

CITY COUNCIL REPORT



Meeting Date: January 27, 2026
General Plan Element: *Public Services and Facilities*
General Plan Goal: *Provide and maintain utility and infrastructure systems*

ACTION

Verizon PHO Poinsettia 12-UP-2015#3

Request to consider the following:

1. Adopt Resolution No. 13557 for renewal of a Conditional Use Permit for an existing Type 4 alternative concealment Wireless Communication Facility (WCF) co-located on an existing 60-foot-tall artificial pine tree, with associated ground-mounted equipment, located at 12000 N. 90th Street with Multiple-family Residential (R-5) zoning.

Goal/Purpose of Request

The applicant's request is for a renewal of a Conditional Use Permit (CUP) for an existing Verizon artificial pine tree WCF, initially approved by the City Council on February 23, 2016 with case 12-UP-2015 and renewed with case 12-UP-2015#2 on February 16, 2021. Conditional Use Permits for WCF's are valid for a period of five (5) years from the date of City Council approval. Although wireless communication facilities are permitted by right in this zoning district, a Conditional Use Permit is required when a facility exceeds the maximum height allowed by the underlying zoning district. The property owner and Verizon are requesting the renewal of this CUP to allow the use to continue for an additional five years, as there have been no changes in technology that eliminate the need for this facility. No new modifications are proposed to the facility at this time. Staff is stipulating that any damaged antenna socks and branches be replaced. This tree is designated with the ability for another carrier to collocate on it, but there have not been any requests to do so.

Key Items for Consideration

- The Wireless Communication Facility Conditional Use Permit Criteria
- White tower mounted radios will be concealed with this request.
- The 60-foot tall artificial pine tree is a Type 4 Wireless Communication facility and subject to a Conditional Use Permit because the height exceeds the maximum allowable height of 36-feet in the R-5 zoning district
- Planning Commission heard this case 12/10/2025 and recommended approval with a vote of 7-0

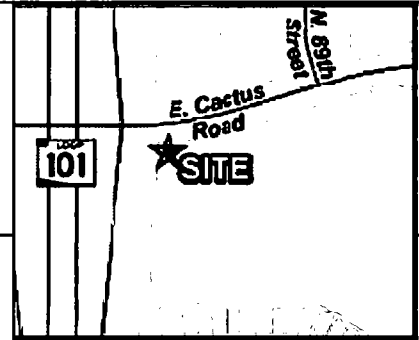
Action Taken Resolution No. 13557 approved on consent

OWNER

Westminster Village, Inc (C/O CEO Tom Winkleman)
(480) 451-2045

APPLICANT CONTACT

Scott Quinn
Scott Quinn (SST & Pinnacle Consulting)
602-909-8885



LOCATION

12000 N 90Th St

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Suburban Neighborhoods. This category includes medium to small lot single-family subdivisions with a density of more than one house per acre, but less than 8 homes per acre.

Zoning

The site is zoned Multiple-family Residential (R-5) District. The property has had this zoning designation since 1984 (case 78-Z-84). In 1986, case 36-UP-1986 approved a Residential Health Care Facility on the property.

Context

The subject property is located at the southeast corner of N. Pima Freeway (Loop 101) and E. Cactus Road. Specifically, the WCF will be located at the northwest corner of the Westminster Village senior living facility property. The nearest single-family home to the proposed WCF is approximately 330 feet to the north. Please refer to context graphics attached.

Adjacent Uses and Zoning

- **North:** Paso Fino Estates single-family residential subdivision zoned R1-18 PRD.
- **South:** Mission Santa Fe single-family residential subdivision zoned R1-5 PRD.
- **East:** Westminster Village senior living facility zoned R-5.
- **West:** Loop 101 Pima Freeway, single-family homes zoned R1-35 west of the freeway.

Other Related Policies, References:

Zoning Ordinance

Case 78-Z-84: Rezoned the subject property from R1-35 to R-5 conditional.

Case 93-Z-86: Amended the stipulations from case 78-Z-84.

Case 36-UP-86: Approved a Conditional Use Permit for a Residential Health Care Facility on the property.

IMPACT ANALYSIS

Conditional Use Permit

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

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council’s consideration shall include, but not be limited to, the following factors:
 - 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **There will not be any detrimental impacts or nuisance from noise, smoke, odor, dust, vibration or illumination.**
 - 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **The WCF does not create any traffic besides the occasional service visit from technicians.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - **The use has been in existence on the property since 2018 and is reasonably compatible with the types of uses permitted in the surrounding area. The nearest single-family residential properties are located approximately 330 feet to the north, 500 feet to the south, and 580 feet to the west from the proposed WCF.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for Wireless Communication Facility (WCF) as identified in Zoning Ordinance Section 1.403.X., including:
 - 1. All wireless communication facility Conditional Use Permits shall be granted for a maximum of five (5) years from the date of City Council approval. The applicant shall be responsible for initiating a review of the approved wireless communication facility and shall demonstrate that changes in technology, that are economically feasible, have not eliminated the need for the Conditional Use Permit.

- **Changes in wireless technology have not eliminated the need for this wireless communication facility to operate at this location. There is a need for additional wireless communication facilities in this area to serve the growing demand for wireless coverage and enhanced capacity or bandwidth. The facility must operate within the requirements set by the Federal Communications Commission.**
2. To the degree a proposed WCF meets height requirements set forth in this Ordinance, no Conditional Use Permits shall be granted when the heights are found to be intrusive, obtrusive or out of character with the surrounding area.
 - **The 60-foot height is determined not to be out of character with the surrounding area. There are several Aleppo pine trees on the property, and along the south side of Cactus Road. To the west are tall Arizona Public Service (APS) powerlines within the Arizona Department of Transportation (ADOT) right-of-way. Unfortunately, when this site was initially going through the City review process, these power poles were not made eligible by APS to have WCF collocated upon them due to safety concerns of service vehicles entering and exiting the freeway.**
 3. Antennas and pole diameters shall be harmonious with the existing context and not be intrusive or obtrusive on the landscape or views.
 - **All antennas associated with this WCF are painted to match the pine branches. Socks have been placed over the antennas that will be colored and textured to match the branches. Damaged socks and branches will be repaired with this CUP. The pole diameter and design are similar to that of a pine tree.**
 4. The WCF shall blend into its setting and, to the extent that it is visible, not be obtrusive on the landscape.
 - **There are mature pine trees on the property. The proposed faux pine tree is setback approximately 25 feet from Cactus Road, 36 feet from the west property line, and at least 330 feet from the nearest single-family residential home.**

Public Safety

The facility benefits public safety for communication needs.

Open Space

The facility has a minimum impact on open space.

Community Involvement

The City of Scottsdale promotes public participation in the development of the built environment. The applicant complied with the city's suggested best practices for public outreach. As of the drafting of this report, staff have not received any public comment.

Community Impact

Approval of this facility will have no impact on infrastructure, traffic, water or sewer. It will help maintain and improve AT&T wireless service in the eastern portions of McCormick Ranch and the general area.

Other Boards and Commissions

Planning Commission:

Planning Commission heard this case on December 10, 2025 and recommended approval with a 7-0 vote.

Recommended Approach:

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

Policy Implications

Approval of this CUP will allow the facility to remain for another 5 years. Denial of this CUP will require the owner to remove the facility and likely impact service.

STAFF RECOMMENDATION

Recommended Approach:

Adopt Resolution No. 13557 for renewal of a Conditional Use Permit for an existing Type 4 alternative concealment Wireless Communication Facility (WCF) co-located on an existing 60-foot-tall artificial pine tree, with associated ground-mounted equipment, located at 12000 N. 90th Street with Multiple-family Residential (R-5) zoning.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Andrew Dobson
Planner
480-312-2515
E-mail: adobson@scottsdaleaz.gov

APPROVED BY



Andrew Dobson, Report Author

12/31/2025

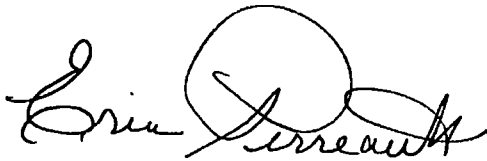
Date



Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

1/8/2025

Date



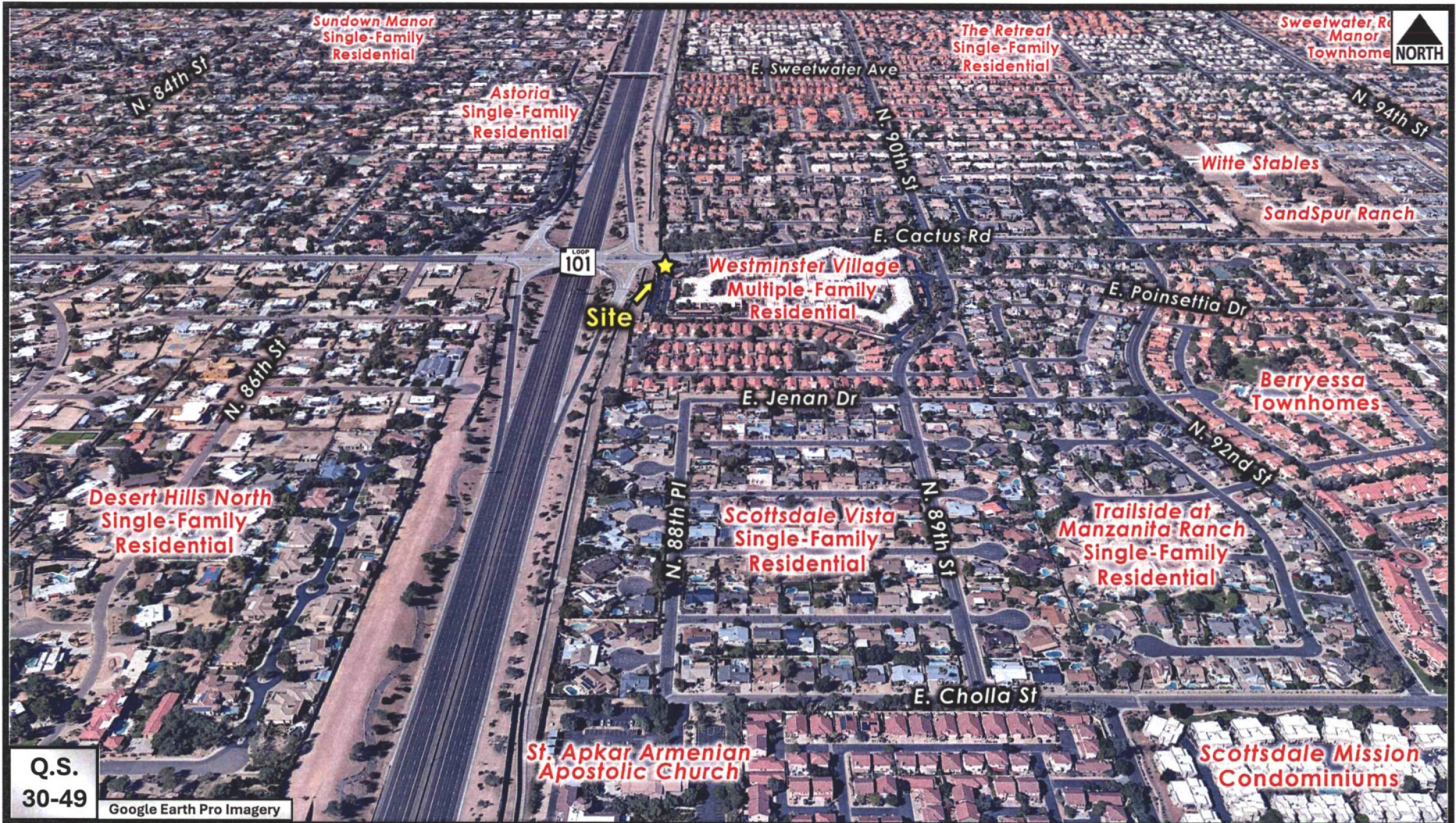
Erin Perreault, AICP, Senior Director
Planning and Development Services
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

01/09/2026

Date

ATTACHMENTS

1. Context Aerial
2. Resolution No. 13557
 - Exhibit 1: Aerial Close Up
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Plans
 - Exhibit 3: Additional Conditions
3. Existing Zoning Map
4. Existing Photographs
5. Community Involvement
6. City Notification Map
7. Planning Commission Draft Meeting Minutes December 10, 2025



Context Aerial

12-UP-2015#3



Close-up Aerial

12-UP-2015#3

RESOLUTION NO. 13557

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, APPROVING THE RENEWAL OF A CONDITIONAL USE PERMIT FOR AN EXISTING TYPE 4 ALTERNATIVE CONCEALMENT WIRELESS COMMUNICATION FACILITY (WCF) CO-LOCATED ON AN EXISTING 60-FOOT-TALL ARTIFICIAL PINE TREE, WITH ASSOCIATED GROUND-MOUNTED EQUIPMENT, LOCATED AT 12000 N. 90TH STREET WITH MULTIPLE-FAMILY RESIDENTIAL (R-5) ZONING.

WHEREAS, the Planning Commission held a public hearing on December 10, 2025;

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 and approves:

- a) that granting a renewal 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 that this Wireless Communication Facility (WCF) meets the additional following criteria for a WCF:
 1. The use permit renewal is granted for a maximum of 5 years and the Applicant is required to initiate any required further review as specifically set forth in the Zoning Ordinance and is responsible for removing the WCF once the use permit has ended or expired.
 2. The height of the WCF is found not to be intrusive, obtrusive or out of character with the surrounding area.
 3. The antennas and pole diameters of the WCF are found to be harmonious with the existing context and not intrusive or obtrusive on the landscape or views.
 4. The shape of the WCF is found to blend into its setting and, to the extent that it is visible, is not intrusive in its setting or obtrusive to views.
 5. The WCF is found to blend into its setting and, to the extent that it is visible, is not intrusive on the landscape or obtrusive on views.

Section 2. That a description of the conditional use permit is set forth in Case No.12-UP-2015#3. 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 **Exhibit 2 and Exhibit 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 _____, 20__.

ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Ben Lane
City Clerk

By: _____
Lisa Borowsky
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Luis E. Santaella, Interim City Attorney
By: Joe Padilla, Deputy City Attorney



Close-up Aerial

12-UP-2015#3

**Stipulations for the Conditional Use Permit
For a Type 4 Wireless Communication Form
Verizon PHO Poinsettia
Case Number: 12-UP-2015#3**

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

GOVERNANCE

1. Stipulations from cases 12-UP-2015 & 12-UP-2015#2 continue to apply.

SITE DESIGN

2. DESIGN. Damaged textured antennas socks shall be replaced with this CUP renewal.
3. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Verizon, 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.



PHO POINSETTA
CUP EXTENSION
FUZE ID: 17528695
APN: 217-25-005D
12000 N. 90TH ST
SCOTTSDALE, AZ 85260
MARICOPA COUNTY

PREPARED FOR
verizon

JOEL R. WILKINSON, PRINCIPAL AZ REG. # 17000
 PHOENIX, ARIZONA
 724.1462.7000

CONSULTING FIRM
Pinnacle Consulting, Inc.
 Site Acquisition | Engineering | Construction

1428 N. MARIN STREET #101
 GILBERT, AZ 85233

PROJECT NO: PHO POINSETTA
DESIGNED BY: JH
DRAWN BY: JH

REV	DATE	DESCRIPTION	BY
1	07/01/2024	CUP & PERMITS	JH

PHO POINSETTA
 12000 N. 90TH ST
 SCOTTSDALE, AZ 85260
 MARICOPA COUNTY

SHEET TITLE
PROJECT INFORMATION

SHEET NUMBER
T-1

SITE DIRECTIONS
 DEPART 2000 W. GENDRINO PL., CHANDLER, AZ 85224 ON W.
 GENDRINO PL. (WEST), HEAD TOWARD S. ELIZ ST. TURN LEFT ONTO S.
 ELIZ ST. TURN LEFT ONTO W. PINE RD. TURN RIGHT ONTO S. PINE RD.
 NEAR LEFT TO MERGE ONTO SR-101 LOOP (SOUTH). TAKE EAST ON ONTO
 CACTUS ROAD. BEAR RIGHT ONTO S CACTUS RD. TURN RIGHT ONTO N
 90TH ST. APPROX 12000 N 90TH ST. SCOTTSDALE, AZ 85260.

PROJECT DESCRIPTION
 NEW CUP RENEWAL SET OF EXISTING TELECOMMUNICATION
 FACILITY

CLIENT
 VERIZON WIRELESS
 138 W. GERMER DR.
 TEMPE, AZ 85283
 CONTACT: CODY FERRY
 EMAIL: CODY.FERRY@VERIZONWIRELESS.COM

PROJECT DATA
 JOBSITE: 754
 APN: 217-25-005D
 USE: UNASSIGNED COMMUNICATIONS
 PLANTY PANEL: 705.038 SQ. FT
 LEASE AREA: 414 SQ. FT
 JURISDICTION: CITY OF SCOTTSDALE
 BUILDING CODES: 2021 INTERNATIONAL BUILDING CODE
 2020 NATIONAL ELECTRIC CODE
 2021 INTERNATIONAL MECHANICAL CODE
 2021 INTERNATIONAL FIRE CODE
 2021 INTERNATIONAL PLUMBING CODE
 ALL BUILDING CODES LISTED ABOVE
 SHALL INCLUDE AMENDMENTS BY THE
 GOVERNING JURISDICTION

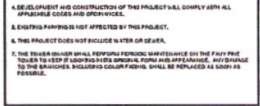
GENERAL NOTES
 1. THE WIRELESS TELECOMMUNICATIONS FACILITY SHALL MEET THE HEALTH AND SAFETY
 REQUIREMENTS FOR ELECTROMAGNETIC INTERFERENCE AS ESTABLISHED BY THE
 FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY
 OTHER FEDERAL OR STATE AGENCY.
 2. THIS WIRELESS TELECOMMUNICATIONS FACILITY SHALL MEET THE REGULATIONS OF THE
 FEDERAL COMMUNICATIONS COMMISSION REGARDING FEDERAL AND
 ELECTROMAGNETIC INTERFERENCE.
 3. LIGHTING OR SIGNS SHALL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE
 AGENCIES.
 4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH ALL
 APPLICABLE CODES AND ORDINANCES.
 5. EXISTING PAVING IS NOT AFFECTED BY THIS PROJECT.
 6. THIS PROJECT DOES NOT OCCUR IN FEMA OR SEPA.
 7. THE OWNER SHALL PROVIDE PERIODIC MAINTENANCE ON THE FACILITY
 TO KEEP IT UP TO DATE TO THE ORIGINAL FORM AND APPEARANCE. ANY DAMAGE
 TO THE BUILDING, INCLUDING COLOR FADING, SHALL BE REPAIRED AS SOON AS
 POSSIBLE.



PROPERTY OWNER
 WESMINSTER VILLAGE, INC.
 CONTACT: TOM WIMMELMAH
 PHONE: (480) 481-2844

OWNER OWNER
 SUN STATE TOWNSHIP
 1428 N. MARIN STREET #101
 CONTACT: CHAD WARD
 GILBERT, AZ 85233
 PHONE: (480) 864-8864
 SITE ID: AZ01-029
 SITE NAME: CACTUS

APPROVALS
 (RF): _____
 (CONST.): _____
 (RE): _____
 LANDLORD: _____
 CITY APPROVALS



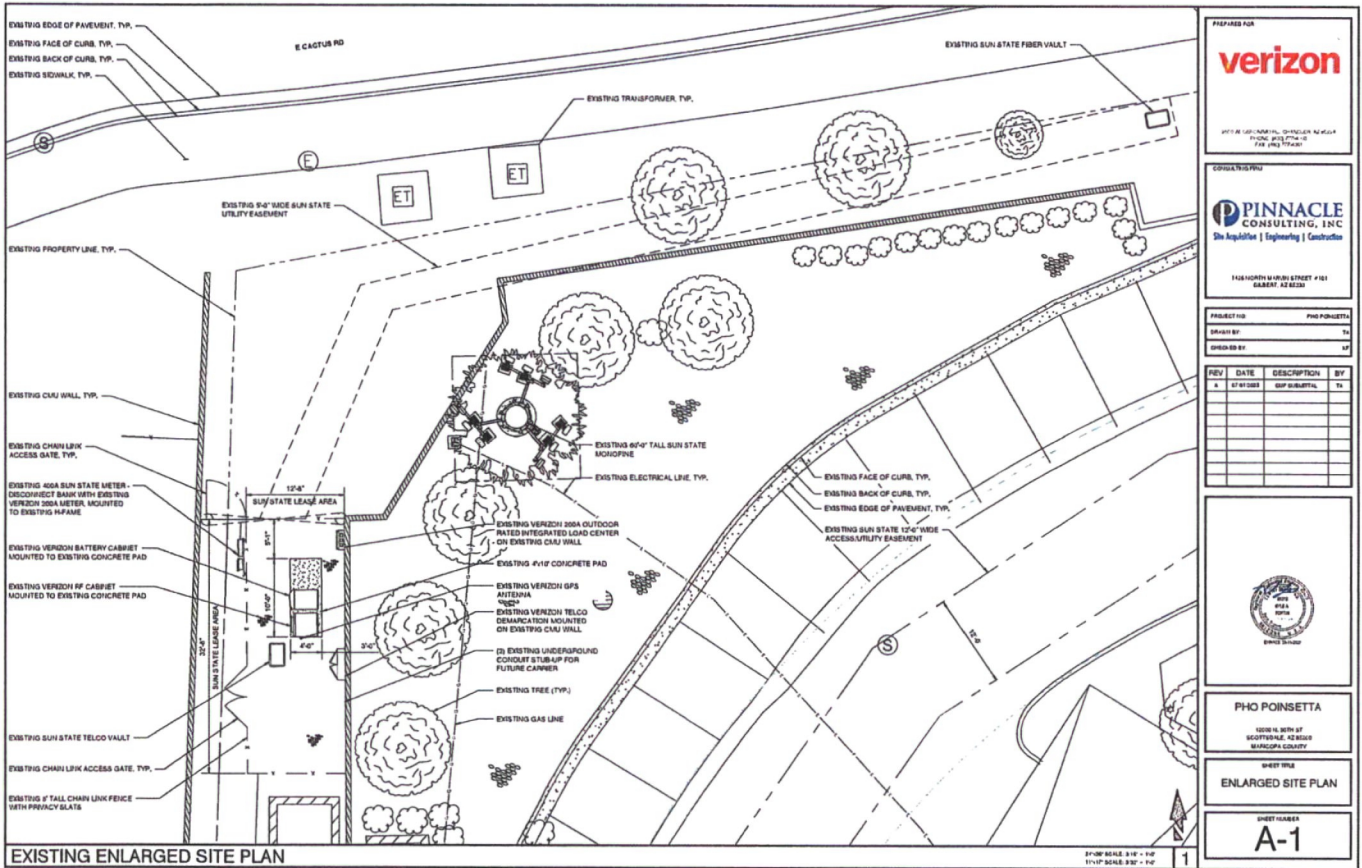
MICRO MAP
 A map showing the project location relative to surrounding streets: E AVENUE, E WILSON, E CACTUS RD, and CACTUS RD. The project area is highlighted in red.

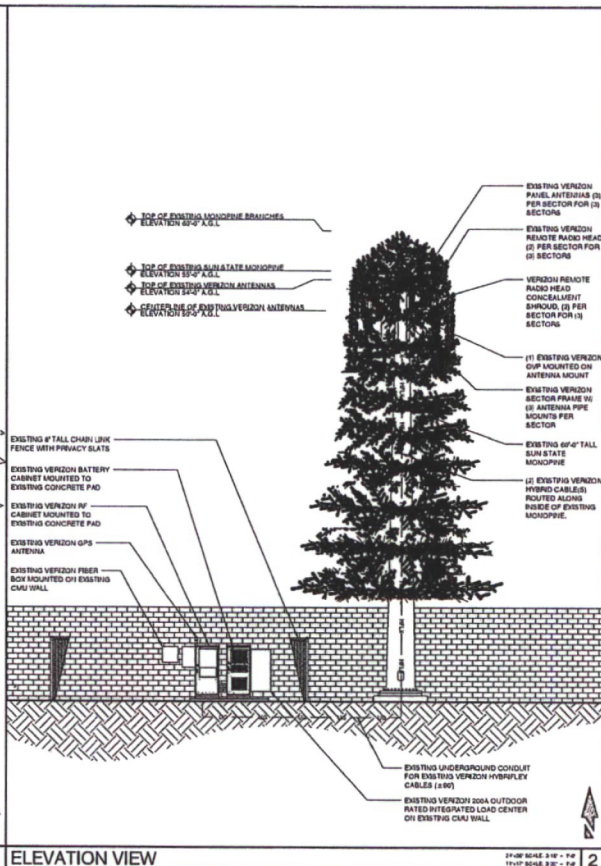
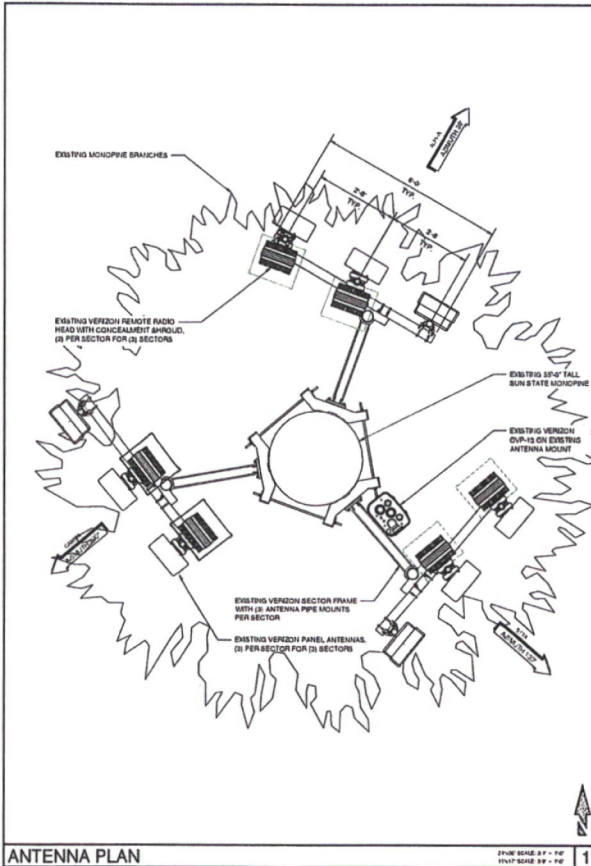
SHEET INDEX
 T-1 PROJECT INFORMATION
 A-1 ENLARGED SITE PLAN
 A-2 ANTENNA PLAN AND ELEVATION
 A-3 PHOTOS

SITE ACQUISITION
 PINNACLE CONSULTING, INC.
 1428 N. MARIN STREET #101
 GILBERT, AZ 85233
 CONTACT: MICHELLE JOHNSON
 PHONE: (480) 864-8338 ext. 338

BASE FIRM
 PINNACLE CONSULTING, INC.
 1428 N. MARIN STREET #101
 GILBERT, AZ 85233
 CONTACT: NYLE FOOTE
 PHONE: (800) 917-4235

SITE LOCATION
 LATITUDE: 33.896287 / 29° 33' 48.803" N (ROADS)
 LONGITUDE: 111.89647 / 111° 57' 25.841" W (ROADS)
 GROUND ELEVATION: 1460.0 (ROADS)





PREPARED FOR

verizon

1111 K LAFAYETTE, CHANDLER, AZ 85024
PHONE: 480.974.1111
FAX: 480.974.0000

ENGINEERING FIRM

PINNACLE CONSULTING, INC
Site Acquisition | Engineering | Construction

1102 NORTH SHARON STREET #101
SCOTTSDALE, AZ 85258

PROJECT NO. PHO POINSETTA
DRAWN BY: TA
CHECKED BY: LP

REV	DATE	DESCRIPTION	BY
1	09/10/20	QIP SUBMITTAL	TA

PHO POINSETTA
TERRITORIAL BIRTH OF
SCOTTSDALE, ARIZONA
MARICOPA COUNTY

SHEET TITLE
ANTENNA PLAN AND ELEVATION

SHEET NUMBER
A-2

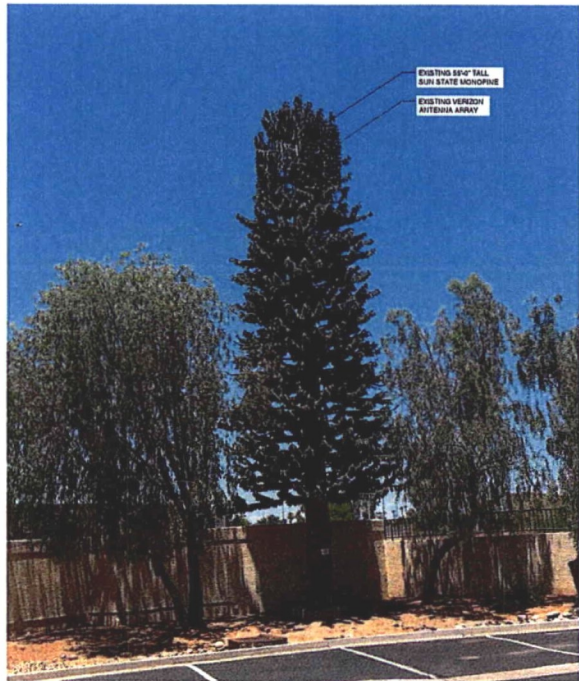
ANTENNA PLAN

1/16\"/>

1 ELEVATION VIEW

1/16\"/>

Resolution No. 13557
Exhibit A to Exhibit 2
Page 3 of 4



SITE PHOTO - ELEVATION VIEW



1 ELEVATION VIEW, +/- 500' AWAY

PREPARED FOR
verizon
4711 W. GOLFVIEW BLVD, SUITE 100, AUSTIN, TX 78746
 PHONE: (512) 777-1111
 FAX: (512) 777-1111

CONSULTING FIRM
PINNACLE CONSULTING, INC.
Site Acquisition | Engineering | Construction
1402 NORTH WILLOW STREET #101
 GARDEN CITY, TX 76643

PROJECT NO: PHO-PINSETTA
 DRAWN BY: TA
 CHECKED BY: JA

REV	DATE	DESCRIPTION	BY
0	07/21/2013	01P 00000001	TA

PHO PINSETTA
1000 N. 10TH ST
 SCOTTSDALE, AZ 85068
 480.998.0000

SHEET TITLE
 PHOTOS

SHEET NUMBER
A-3

Scottsdale Revised Code Section 1.403

V. *Wireless communications facility (WCF) Type 4.*

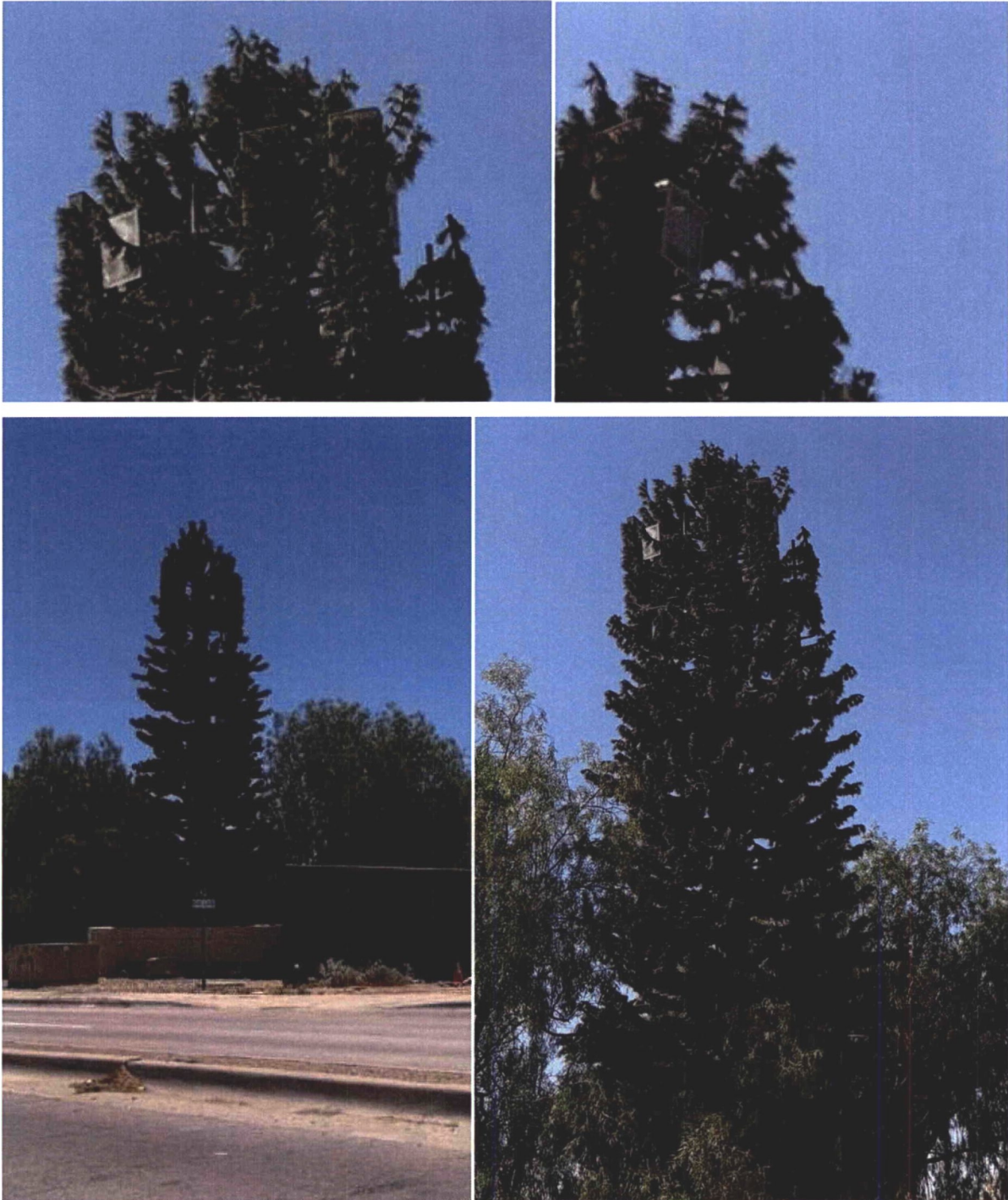
- 1. All use permits shall be granted for a maximum of five (5) years from the date of City Council approval. The applicant shall be responsible for initiating a review of the approved wireless facility and shall demonstrate that changes in technology, that are economically feasible, have not eliminated the need for the use permit. If a new use permit is not granted, the applicant shall be responsible for the removal of the facility. When a use permit is granted for a co-location on a facility with an existing use permit, the action of granting the new use permit shall extend the existing use permit so that they will expire simultaneously.**
- 2. To the degree a proposed WCF meets height requirements set forth in this ordinance, no use permit shall be granted when heights are found to be intrusive, obtrusive or out of character with the surrounding area.**
- 3. Antennas and pole diameters shall be harmonious with the existing context and not be intrusive or obtrusive on the landscape or views.**
- 4. The shape of the WCF shall blend with other similar vertical objects and not be intrusive in its setting or obtrusive to views.**
- 5. The WCF shall blend into its setting and, to the extent that it is visible, not be intrusive on the landscape or obtrusive on views.**

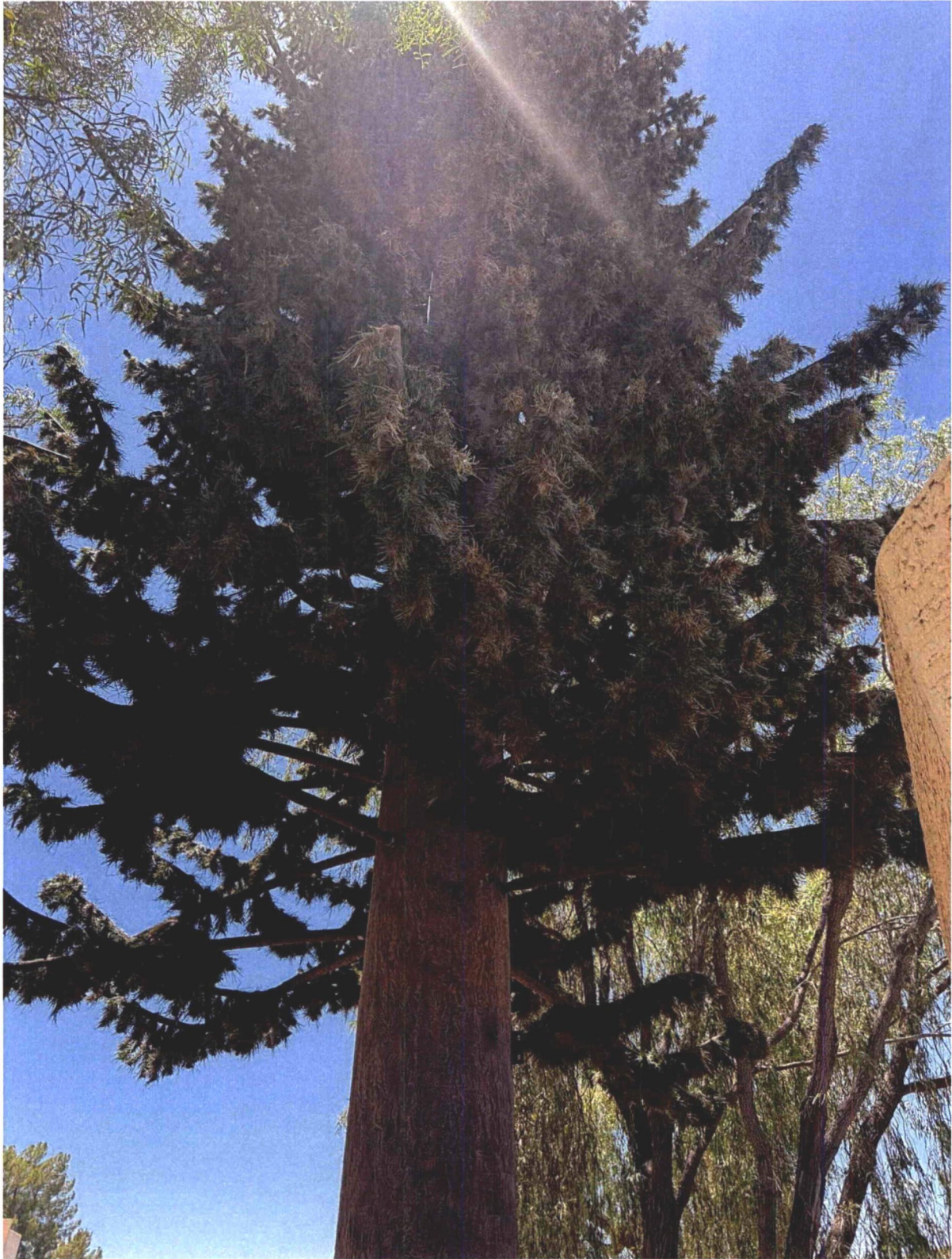


Zoning Aerial

12-UP-2015#3

Closeup Photos of Site – Discussed during pre-application that any missing socks or coloring will be required as a condition of approval that repairs will need to be completed during the next modification/upgrade to the site.





Looking East at the site



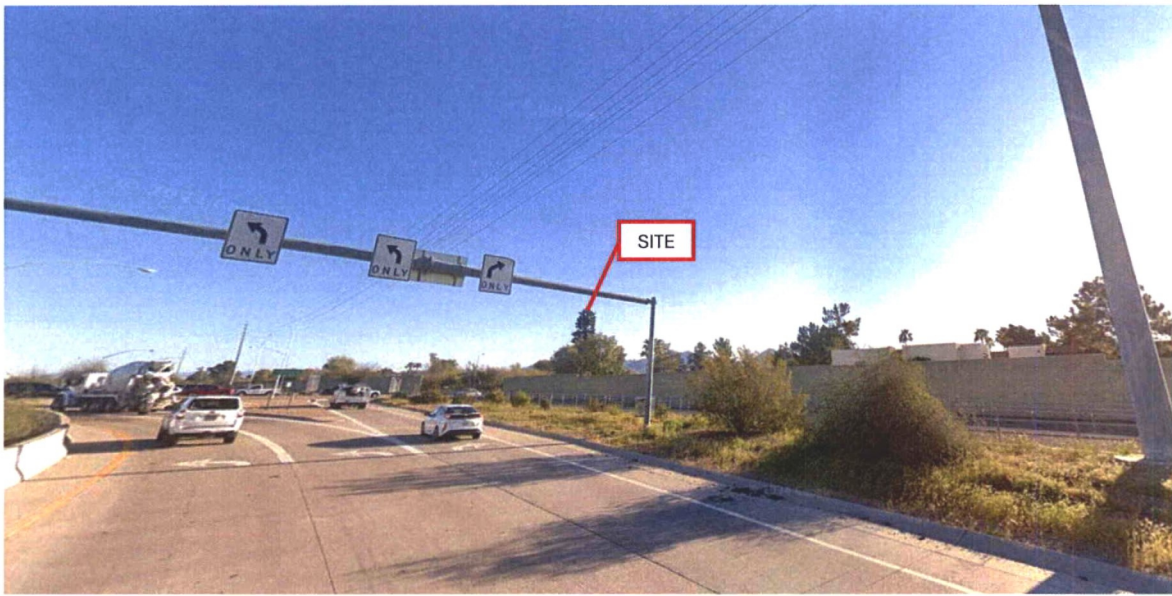
Looking Southeast at the site



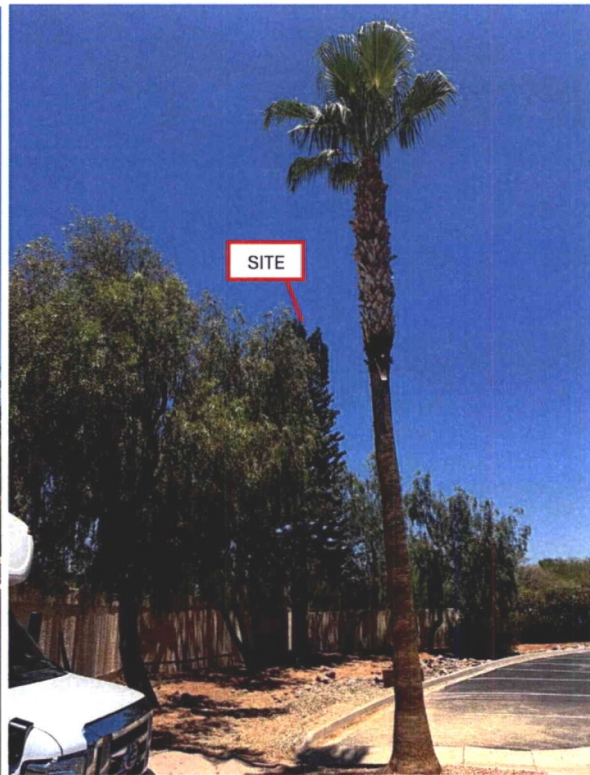
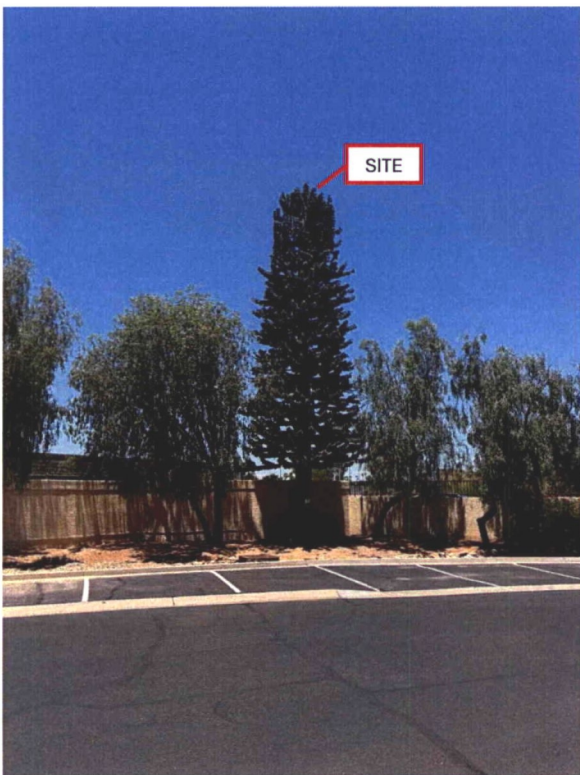
Looking South at the Site

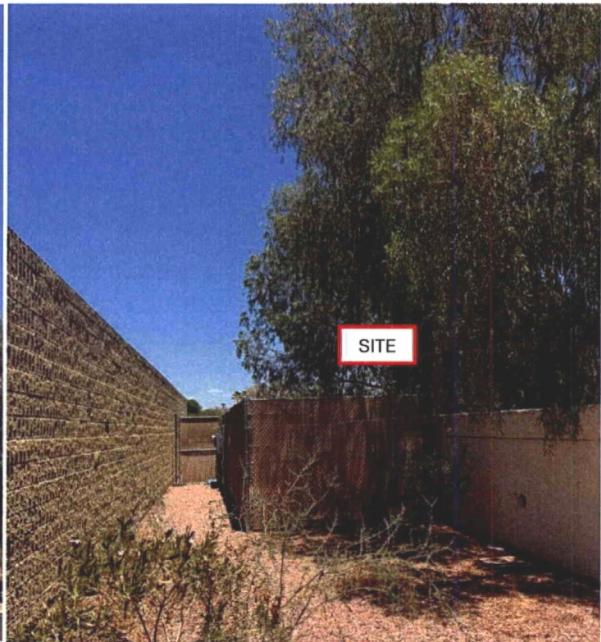
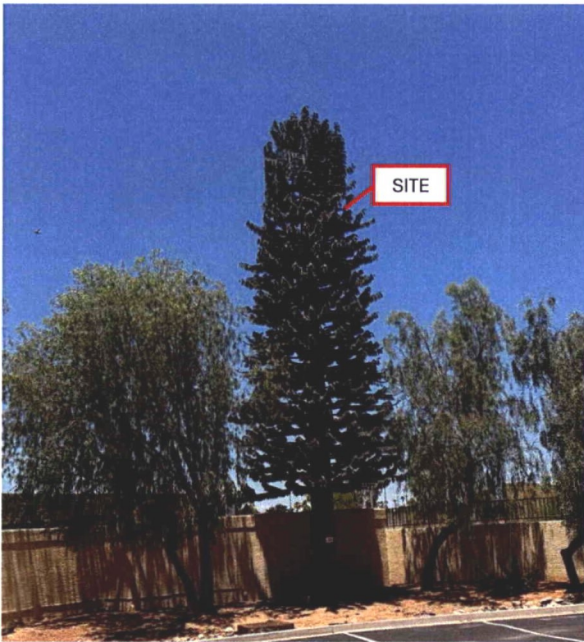


Looking North at the site

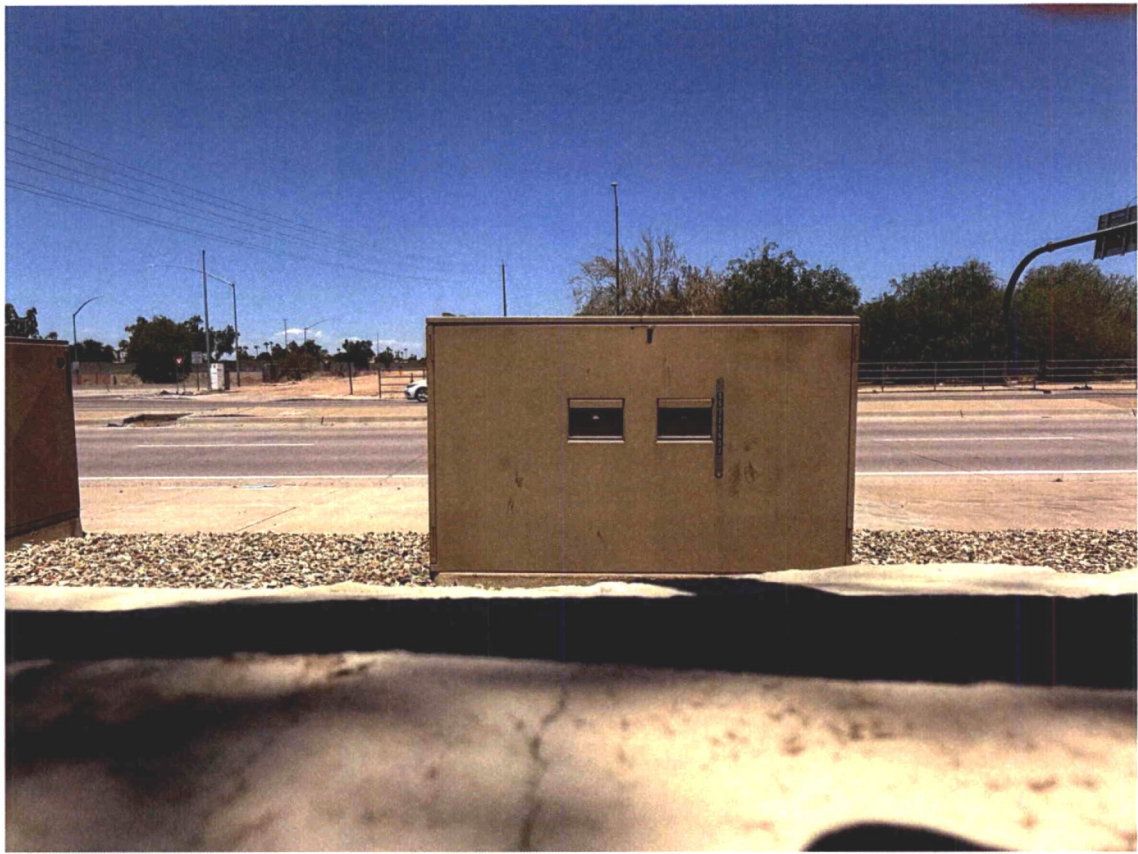


Interior property photos of the site





LOOKING NORTH FROM THE SITE OVERALL THE WALL



LOOKING SOUTH FROM THE SITE



LOOKING AT THE SITE FROM THE EAST



LOOKING SOUTH FROM THE TOWER



LOOKING WEST AT THE SITE



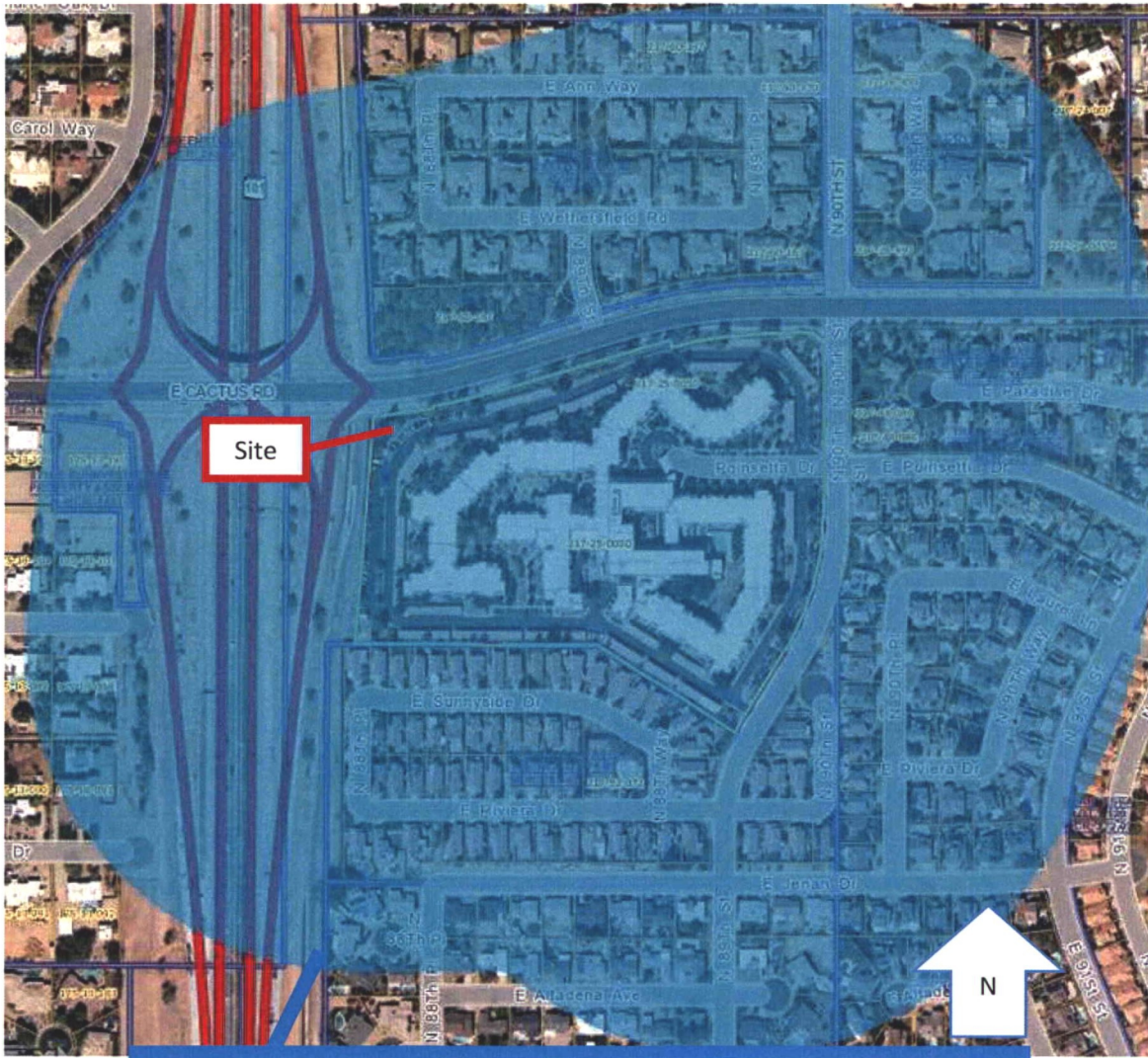
LOOKING NORTH AT THE SITE



Dear Neighbor, you are **being notified of zoning renewal** of an existing Wireless Communication Facility disguised as a faux pine tree near the SE corner of Cactus/ 101. The subject site currently provides Wireless Telecommunications and E911 coverage to the area.

The renewal requires Planning Commission and City Council approval.
The property will have sign posting with hearing dates in the weeks to come.

Type 4 Conditional Use Permit (CUP) Renewal 739-PA-2020 12-UP-2015 Resolution.10352



Those within 750-feet of the subject parcel are required to be notified per the City of Scottsdale Zoning Ordinance



I, Scott Quinn, am available to answer any questions you may have.

You may also contact Andrew Dobson Planner with the City of Scottsdale.
480-312-2515 or adobson@scottsdaleaz.gov ScottsdaleAZ.gov

PINNACLE CONSULTING, INC
Scott Quinn | Site Acquisition Manager
Site Acquisitions | Engineering | Construction
1426 N Marvin St, #101, Gilbert, AZ 85233
Scott.quinn@pinnacleco.net | [602-909-8885](tel:602-909-8885)



Thank you,



City Notifications – Mailing List Selection Map

Verizon PHO Poinsettia


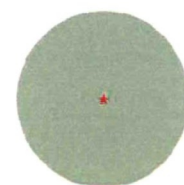


Labels pulled
September 17, 2025

Additional Notifications:

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

Map Legend:

-  Site Boundary
-  Properties within 750-feet

Postcards: 291

12-UP-2015#3



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

WEDNESDAY, DECEMBER 10, 2025

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: William Scarbrough, Chair
Joe Young, Vice Chair
George Ertel, Commissioner
Michal Ann Joyner, Commissioner
Barney Gonzales, Commissioner
Doug Drake, Commissioner
David Reid, Commissioner

ABSENT: None

STAFF: Tim Curtis
Joe Padilla
Dustin Robertson
Bronte Ibsen
Keith Niederer
Andrew Dobson
Caitlin Clark
Jason McWilliams

CALL TO ORDER

Chair Scarbrough called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

ROLL CALL

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

MINUTES REVIEW AND APPROVAL

1. Approval of the October 22, 2025 Regular Meeting Minutes.

Vice Chair Young made a motion to approve the October 22, 2025 Regular Meeting Minutes.
Second by Commissioner Reid, the motion passed unanimously by a vote of seven (7) to zero (0).

* 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"

CONSENT AGENDA

2. [Approval of the 2026 Planning Commission Regular Meeting Calendar.](#)
3. [6-AB-2025 \(Roadway Abandonment at 7617 E. Thunderbird\)](#)
Request by owner to abandon a twenty-five (25) foot roadway easement along the northern property line of a property with existing single-family (R1-35) zoning located at 7617 East Thunderbird Road. Staff contact person is Bronte Ibsen, 480-312-7321. **Applicant contact person is Evan Schneider, (480) 510-4797.**
Item No. 3; Moved to Regular Agenda. Commissioner Joyner made a motion for recommendation of approval to City Council for case 6-AB-2025 after finding that the proposal is consistent with and conforms to the adopted General Plan. Second by Commissioner Reid, the motion passed unanimously by a vote of seven (7) to zero (0).
4. [3-UP-2024#2 \(Temporary Vehicle Storage Conditional Use Permit\)](#)
Request by owner for approval of a Conditional Use Permit for Vehicle Storage on a +/- 3-acre site with Highway Commercial (C-3) zoning located at 8740 E. Frank Lloyd Wright Blvd. (for 24 months). Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Kurt Waldier, (480) 429-3061.**
5. [12-UP-2015#3 \(Verizon PHO Poinsettia\)](#)
Request by owner for renewal of a Conditional Use Permit for an existing Type 4 alternative concealment Wireless Communication Facility (WCF) co-located on an existing 60-foot-tall artificial pine tree, with associated ground-mounted equipment, located at 12000 N. 90th Street with Multiple-family Residential (R-5) zoning. Staff contact person is Andrew Dobson, 480-312-2515. **Applicant contact person is Scott Quinn, 602-909-8885.**
6. [38-UP-2011#3 \(Crown Castle Pima Inn AT&T AZL00217\)](#)
Request by owner for approval of a Conditional Use Permit, including modifying an existing Type 4, Alternative Concealment, Wireless Communication Facility (WCF) located on an existing 63-foot-tall artificial palm tree, with associated ground-mounted equipment located at 7330 N. Pima Road with Multi-Family Residential District, Planned Community District (R-5 PCD) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Todd Daoust, (602) 549-9054.**
Items No. 2,4,5,6; Commissioner Ertel made a motion to approve the 2026 Planning Commission Regular meeting calendar and to approve cases 3-UP-2024#2, 12-UP-2015#3, and 38-UP-2011#3 after finding that the CUP criteria have been met, and that the proposed Conditional Use Permits are consistent and conform with the adopted General Plan, per the attached stipulations. Second by Commissioner Joyner, the motion passed unanimously by a vote of seven (7) to zero (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:21 p.m.

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