.

Respectfully,

Coalition of Greater Scottsdale Board of Directors

*Marilynn Atkinson, Jim Davis, Stan Morganstern, Howard Myers,*

*Copper Phillips, Sonnie Kirtley and Andrew Scheck*

**From:** [Kurth, Rebecca](#)  
**To:** [Joni Anderson](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: Just What We Don't Need!!!!  
**Date:** Monday, August 22, 2022 10:38:49 AM

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Good Morning Ms. Anderson,

Thank you for emailing Mayor Ortega and City Council with your input on the Shadow Ridge North zoning proposal. Project Coordinator Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the rezoning for the Shadow Ridge North zoning proposal, 1-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53028>.

Respectfully,

Rebecca Kurth  
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.7977  
Email: [RKurth@ScottsdaleAZ.gov](mailto:RKurth@ScottsdaleAZ.gov)

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**From:** Joni Anderson <joni.anderson@bluewin.ch>  
**Sent:** Sunday, August 21, 2022 2:57 AM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Just What We Don't Need!!!!

**⚠ External Email: Please use caution if opening links or attachments!**

**Hello Scottsdale City Council.**

**I am a very concerned resident of north Scottsdale and what is happening in our area.**

**The developers don't seem to be concerned with the water shortages in the Southwest, especially Arizona. They just want to make money and leave. What we don't need is another residential development. Let's cherish the land and resources we have instead of abusing nature.**

**I STRONGLY REJECT THE PROPOSED UPZONING REQUEST ON 29.5 ACRES OF PROPERTY**

**BETWEEN THE TOMS THUMB TRAILHEAD AND RIO VERDE ROAD ALONG 128TH STREET  
NORTH IN SCOTTSDALE, CASE # 1-ZN-2022, KNOWN AS SHADOW RIDGE.”**

**Joan Anderson**

**Thomas van Berkel**

**From:** [Kurth, Rebecca](#)  
**To:** [Mike Baker](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: Shadow Ridge - case #1-ZN-2022  
**Date:** Monday, August 22, 2022 10:35:43 AM

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Good Morning Mr. Baker,

Thank you for emailing Mayor Ortega and City Council with your input on the Shadow Ridge North zoning proposal. Project Coordinator Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the rezoning for the Shadow Ridge North zoning proposal, 1-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53028>.

Respectfully,

Rebecca Kurth  
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.7977  
Email: [RKurth@ScottsdaleAZ.gov](mailto:RKurth@ScottsdaleAZ.gov)

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**From:** Mike Baker <mbaker245@cox.net>  
**Sent:** Sunday, August 21, 2022 10:21 AM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Shadow Ridge - case #1-ZN-2022

**⚠ External Email: Please use caution if opening links or attachments!**

City council members:

Please do not approve the zoning change for Shadow Ridge. Limited access, very difficult terrain, No benefit to the city, current residents or the environment. Makes no sense.

Thank you,  
Mike Baker

Sent from [Mail](#) for Windows

**From:** [Kurth, Rebecca](#)  
**To:** [James H Davis](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: SHADOW RIDGE, ZONING CASE 1-ZN-2022  
**Date:** Monday, August 22, 2022 10:38:08 AM

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Good Morning Mr. Davis,

Thank you for emailing Mayor Ortega and City Council with your input on the Shadow Ridge North zoning proposal. Project Coordinator Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the rezoning for the Shadow Ridge North zoning proposal, 1-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53028>.

Respectfully,

Rebecca Kurth  
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.7977  
Email: [RKurth@ScottsdaleAZ.gov](mailto:RKurth@ScottsdaleAZ.gov)

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**From:** James H Davis <jimdavisestancia@gmail.com>  
**Sent:** Saturday, August 20, 2022 10:27 PM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** SHADOW RIDGE, ZONING CASE 1-ZN-2022

**⚠ External Email: Please use caution if opening links or attachments!**

Dear City Council Mayor Ortega, Councilwomen Littlefield, Whitehead, Janik, Milhaven and Caputi and Councilman Durham:

**I write to you sincerely asking that you reject the proposed up zoning of Shadow Ridge, zoning case 1-ZN-2022, as it has absolutely no benefit for the City of Scottsdale and strong negative implications for Scottsdale's future.**

**This property is in the Dynamite Foothills character area and that plan specifies that the zoning remain unchanged for the very good reason that this land can't be reasonably developed with more density, because of its topography. Moreover this property is accessed from Scottsdale by either Dynamite or Happy Valley, both of which are and will be further stressed with traffic beyond reason. This rural land needs to be developed consistent with what the property and Scottsdale can support.**



**Please keep this zoning unchanged. Other developments in the area have respected this zoning and Shadow Ridge should as well.**

**Sincerely,**

**Jim Davis**

**Francine Hitchcock**

**From:** [Kurth, Rebecca](#)  
**To:** [John Grant](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: Please reject up zoning of area near Tom Thumb.  
**Date:** Monday, August 22, 2022 10:35:55 AM

---

Good Morning Mr. Grant,

Thank you for emailing Mayor Ortega and City Council with your input on the Shadow Ridge North zoning proposal. Project Coordinator Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the rezoning for the Shadow Ridge North zoning proposal, 1-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53028>.

Respectfully,

Rebecca Kurth  
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.7977  
Email: RKurth@ScottsdaleAZ.gov

-----Original Message-----

From: John Grant <drjohnsgrant@gmail.com>  
Sent: Sunday, August 21, 2022 9:44 AM  
To: City Council <CityCouncil@scottsdaleaz.gov>  
Subject: Please reject up zoning of area near Tom Thumb.

External Email: Please use caution if opening links or attachments!

Please revisit it after all current projects are finished. The Surrounding roads can't support more homes already .  
Water is an issue and you will need more commercial support which can we unsightly and needs to be planned first.  
Thanks. John Grant 26842 N 108 th Way

**From:** [Kurth, Rebecca](#)  
**To:** [John Jeffries](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: Case 1-ZN-2022 rezoning request opinion & preference  
**Date:** Monday, August 22, 2022 10:34:20 AM

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Good Morning Mr. Jeffries,

Thank you for emailing Mayor Ortega and City Council with your input on the Shadow Ridge North zoning proposal. Project Coordinator Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the rezoning for the Shadow Ridge North zoning proposal, 1-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53028>.

Respectfully,

Rebecca Kurth  
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.7977  
Email: [RKurth@ScottsdaleAZ.gov](mailto:RKurth@ScottsdaleAZ.gov)

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**From:** John Jeffries <jgjeffries1@mac.com>  
**Sent:** Monday, August 22, 2022 6:54 AM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Case 1-ZN-2022 rezoning request opinion & preference

**⚠ External Email: Please use caution if opening links or attachments!**

To The Mayor and City Council:

We request you vote against this “up zone” request for this particular area as the benefits to making this change accrue substantially to the developer and not materially to Scottsdale and our residents.

The detriments, however, accrue entirely to Scottsdale and our residents and the environment. There is a satisfactory plan in place which considers all aspects of developing the area to the benefit of all including the environment.

Please vote against this request as there is no material benefit to making the

change and there is no downside to leaving the zoning as is.

Thank-you for your consideration and service to our community.

Regards,

John & Mary Jeffries

9183 E. Mountain Spring Rd  
Scottsdale, AZ 85255

612.799.8748



Best,  
John

J. G. Jeffries  
612.799.8748

**From:** [Kurth, Rebecca](#)  
**To:** [Vicki Kaplan](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: CASE # 1-ZN-2022, KNOWN AS SHADOW RIDGE  
**Date:** Monday, August 22, 2022 10:37:26 AM

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Good Morning Ms. Kaplan,

Thank you for emailing Mayor Ortega and City Council with your input on the Shadow Ridge North zoning proposal. Project Coordinator Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the rezoning for the Shadow Ridge North zoning proposal, 1-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53028>.

Respectfully,

Rebecca Kurth  
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.7977  
Email: [RKurth@ScottsdaleAZ.gov](mailto:RKurth@ScottsdaleAZ.gov)

---

**From:** Vicki Kaplan <[vkaplan@arizonabest.com](mailto:vkaplan@arizonabest.com)>  
**Sent:** Sunday, August 21, 2022 6:36 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Cc:** Vicki Kaplan <[vkaplan@arizonabest.com](mailto:vkaplan@arizonabest.com)>  
**Subject:** Re: CASE # 1-ZN-2022, KNOWN AS SHADOW RIDGE

 **External Email: Please use caution if opening links or attachments!**

Dear City Council members,

I live and work in the North Scottsdale area and have since the late 90's. I have seen projects that were given the developers requested re-zoning for higher density and questioned each time how this was a benefit to the city and the area. I again hold the same view as Howard Myers' details in the note below. PLEASE, vote NO on the request for the Zoning change at Shadow Ridge, Case # 1-ZN-2022.

Vicki Kaplan

## Mayor and Council

On Tuesday you will make a decision on yet another rezoning request to upzone from R1-130 to R1-43 on approximately 29.5 acres off 128 St north of the Tom Thumb trail head. The case is 1-ZN-2022. This land is in the Dynamite Foothills character area and the plan for that area specifies that the zoning remain as it is, for very good reasons. A number of similar rezoning cases have been approved by the prior city council despite the fact that the land in this area can't support that density as the Character Area plan recognizes. That is because the topography in the foothills of the McDowell mountains is very difficult to develop and should remain zoned R1-130 to allow the development to fit the land. Anyone who looks at Story Rock, the premier example of how NOT to develop this area, will see why this is true. The parts that can be developed are so small the houses are on top of one another and have very small lots that can be improved so the actual development is on the order of R1-18 or even smaller nowhere near close to the 1 acre lots they are supposed to be. Story Rock (Cavillerer Ranch) was one of the worst projects ever approved. It was way too dense for the land it was going on and, as staff predicted, major modifications would have to be made to the land to be able to build that density, in violation of the ESLO. The same is true for Shadow Ridge as the land has a lot of variation to it and also has a number of bolder outcrops making it even more difficult.

Nearby, on 40 acres, another development is coming forward, The Preserve IV, however they are building it to the existing zoning of R1-130, so obviously the land can be built to the existing zoning and make a good profit.

There is absolutely NO reason to increase the density and NO benefit to the city to do so, but there are reasons not to and, like the Preserve IV, keep to the existing zoning. Some are:

- That area has limited access so it makes NO sense to increase the density.
- That area is very difficult to develop because of the terrain, boulder outcrops and other environmental features that need to be avoided. This is why it was zoned R1-130.
- Increasing the density does NOT benefit the city, the current residents, or the environment in that area so there is NO reason to increase it



I hope you will consider all this when making a decision on this request to almost triple the density on this land and not repeat the mistakes made by a previous city Council.

Thank you for you attention to this matter and service to our city.

Howard

--

Howard Myers

**From:** [Kurth, Rebecca](#)  
**To:** [Susan Kauffman](#); [City Council](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: 1-ZN-22  
**Date:** Monday, August 22, 2022 10:34:02 AM

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Good Morning Ms. Kauffman,

Thank you for emailing Mayor Ortega and City Council with your input on the Shadow Ridge North zoning proposal. Project Coordinator Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the rezoning for the Shadow Ridge North zoning proposal, 1-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53028>.

Respectfully,

Rebecca Kurth  
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.7977  
Email: [RKurth@ScottsdaleAZ.gov](mailto:RKurth@ScottsdaleAZ.gov)

-----Original Message-----

From: Susan Kauffman <[susantk@icloud.com](mailto:susantk@icloud.com)>  
Sent: Monday, August 22, 2022 7:40 AM  
To: City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
Subject: 1-ZN-22

External Email: Please use caution if opening links or attachments!

Tuesday you will make a decision on where to up zone. There are approximately 30 acres on 128 St, near the Tom Thumb's Trailhead. The developer wants to up zone the area from R1-13- to R1-48. The topography in that area cannot stand the up zoning. There are natural and unique features to the area, boulder out crossings and stream beds that are peculiar and unique to that area. These high density developments in unique topography and addition of roads, and services only continue to hurt out community and deteriorate from out own special topography - one reason we get tourists who spend their tax dollars and do not ruin the land.

Susan Kauffman  
11334 E Desert Vista Rd  
85255

**From:** [Kurth, Rebecca](#)  
**To:** [Kevin McCarthy](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: Rezoning of Shadow Ridge  
**Date:** Monday, August 22, 2022 10:35:08 AM

---

Good Morning Mr. McCarthy,

Thank you for emailing Mayor Ortega and City Council with your input on the Shadow Ridge North zoning proposal. Project Coordinator Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the rezoning for the Shadow Ridge North zoning proposal, 1-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53028>.

Respectfully,

Rebecca Kurth  
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.7977  
Email: [RKurth@ScottsdaleAZ.gov](mailto:RKurth@ScottsdaleAZ.gov)

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**From:** Kevin McCarthy <kjmduke@aol.com>  
**Sent:** Sunday, August 21, 2022 3:47 PM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Rezoning of Shadow Ridge

**⚠ External Email: Please use caution if opening links or attachments!**

Please block the rezoning of Shadow Ridge acreage. Stop the density and preserve this area and all the area which will suffer from over build.

Kevin McCarthy Resident Scottsdale

**From:** [Kurth, Rebecca](#)  
**To:** [Jim McDowell](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: Reject this Zoning request  
**Date:** Monday, August 22, 2022 10:34:46 AM

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Good Morning Mr. McDowell,

Thank you for emailing Mayor Ortega and City Council with your input on the Shadow Ridge North zoning proposal. Project Coordinator Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the rezoning for the Shadow Ridge North zoning proposal, 1-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53028>.

Respectfully,

Rebecca Kurth  
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.7977  
Email: [RKurth@ScottsdaleAZ.gov](mailto:RKurth@ScottsdaleAZ.gov)

---

**From:** Jim McDowell <jimmcdowell2@me.com>  
**Sent:** Sunday, August 21, 2022 5:24 PM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Reject this Zoning request

**⚠ External Email: Please use caution if opening links or attachments!**

Dear Scottsdale City Council:

**"REJECT THE PROPOSED UPZONING REQUEST ON 29.5 ACRES OF PROPERTY BETWEEN THE TOMS THUMB TRAILHEAD AND RIO VERDE ROAD ALONG 128TH STREET NORTH IN SCOTTSDALE, CASE # 1-ZN-2022, KNOWN AS SHADOW RIDGE."**

**You risk turning north Scottsdale into an LA look a like.**

Sincerely,

Jim McDowell  
10585 E Crescent Moon DR. Unit 26

Scottsdale, AZ 85262

[Jimmcdowell2@cox.net](mailto:Jimmcdowell2@cox.net)

[Jimmcdowell2@me.com](mailto:Jimmcdowell2@me.com)

**From:** [Kurth, Rebecca](#)  
**To:** [howard.myers@cox.net](mailto:howard.myers@cox.net)  
**Cc:** [Mayor David D. Ortega](#); [Littlefield, Kathy](#); [Janik, Betty](#); [Whitehead, Solange](#); [Durham, Thomas](#); [Caputi, Tammy](#); [Milhaven, Linda](#); [Barnes, Jeff](#)  
**Subject:** RE: Shadow Ridge 1-ZN-2022  
**Date:** Monday, August 22, 2022 10:32:16 AM

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Good Morning Mr. Myers,

Thank you for emailing Mayor Ortega and City Council with your input on the Shadow Ridge North zoning proposal. Project Coordinator Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the rezoning for the Shadow Ridge North zoning proposal, 1-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53028>.

Respectfully,

Rebecca Kurth

Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega

3939 N. Drinkwater Blvd

Scottsdale, AZ 85251

Phone: 480.312.7977

Email: [RKurth@ScottsdaleAZ.gov](mailto:RKurth@ScottsdaleAZ.gov)

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**From:** Howard Myers <[howard.myers@cox.net](mailto:howard.myers@cox.net)>  
**Sent:** Saturday, August 20, 2022 4:36 PM  
**To:** Mayor David D. Ortega <[DO Ortega@Scottsdaleaz.gov](mailto:DO Ortega@Scottsdaleaz.gov)>; Littlefield, Kathy <[KLittlefield@Scottsdaleaz.gov](mailto:KLittlefield@Scottsdaleaz.gov)>; Janik, Betty <[BJanik@Scottsdaleaz.gov](mailto:BJanik@Scottsdaleaz.gov)>; Whitehead, Solange <[SWhitehead@Scottsdaleaz.gov](mailto:SWhitehead@Scottsdaleaz.gov)>; Durham, Thomas <[TDurham@Scottsdaleaz.gov](mailto:TDurham@Scottsdaleaz.gov)>; Caputi, Tammy <[TCaputi@Scottsdaleaz.gov](mailto:TCaputi@Scottsdaleaz.gov)>; Milhaven, Linda <[LMilhaven@scottsdaleaz.gov](mailto:LMilhaven@scottsdaleaz.gov)>  
**Subject:** Shadow Ridge 1-ZN-2022

**⚠ External Email: Please use caution if opening links or attachments!**

Mayor and Council

On Tuesday you will make a decision on yet another rezoning request to upzone from R1-130 to R1-43 on approximately 29.5 acres off 128 St north of the Tom Thumb trail head. The case is 1-ZN-2022. This land is in the Dynamite Foothills character area and the plan for that area specifies that the zoning remain as it is, for very good reasons. A number of similar rezoning cases have been approved by the prior city council despite the fact that the land in this area can't support that density as the Character Area plan recognizes. That is because the topography in the foothills of the McDowell mountains is very difficult to develop and should remain zoned R1-130 to allow the development to

fit the land. Anyone who looks at Story Rock, the premier example of how NOT to develop this area, will see why this is true. The parts that can be developed are so small the houses are on top of one another and have very small lots that can be improved so the actual development is on the order of R1-18 or even smaller no where near close to the 1 acre lots they are supposed to be. Story Rock (Cavillerer Ranch) was one of the worst projects ever approved. It was way to dense for the land it was going on and, as staff predicted, major modifications would have to be made to the land to be able to build that density, in violation of the ESLO. The same is true for Shadow Ridge as the land has a lot of variation to it and also has a number of bolder outcrops making it even more difficult.

Nearby, on 40 acres, another development is coming forward, The Preserve IV, however they are building it to the existing zoning of R1-130, so obviously the land can be built to the existing zoning and make a good profit.

There is absolutely NO reason to increase the density and NO benefit to the city to do so, but there are reasons not to and, like the Preserve IV, keep to the existing zoning. Some are:

- That area has limited access so it makes NO sense to increase the density.
- That area is very difficult to develop because of the terrain, boulder outcrops and other environmental features that need to be avoided. This is why it was zoned R1-130.
- Increasing the density does NOT benefit the city, the current residents, or the environment in that area so there is NO reason to increase it

I hope you will consider all this when making a decision on this request to almost triple the density on this land and not repeat the mistakes made by a previous city Council.

Thank you for you attention to this matter and service to our city.

Howard

--

Howard Myers

Home:  
Addr: 6631 E. Horned Owl Trail  
Scottsdale, AZ 85266-8511  
Phone: 480-473-0109 (home)  
480-262-3502 (Cell)  
E-mail: [howard.myers@cox.net](mailto:howard.myers@cox.net)

If you have any other e-mail or phone numbers for me, please use the Home information above instead.  
None of the previous work e-mail or work phone numbers are valid anymore

**From:** [Kurth, Rebecca](#)  
**To:** [jwpete777@aol.com](mailto:jwpete777@aol.com)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: reject upzoning of Shadow Ridge  
**Date:** Monday, August 22, 2022 10:37:50 AM

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Good Morning Mr. Peterson,

Thank you for emailing Mayor Ortega and City Council with your input on the Shadow Ridge North zoning proposal. Project Coordinator Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the rezoning for the Shadow Ridge North zoning proposal, 1-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53028>.

Respectfully,

Rebecca Kurth  
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.7977  
Email: [RKurth@ScottsdaleAZ.gov](mailto:RKurth@ScottsdaleAZ.gov)

---

**From:** jwpete777@aol.com <jwpete777@aol.com>  
**Sent:** Saturday, August 20, 2022 11:04 PM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** reject upzoning of Shadow Ridge

 **External Email: Please use caution if opening links or attachments!**

Dear Council:

Please reject the upzoning of Shadow Ridge. It has limited access and difficult terrain. There is no benefit.

Joel Peterson  
19550 N Grayhawk Dr.  
Scottsdale, AZ 85255



**From:** [Kurth, Rebecca](#)  
**To:** [robert.rominger](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: REJECT CASE # 1-ZN-2022  
**Date:** Monday, August 22, 2022 10:36:45 AM

---

Good Morning Mr. Rominger,

Thank you for emailing Mayor Ortega and City Council with your input on the Shadow Ridge North zoning proposal. Project Coordinator Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the rezoning for the Shadow Ridge North zoning proposal, 1-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53028>.

Respectfully,

Rebecca Kurth  
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.7977  
Email: RKurth@ScottsdaleAZ.gov

-----Original Message-----

From: robert.rominger <rrominger@yahoo.com>  
Sent: Sunday, August 21, 2022 10:11 AM  
To: City Council <CityCouncil@scottsdaleaz.gov>  
Subject: REJECT CASE # 1-ZN-2022

External Email: Please use caution if opening links or attachments!

My wife and I live near Dynamite and Alma School. It is depressing to see the Urban Sprawl spreading like wild fires in North Scottsdale. It seems all I read about in real estate development is from developers always looking to up zone. Add,add, add....It also seems any financial benefit seems to go to the developer and not to the cit6 or residents. If you live in our area you would know the flow of traffic heading east to west on Dynamite is stunning. Most are traveling at very high speeds and with all the extra development money we still have little enforcement. I chose not to live in Florida

As it was getting way over developed. But here we are in the same place. Please vote no on this upZoning. Robert and Eileen Rominger

Rob Rominger

**From:** [Kurth, Rebecca](#)  
**To:** [Terie ROUBOS](#); [City Council](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: Shadow Ridge  
**Date:** Monday, August 22, 2022 10:32:43 AM

---

Good Morning,

Thank you for emailing Mayor Ortega and City Council with your input on the Shadow Ridge North zoning proposal. Project Coordinator Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the rezoning for the Shadow Ridge North zoning proposal, 1-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53028>.

Respectfully,

Rebecca Kurth  
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.7977  
Email: [RKurth@ScottsdaleAZ.gov](mailto:RKurth@ScottsdaleAZ.gov)

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**From:** Terie ROUBOS <taroubos@me.com>  
**Sent:** Monday, August 22, 2022 9:46 AM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Shadow Ridge

**⚠ External Email: Please use caution if opening links or attachments!**

**Given the water issues that face Arizona and this area of North Scottsdale in particular, please reject the upzoning request.**

**Terie A. Roubos  
23005 N 74th St  
#1223  
Scottsdale, AZ 85255**

**"REJECT THE PROPOSED UPZONING REQUEST ON 29.5 ACRES OF  
PROPERTY BETWEEN THE TOMS THUMB TRAILHEAD AND RIO VERDE ROAD  
ALONG 128TH STREET NORTH IN SCOTTSDALE, CASE # 1-ZN-2022, KNOWN  
AS SHADOW RIDGE."**

**From:** [Kurth, Rebecca](#)  
**To:** [Paula Rudnick](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: "REJECT THE PROPOSED UPZONING REQUEST ON 29.5 ACRES OF PROPERTY BETWEEN THE TOMS THUMB TRAILHEAD AND RIO VERDE ROAD ALONG 128TH STREET NORTH IN SCOTTSDALE, CASE # 1-ZN-2022, KNOWN AS SHADOW RIDGE."  
**Date:** Monday, August 22, 2022 10:33:15 AM

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Good Morning Ms. Rudnick,

Thank you for emailing Mayor Ortega and City Council with your input on the Shadow Ridge North zoning proposal. Project Coordinator Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the rezoning for the Shadow Ridge North zoning proposal, 1-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53028>.

Respectfully,

Rebecca Kurth

Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega

3939 N. Drinkwater Blvd

Scottsdale, AZ 85251

Phone: 480.312.7977

Email: [RKurth@ScottsdaleAZ.gov](mailto:RKurth@ScottsdaleAZ.gov)

---

**From:** Paula Rudnick <[rudnickpaula@gmail.com](mailto:rudnickpaula@gmail.com)>

**Sent:** Monday, August 22, 2022 8:52 AM

**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>; Mayor David D. Ortega <[DOrtega@Scottsdaleaz.gov](mailto:DOrtega@Scottsdaleaz.gov)>; Janik, Betty <[BJanik@Scottsdaleaz.gov](mailto:BJanik@Scottsdaleaz.gov)>; Caputi, Tammy <[TCaputi@Scottsdaleaz.gov](mailto:TCaputi@Scottsdaleaz.gov)>; Littlefield, Kathy <[KLittlefield@Scottsdaleaz.gov](mailto:KLittlefield@Scottsdaleaz.gov)>; Durham, Thomas <[TDurham@Scottsdaleaz.gov](mailto:TDurham@Scottsdaleaz.gov)>; Milhaven, Linda <[LMilhaven@scottsdaleaz.gov](mailto:LMilhaven@scottsdaleaz.gov)>; Whitehead, Solange <[SWhitehead@Scottsdaleaz.gov](mailto:SWhitehead@Scottsdaleaz.gov)>

**Subject:** "REJECT THE PROPOSED UPZONING REQUEST ON 29.5 ACRES OF PROPERTY BETWEEN THE TOMS THUMB TRAILHEAD AND RIO VERDE ROAD ALONG 128TH STREET NORTH IN SCOTTSDALE, CASE # 1-ZN-2022, KNOWN AS SHADOW RIDGE."

 **External Email: Please use caution if opening links or attachments!**

WE ARE ASKING YOU TO STOP ALL THIS UPZONING-----WE ARE SAYING YOU MUST STOP THIS UPZONING

Paula Rudnick

a voting Scottsdale resident

**From:** [Kurth, Rebecca](#)  
**To:** [salvagno55@yahoo.com](mailto:salvagno55@yahoo.com); [City Council](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: 1-ZN-2022  
**Date:** Monday, August 22, 2022 10:33:42 AM

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Good Morning Mr. Salvagno,

Thank you for emailing Mayor Ortega and City Council with your input on the Shadow Ridge North zoning proposal. Project Coordinator Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the rezoning for the Shadow Ridge North zoning proposal, 1-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53028>.

Respectfully,

Rebecca Kurth  
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.7977  
Email: [RKurth@ScottsdaleAZ.gov](mailto:RKurth@ScottsdaleAZ.gov)

-----Original Message-----

From: [salvagno55@yahoo.com](mailto:salvagno55@yahoo.com) <[salvagno55@yahoo.com](mailto:salvagno55@yahoo.com)>  
Sent: Monday, August 22, 2022 8:00 AM  
To: City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
Subject: 1-ZN-2022

External Email: Please use caution if opening links or attachments!

Please do not approve this rezoning. It is not in the best interest of the residents of Scottsdale.

Thank you

Mike Salvagno  
[salvagno55@yahoo.com](mailto:salvagno55@yahoo.com)

**From:** [Kurth, Rebecca](#)  
**To:** [Scott Simanson](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: Shadow Ridge  
**Date:** Monday, August 22, 2022 10:36:21 AM

---

Good Morning Mr. Simanson,

Thank you for emailing Mayor Ortega and City Council with your input on the Shadow Ridge North zoning proposal. Project Coordinator Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the rezoning for the Shadow Ridge North zoning proposal, 1-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53028>.

Respectfully,

Rebecca Kurth  
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.7977  
Email: [RKurth@ScottsdaleAZ.gov](mailto:RKurth@ScottsdaleAZ.gov)

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**From:** Scott Simanson <[scott.simanson@gmail.com](mailto:scott.simanson@gmail.com)>  
**Sent:** Sunday, August 21, 2022 8:09 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Shadow Ridge

 **External Email: Please use caution if opening links or attachments!**

Mayor and Council,

I strongly urge you not to approve another catastrophic upzoning in Shadow Ridge. The infrastructure can't handle it. The traffic and congestion in this area is unbearable. What happened to our NAOS rules, many of recent major developments certainly aren't in compliance. How can you put a 4000 sq ft house on a 1/3 or 1/4 of an acre and have

25% NAOS?

I plead with you to leave this as is.

Sincerely,

Jon Simanson

25230 N 93rd Way 85255



**Scott Simanson**

**REALTOR®**

[scott.simanson@gmail.com](mailto:scott.simanson@gmail.com)

[jonsimanson.bhhsaz.com](http://jonsimanson.bhhsaz.com)

**480-694-5914**

[What's Your Home Worth?](#)

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[No cost, and no obligation.](#)

**From:** [Kurth, Rebecca](#)  
**To:** [SCOTT TROMMER](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: Reject!!!  
**Date:** Monday, August 22, 2022 10:37:04 AM

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Good Morning Mr. Trommer,

Thank you for emailing Mayor Ortega and City Council with your input on the Shadow Ridge North zoning proposal. Project Coordinator Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the rezoning for the Shadow Ridge North zoning proposal, 1-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53028>.

Respectfully,

Rebecca Kurth  
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.7977  
Email: [RKurth@ScottsdaleAZ.gov](mailto:RKurth@ScottsdaleAZ.gov)

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**From:** SCOTT TROMMER <trommer@aol.com>  
**Sent:** Sunday, August 21, 2022 6:52 AM  
**To:** City Council <CityCouncil@scottsdaleaz.gov>  
**Subject:** Reject!!!

**⚠ External Email: Please use caution if opening links or attachments!**

**REJECT THE PROPOSED UPZONING REQUEST ON 29.5 ACRES OF PROPERTY BETWEEN THE TOMS THUMB TRAILHEAD AND RIO VERDE ROAD ALONG 128TH STREET NORTH IN SCOTTSDALE, CASE # 1-ZN-2022, KNOWN AS SHADOW RIDGE."**

**The traffic, noise, destruction of natural beauty has to be stemmed.**

**Enough already!!!**

**Scott Trommer  
10965 E. Dale Lane**

Sent from my I-Phone