PLANNING COMMISSION REPORT

Meeting Date: December 9, 2020
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Celebrity Equine Center
4-UP-2020

Request to consider the following:

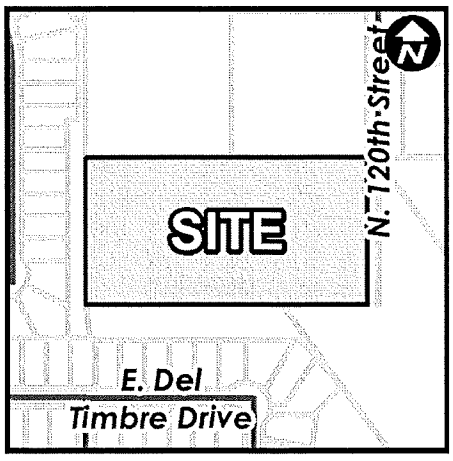
1. A recommendation to City Council regarding a request by owner for a Conditional Use Permit for a Ranch on a +/- 5-acre site with Single-Family Residential (R1-43) zoning located at 9588 N. 120th Street.

Goal/Purpose of Request

The applicant's request is to establish a Ranch at this location, adjacent to the owner's existing residence.

Key Items for Consideration

- Ranch Conditional Use Permit Criteria
- Proposal is to use the property for a ranch with associated uses such as boarding and training horses.
- Proposed site improvements include a new uncovered arena, barn, and accessory structures typical of a ranch.
- Traffic generated by the proposed ranch use is not anticipated to significantly impact the local street capacity.
- No outside speakers are proposed.
- The applicant has had ongoing discussion with neighbors about concerns over the number of horses, traffic, odor, flies, and dust.



- Citizen comments have been received in support and in opposition.

Action Taken _____

OWNER

Kevin Flynn
602-696-2063

APPLICANT CONTACT

Michele Hammond
Berry Riddell LLC
480-385-2727

LOCATION

9588 N. 120th Street

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Equestrian uses and privileges may exist in the flatter areas as many lots are large enough for horses and several existing developments permit horse corrals.

The powerline corridor crossing through these parcels is identified on the General Plan Land Use Map as Cultural/Institutional or Public Use. This category includes uses such as public and private utilities.

Zoning

The site is zoned Single-family Residential (R1-43). The R1-43 zoning district is intended to promote and preserve residential development. Large lots are required to maintain a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities. This district allows for Ranches as a land use subject to a Conditional Use Permit.

Context

The subject property is located south of the intersection of E. Mountain View Road and N. 120th Street, on the west side of N. 120th Street, at the entrance to the Stonegate Equestrian Park and the termination of N. 120th Street. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Single-family residential properties; zoned Single-family Residential district (R1-43).
- South: Stonegate Parcel 10 subdivision; zoned Single-family Residential/Planned Community Development district (R1-7 PCD).

Stonegate Equestrian Park; zoned Open Space/Planned Community Development district (O-S PCD).

- East: Paradise Heights subdivision; zoned Single-family Residential district (R1-43).
  Stonegate Equestrian Park; zoned Open Space/Planned Community Development district (O-S PCD).
- West: Stonegate Parcel 5 subdivision; zoned Single-family Residential/Planned Community Development district (R1-7 PCD).

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Zoning Ordinance

APPLICANT'S PROPOSAL

Development Information

The applicant's request is for a Conditional Use Permit to allow a ranch use on the subject site. A Conditional Use Permit for a ranch requires a minimum gross acreage of five (5) acres. The development proposal includes a 36-stall horse barn, residence, arena, horse turnouts, and other elements associated to operating a Ranch use on the property.

- Existing Use: Vacant
- Proposed Use: Ranch
- Parcel Size: 5-acres (gross)
  209,381 square feet/4.8-acres (net)
- Building Height Allowed: 30-feet
- Building Height Proposed: 22-feet

IMPACT ANALYSIS

Land Use

The applicant is seeking a Conditional Use Permit for a Ranch as allowed under the R1-43 use regulations and Table 5.102 of the Zoning Ordinance. The specific criteria for a Ranch are found in Sec. 1.403.O. of the Zoning Ordinance and are outlined in the Conditional Use Permit section below.

The proposal includes a 36-stall barn at the western portion of the site, which the application materials identify may include housing some of the family's personal horses in addition to those boarded as allowed for under the Ranch CUP. The conceptual site plan also accounts for a residential structure and other ancillary structures central to the site, and a large arena and turnouts at the eastern portion of the site located closer to N. 120th Street.

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.

- **The application identifies awareness of this requirement and adherence to these general criteria and the specified Ranch use criteria of Sec. 1.403.O of the Zoning Ordinance.**
- **The application and associated stipulations include methods for controlling dust, flies, storage and pick up of manure. Per the attached stipulations, all manure will be contained within a covered enclosure and will be disposed every 2-3 days and treated with organic fly prevention granular products. The proposed lighting is stipulated to comply with the City of Scottsdale Zoning Ordinance and Exterior Lighting Design Guidelines.**

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.

- **The applicant has provided a traffic analysis concluding that the proposed use will have no significant impact on the surrounding streets network beyond what is normal for a typical residential area.**

B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

- **Equestrian uses are consistent with the General Plan and the Zoning Ordinance designations for this area. Uses subject to Conditional Use Permit approval are deemed to be compatible with the zoning district if certain criteria are met.**

C. 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.O., including:

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

- **The site is 5 gross acres in area.**

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.

- **The proposed site plan shows all structures complying with the Condition Use Permit criteria and Zoning Ordinance required setbacks.**

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

   - **The proposed site plan has been designed to account for this requirement. The proposal includes only corral type fencing for the portions of arena and turnout located within the required 40-foot front yard setback, as allowable per the R1-43 property development standards.**

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.

   - **The request does not include approval for any shows or activities that would generate more traffic than 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.

   - **Walls and fences are shown on the site plan. Conceptual wall and fence details were provided for staff's review with the submitted application materials.**

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.

   - **The application and associated stipulations include methods for controlling dust, flies, storage and pick up of manure. Per the attached stipulations, all manure will be contained within a covered enclosure and will be disposed every 2-3 days and treated with organic fly prevention granular products.**

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.

   - **The application and associated stipulations include methods for controlling dust, flies, storage and pick up of manure. Per the attached stipulations, all manure will**

be contained within a covered enclosure and will be disposed every 2-3 days and treated with organic fly prevention granular products.

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

   - **The owner will comply with all applicable laws during ranch operation under the Conditional Use Permit.**

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

   - **The application and associated stipulations identified that all activity areas are to be grassed, sprinklered, or treated with regularly tilled high-organic soil mix for dust suppression, and all driveway and parking areas will be paved or treated regularly for dust suppression.**

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

    - **The owner acknowledges that failure to comply with the requirements may result in revocation of the use permit by the City and that associated site modifications may be required.**

Transportation/Trails

Previous activity on this site included the application and approval of a request for abandonment in 2017 of the 33-foot wide General Land Office Patent Easement (GLOPE) around the perimeter of this site.

As part of the materials submitted, a transportation analysis was submitted and reviewed by the City's Transportation Department. That document summarizes that minimal impacts are anticipated to the surrounding network of public streets.

Trail connections for the area are still accounted for within the adjacent Stonegate common area parcels to the west and south of this site, connecting from Mountain View to the trails network within the Stonegate Equestrian Park.

Public Utilities / Public Safety

The site is diagonally encumbered by the powerline corridor running through this area and its associated dedicated easements on the properties it crosses. The easement is held by the power company and not by the City of Scottsdale, but staff's understanding of the easement area is that it is limiting to the type of uses and development that is permissible within that area of the site. The applicant has been in contact with the utility provider and the information provided indicates that APS is aware of the application but through their process would not issue a statement of approval at a conceptual design level such as the Conditional Use Permit stage of the process, and their review would be performed on more detailed and more finalized construction documents.

A Water Basis of Design report has been submitted with this application and reviewed by City staff. That report outlines the extension of water services into this site, for both domestic service and fire sprinklers, and the installation of a new fire hydrant on the west side of N. 120th Street at the northeast corner of the site to provide for better emergency response service to that portion of 120th Street.

Community Involvement

With the filing of this application, property owners located within 750-feet of the site were notified by the applicant and the City notification processes. As this application submittal took place in May of 2020, during the initial COVID-19 outbreak, typical public open house meeting options were limited. The applicant attempted to address this by establishing online information and holding more focused Zoom meetings and conference calls with interested parties. The applicant team's outreach and availability has been ongoing throughout this process. As a result of the outreach efforts, staff has received several written comments in both objection and in support of the project. With the correspondence, residents within the adjacent Stonegate residential communities submitted a collection of petition style signatures in opposition to this proposed Conditional Use Permit. Additional petition style signatures were submitted, expressing support of the application. Besides the signatures collected, various letters and emails were received expressing support and opposition. All of the correspondence is included in the attachments to this report.

Focused groups of Stonegate residents have met virtually with the applicant team and staff to discuss concerns which have resulted in the applicant making adjustments to the proposed site layout as compared to the initial submittal.

Several of the comments received from residents in the adjacent Stonegate community identify concerns over the potential impacts of this use relative to the homes along the west and south boundaries of the site. The subject property is buffered from those homes by Stonegate residential common area tracts with widths of 40-feet along the western boundary and 80-feet along the southern boundary. As part of the Ranch Conditional Use Permit criteria, a 50-foot limited use setback is established and the proposed site configuration places the internal site circulation as a loop around that perimeter area, accessing out at a single point to N. 120th Street. Several concerns have been raised relative to the unknown impacts of vehicular traffic along that looped drive. The applicant team has identified that usage of that looped drive will not be significant enough to be impactful. One suggestion presented to the applicant team was to reduce turnout area on the north side of the site to allow for a second ingress/egress point, which would have the effect of creating a primary internal loop to potentially alleviate some of the usage of the outer perimeter loop drive.

Policy Implications

Granting this request will allow the owner to submit plans for permitting and ultimately begin operations of a Ranch at this location in accordance with the Zoning Ordinance criteria and the Stipulations of this approval.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends 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.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

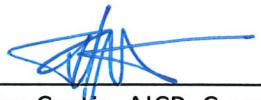
STAFF CONTACT

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

APPROVED BY



Jeff Barnes, Report Author — 11/12/2020 — Date



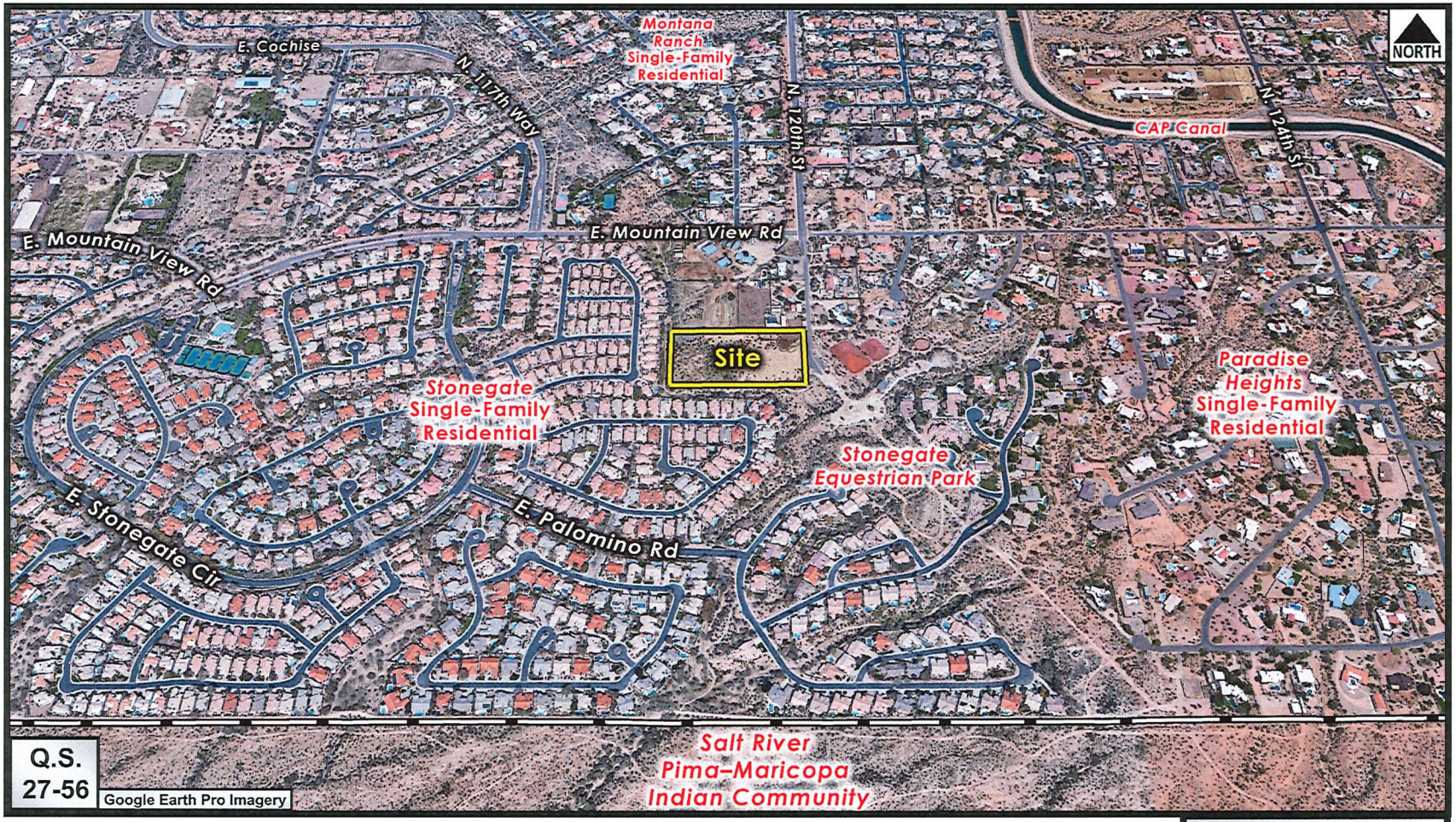
Tim Curtis, AICP, Current Planning Director — 11/25/2020 — Date
480-312-4210, tcurtis@scottsdaleaz.gov



Randy Grant, Executive Director — 11/30/20 — Date
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

ATTACHMENTS

1. Context Aerial
1A. Aerial Close-Up
2. Stipulations
   Exhibit A to Attachment 2: Site Plan
   Exhibit B to Attachment 2: Applicant's Narrative
3. Zoning Map
4. Citizen Involvement
5. City Notification Map
6. Public Comment: In Support
7. Public Comment: In Opposition



Context Aerial

4-UP-2020

ATTACHMENT #1



Close-up Aerial

4-UP-2020

ATTACHMENT #1A

Stipulations for the Conditional Use Permit
For a Ranch
Celebrity Equine Center
Case Number: 4-UP-2020

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Edward B. Sawyer Jr., AIA Architect and with the city staff date of 10/5/2020, 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. CONDITIONS/LIMITATIONS. The Conditional Use Permit operations shall adhere to the City of Scottsdale Zoning Ordinance and those activities described in the Application Narrative, with the city staff date of 8/11/2020, attached as Exhibit B to Attachment 2.

3. OUTDOOR LIGHTING. The proposed outdoor lighting shall comply with the following restrictions, to be demonstrated with the permit application plans submittal:

   a. The maximum height of any pole mounted outdoor lighting source shall be sixteen (16) feet above the adjacent finished grade.
   b. All exterior fixtures shall have a Kelvin temperature of 2800 or less.
   c. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
   d. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turned off during the post-curfew timeframe, with the exception of lights for security purposes.
   e. A programmable timer and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable timer may contain a maximum 1-hour manual override with an automatic turn off for after hours and special events use only.

4. MAXIMUM NUMBER OF HORSES. There shall be no more than thirty-six (36) horses boarded on the property at one time.

5. EQUESTRIAN SHOWS AND OTHER ACTIVITIES. There shall be no horse shows or other activities approved through this request which would generate more traffic than is normal to a residential area.

6. AMPLIFICATION. There shall be no public address system allowed or use of voice amplification devices.

7. ACTIVE HOURS. The following shall be permitted only between the hours of 6:00 a.m. and 5:00 p.m:

   a. Vehicles for the delivery of hay and shavings and those for the removal of manure and refuse
   b. Operation of tractors, other ranch vehicles, ATVs, and similar vehicles

c. Dragging of the arena or other areas on the site
d. Other than the owners, ranch employees, or their guests, no overnight stays by individuals shall be permitted; including the use of campers, RV's, or tents for such purposes.

8. MANURE DISPOSAL.

a. Method.
   1) The barn stalls and animal storage areas shall be cleaned of manure three (3) times per day and manure pick up every 2-3 days, or as needed.
   2) The open arena, European Walker, and turnouts shall be cleaned of manure as needed based on usage.
   3) The manure shall be put into a refuse container immediately after removal from the stalls. Piles of manure shall not be allowed to accumulate on any exterior site areas.
b. Refuse container(s). Refuse containers associated to the ranch use shall meet the following standards:
   1) Refuse container(s) for collecting and storying arena, paddock and stable manure to be disposed off-site shall be provided and shall be enclosed by walls.
   2) The refuse container(s) shall be maintained in good condition, with snug fitting lids and no holes in the sides, bottom or top of the refuse containers.
   3) The refuse container(s) shall be emptied twice a week, or as needed.
   4) The refuse container(s) shall be washed and sanitized once a week.
   5) The refuse container(s) shall be monitored to ensure a neat and clean state.
   6) Conformance to these refuse container standards shall be satisfactory to City staff.

9. DUST CONTROL.

a. All driveway and parking areas shall be regularly treated for dust suppression as needed using an accepted industry-standard soil mixture and irrigation sprinklers or shall be paved to the satisfaction of City Staff.
b. The arena, turnout areas, and the European Walker shall be treated for dust suppression using an accepted industry-standard soil mixture and/or irrigation sprinklers.
c. Special care shall be taken to minimize dust in the arena before and after the dragging process and after rider usage through use of irrigation sprinklers.
d. Dust suppression methods shall be to the satisfaction of City of Scottsdale staff and shall meet Arizona Department of Environmental Quality (ADEQ) Air Quality Standards.

10. URINE CONTROL. An effective system to control urine odor shall be in place prior to commencing ranch use operations on the site.

a. An example of such a system consists of excavated pits back-filled with stones, sand, and other materials to provide sure-footing for horses while controlling urine odor.

11. FLY CONTROL PROGRAM.

a. The stable areas and barns shall conform to the fly control program, as identified in the Application Narrative, with the city staff date of 8/11/2020, attached as Exhibit B to Attachment 2.
   1) The proposed automated Fly Control System shall be installed and maintained in the barn and stable areas.

2) Operation of the overhead insecticide misting system shall be maintained at frequency intervals sufficient to adequately control flies.

b. The manure storage area and other outside manure-generating areas shall conform to all provisions for fly control and prevention as identified in the Application Narrative, with the city staff date of 8/11/2020, attached as Exhibit B to Attachment 2.
   1) A manual fly control system, using Fly Predators, shall be used on the manure storage and other outside areas.
   2) If the manual system does not adequately control flies, additional industry standard fly control methods shall be utilized in the manure storage area.

12. PARKING.

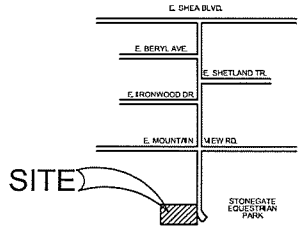
a. Parking of trailers, horse trailers or other vehicles shall not be permitted along the west or south portions of the internal drive aisle, or other areas intended for emergency access circulation.

INFRASTRUCTURE

13. CONSTRUCTION COMPLETED. Before any building permit/Certificate of Occupancy is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.

SITE PLAN NOTES

23. POOLS REQUIRE SEPERATE APPROVAL AND PERMITS.
24. POOLS SHALL NOT EMPTY INTO WASHES, STREETS, ONTO ADJACENT LOTS, OR TRACT OF LAND. (DSPM 2.2.901.D.4.c)
25. ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIPMENT ETC.) SHALL BE SCREENED A MINIMUM 1 FOOT ABOVE THE HIGHEST PORTION OF THE EQUIPMENT PAD ALL SIDES AND SHALL BE COMPATABLE WITH THE ADJACENT BUILDING. SHOW LOCATION OF EQUIPMENT ON SITE PLAN.
26. A GUESTHOUSE SHALL NEVER BE OFFERED FOR RENT. (ZO SEC 5.912 A.6.b SEC 5.102.A.6.c
27. A GUESTHOUSE SHALL NOT EXCEED A GROSS FOOTPRINT GREATER THAN 50% OF THE FOOTPRINT SIZE OF THE PRINCIPLE BUILDING (ZO SEC 5.912 A.6.a AND SEC 5.102.A.6.b)
28. ANY PROPOSED MODIFICATIONS TO WATERCOURSES AND ALL WALLS AND FENCES CROSSING NATURAL WATERCOURSES SHALL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND POLICIES SPECIFIED IN CHAPTER 37 (DRAINAGE AND FLOODPLAIN ORDINANCE) OF THE SCOTTSDALE REVISED CODE.
29. TEMPORARY / SECURITY FENCING THAT IS REQUIRED OR OPTIONALLY PROVIDED SHALL BEIN ACCORDANCE WITH THE ZONING ORDINANCE AND DESIGN STANDARDS AND POLICIES MANUAL (ZO SEC 7.700.D.5 & PMT-5407)



VICINITY MAP
N.T.S.

PROJECT DATA

ADDRESS	9588 N. 120TH STREET
APN	217-03-028A
USE	RESIDENTIAL
ZONING	R1-43
CONSTRUCTION	VN
LOT AREA	NET - 209,381 S.F. * 4.8 A GROSS - 217,632 S.F. * 5 A
CDF 27-56	
BUILDING AREAS	
RESIDENCE	2,304 S.F.
CARPORT	624 S.F.
	2,928 S.F.
HAY STORAGE	3,600 S.F.
BARN	11,840 S.F.
	3,768 S.F. COVERED TURNOUTS
	15,708 S.F.
SHED ROW	3,476 S.F.
	2,132 S.F. COVERED TURNOUTS
	1,830 S.F. COVERED WALKWAYS
	7,368 S.F.
TOTAL AREA	28,994 S.F.
LOT COVERAGE	NET 28,994 S.F. / 209,381 S.F. * 13.8% GROSS 28,994 S.F. / 217,632 S.F. * 13.3%
PARKING	CARS 21 TRUCK & TRAILER 4 TOTAL 25

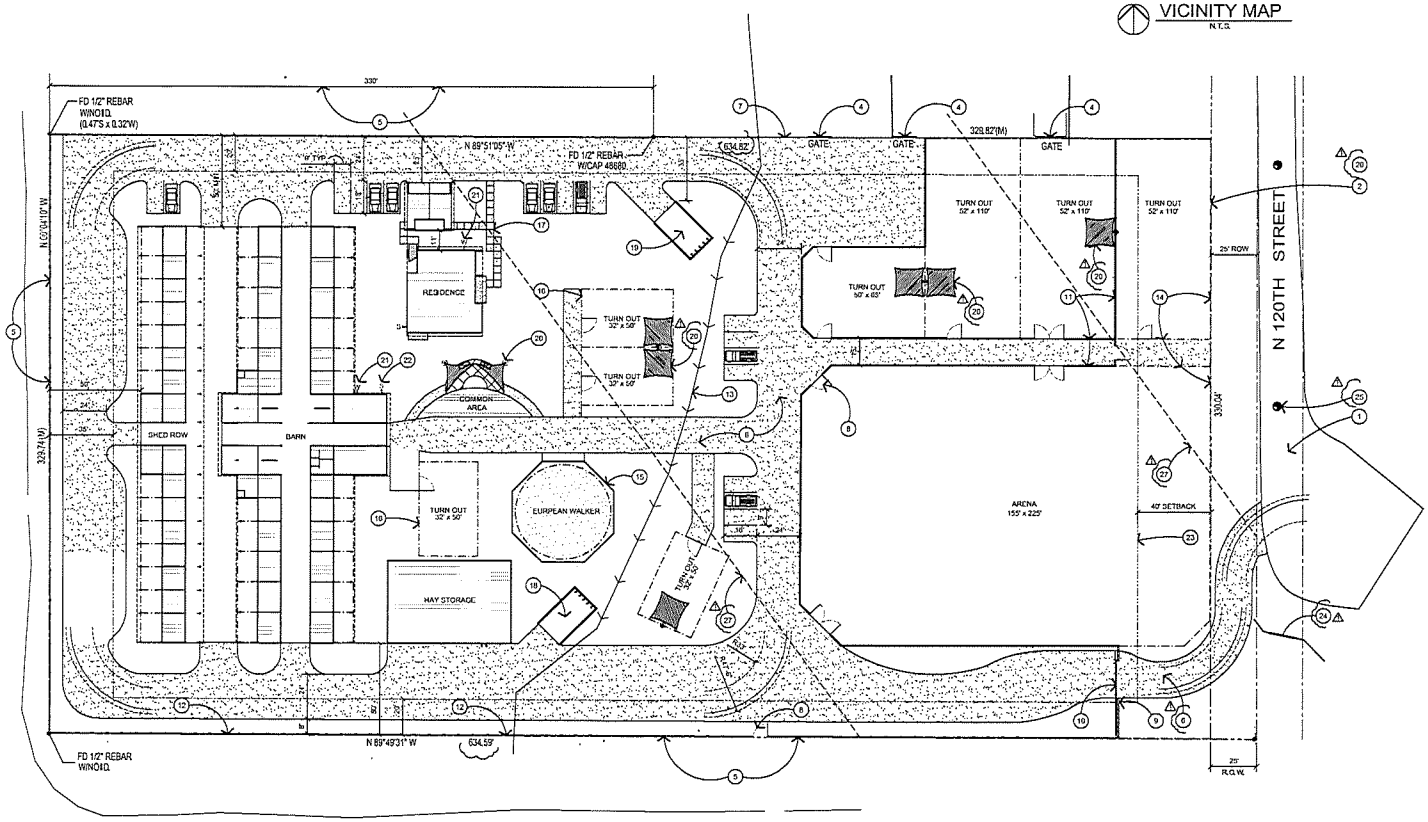
KEYNOTES

1. EXISTING PAVEMENT
2. PROPERTY LINE
3. EXISTING LANDSCAPE
4. EXISTING GATE
5. 6' HIGH 4" MASONRY WALL (DOUBLE WALL) PER CITY OF SCOTTSDALE STANDARD DETAIL FULL LENGTH OF PROPERTY LINE DTL 4142.0
6. GRANITE DRIVEWAY TO SUPPORT 83,000 LBS
7. EXISTING FENCE
8. 6' WIDE STEEL GATE DTL 1142.0
9. KNOX BOX FOR FIRE DEPARTMENT ACCESS
10. 20' WIDE ROLLING STEEL GATE DTL 2142.0
11. 6' DAG & STEEL RAIL FENCE DTL 5142.0
12. 8' WIDE SECTION OF DRAINAGE BLOCK @ GRADE
13. INDICATES DRAINAGE FLOW DIRECTION
14. STEEL RAIL FENCE 75% OPEN DTL 3142.0
15. FUTURE HORSE WALKER STRUCTURE
16. OPEN STEEL RAIL FENCE
17. CONCRETE WALK
18. CLEAN DRAWINGS STORAGE
19. MANURE CONTAINMENT
20. SHADE STRUCTURE PER LANDSCAPE DWGS, NOT TO EXCEED 12'-6"
21. INDICATES WATER CONNECTION
22. INDICATES SEWER CONNECTION
23. SETBACK LINE
24. EXISTING SIGN
25. DATUM POINT #1 - 1471
26. DATUM POINT #2 - 1467
27. APS RIGHT OF WAY

BUILDING CODES

2015 INTERNATIONAL FIRE CODE*
2015 INTERNATIONAL BUILDING CODE*
2015 INTERNATIONAL RESIDENTIAL CODE*
2015 INTERNATIONAL MECHANICAL CODE*
2015 INTERNATIONAL PLUMBING CODE*
2015 INTERNATIONAL FUEL GAS CODE*
2015 ENERGY CONSERVATION CODE*
2015 EXISTING BUILDING CODE*
2015 GREEN CONSTRUCTION CODE*
2014 NATIONAL ELECTRICAL CODE*

* WITH CITY AMENDMENTS



SCALE IN FEET
20' 10' 0 20' 40' 60'

MASTER PLAN
SCALE: 1" = 30'-0"

EXHIBIT A TO ATTACHMENT #2

CELEBRITY EQUINE CENTER
SCOTTSDALE, ARIZONA

MASTER PLAN
SCALE 1" = 30'-0"

DATE 5-5-20
1 CITY COMM 7-28-20

SHEET A1 OF

4-UP-2020
10/5/2020

Celebrity Equine Center

Second Submittal – August 10, 2020

Case Number: 4-UP-2020

9588 N. 120th Street

Project Narrative



Prepared by:

Berry Riddell, L.L.C.

Wendy Riddell, Esq.
Michele Hammond, Principal Planner
Caitlyn Gulsvig, Planning Assistant

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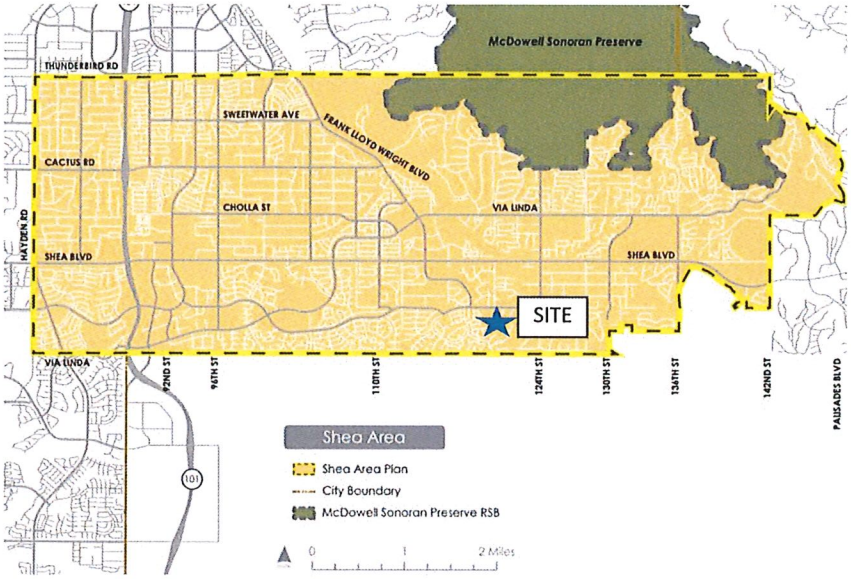
EXHIBIT B TO ATTACHMENT #2

Site Plan and Context Aerial



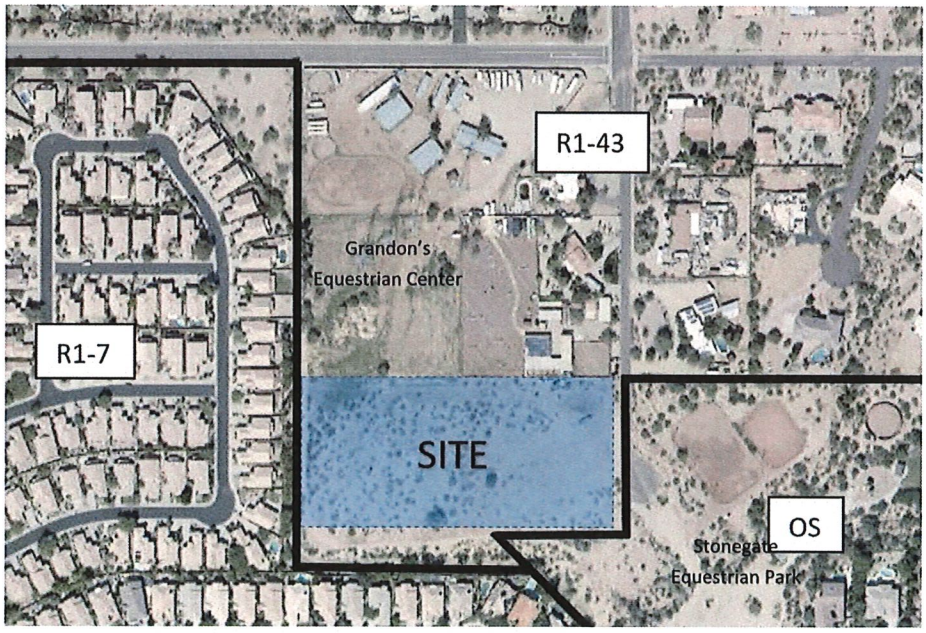
Request

The Flynn family owns an approximate 5.0+/- gross acre vacant lot located at 9588 N 120th Street (the "Site"), which is within the Shea/East Shea Character Area and shown in the graphic below. The Site is adjacent to the Flynn residence, and they are invested in developing the property as a premier boarding, training and rehabilitation facility for horses. The Flynn family is requesting a Ranch Conditional Use Permit ("CUP") in the R1-43 zoning district for the purpose of developing an equestrian facility on the lot in a manner that is consistent with the overall character of the neighborhood.



Surrounding Context

Adopted in June 1993, the Shea Area Plan aims to preserve the character of the Shea Boulevard area by maintaining existing neighborhoods, ensuring new developments are compatible with the surrounding context and protecting environmental features unique to the area. As shown in the graphic below, the proposed development is appropriate for the area with single-family residential zoned R1-43 to the north and northeast, R1-7 to the south and west and OS to the east and southeast. The Site is ideally situated for a Ranch CUP as it is located between two properties that operate equestrian facilities – Stonegate Equestrian Park and Grandon's

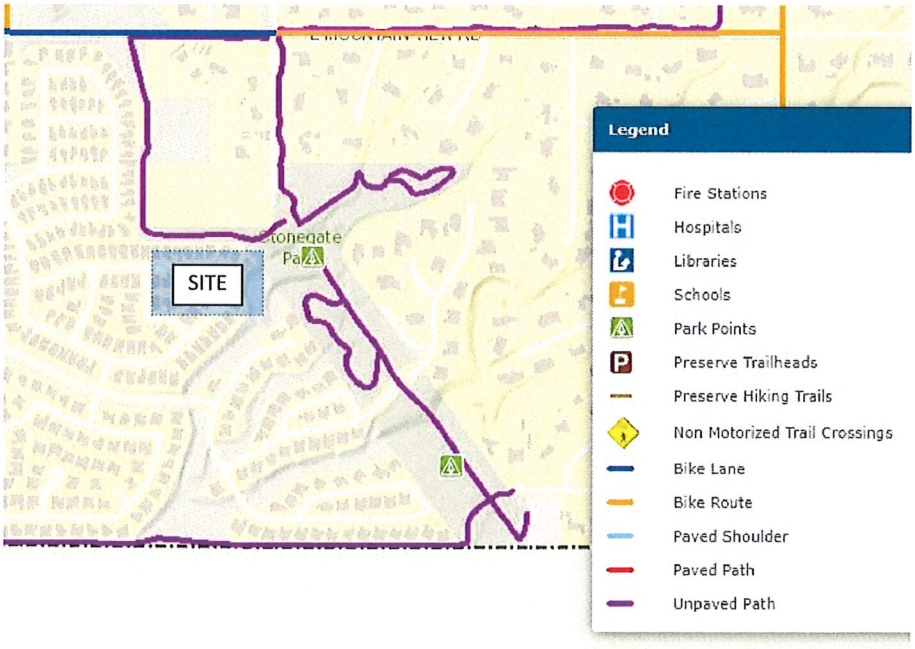


Equestrian Center – also shown in the graphic. Stonegate Equestrian Park is owned and maintained by the City of Scottsdale, and it sits on 23-acres and has such amenities as two equestrian arenas, a round pen arena and a drop-in ramada. Grandon's Equestrian Center, which, like the Site, is zoned R1-43, operates as a ranch as a grandfathered use. Given that equestrian uses already exist on properties adjacent to the Site, the proposed Ranch is not only compatible but also complementary to the surrounding area and therefore respects the goals of the Shea Area Plan.

2001 General Plan

The Site is designated Rural Neighborhoods on the City of Scottsdale's General Plan, which is described as including "areas of relatively large lot single-family neighborhoods," with equestrian existing in flatter areas, "as many lots are large enough for horses and several existing developments permit horse corrals." In the area south of the C.A.P. Canal, these neighborhoods are described as often taking on "a rural, equestrian character when compared to surrounding areas that have smaller, suburban lots." As described above, Stonegate Equestrian Park and Grandon's Equestrian Center are located adjacent to the Site and are a perfect example of the equestrian flare that is represented within Rural Neighborhoods.

The City's General Plan also recognizes the significance of open space and recreational opportunities coupled with a growing need for community mobility. At the Local/Neighborhood Systems level of the Community Mobility Element, the General Plan indicates that neighborhoods are unique with distinct mobility needs that ultimately reflect the character of the area. As described above, the Site is in an area with rural equestrian flavor, which suggests that equestrian links are important for community mobility within the area. In fact, the General Plan acknowledges that "more singular land uses, such as low-density equestrian areas may place more emphasis on local trail systems to maintain connectivity." Local trail systems and parks are a vital component to Scottsdale's open space and recreation system, with trails functioning "as transportation and recreation links," and providing "hikers, walkers, joggers, equestrians, and



mountain bikers opportunities to improve health and fitness, spend time with family and friends, enjoy the natural environment, and escape the stresses of everyday life." As shown in the graphic, the Site is in close proximity to trail systems, ideal for equestrian use. With Stonegate Equestrian Park adjacent to the Site, the proposed development reflects the General Plan's goals of encouraging the use of parks and trails.

Overall, the City's General Plan encourages projects that are responsive to the unique character in each area of the City and the use of revitalization efforts to provide for the long-term stability of Scottsdale's mature residential neighbors. The Ranch proposal implements both of these goals. It also furthers the goals of preserving and enhancing the area's unique sense of being an equestrian neighborhood and of encouraging context appropriate to new development in an established equestrian area within the community.

Ranch Conditional Use Permit Proposal and Ranch Operations

The proposed Ranch site plan has been designed with sensitivity to the context of the area and to the adjacent neighbors relative to setbacks, open space and building placement.

The Ranch will house the Ranch Manager who will serve as a 24-hour caretaker for the Site, and the Manager's contact information will be available to immediate neighbors in the event they have any concerns. There will be one double-loaded barn and one shed row on the Site which will be broken up with walkways in between. The shed row and barn will have a combined maximum capacity of 36 stalls, which will include the Flynn's personal horses, with tack rooms, storage, office and laundry. Stalls will be 12x12 in size and some will be 12x16 with attached runs that will be strategically placed to mitigate against any perceived impact on the immediate neighbors to the west.

Great care has been taken in establishing a plan to control dust, flies and odor. All stalls will be regularly cleaned, and manure will be disposed of every 2 to 3 days. The manure retention will be kept in an enclosed dumpster at the south end of the Site and will be screened by a block wall. The location of the manure retention was carefully considered and is appropriately located with regard to neighbors and the City's required setbacks. In addition to ensuring that the barn is kept clean, fly control and prevention will be achieved through Fly Predators, organic pesticide distributed through a spray system, and the manure will also be treated with organic fly prevention products. The Fly Predators will be distributed adjacent to the manure retention dumpster and in the outside pastures to eat any fly eggs before they hatch, dramatically reducing the population of flies. See attached "Addendum" for the detailed fly control program.

The eastern portion of the Site will contain one large arena. Great care will be taken to ensure that the arena does not generate dust. The arena will be constructed with irrigation sprinklers to suppress dust. The paths between the barn, shed row and the arena will be maintained to ensure that there is no dust.

All lighting will meet City requirements. The arena will have lights equipped with an automatic timer that is only in use when people are riding. Lighting at night will be similar to what is used at Stonegate Park with a 10pm turn-off time. See Lighting Site Plan and Manufacturer Cut Sheets for more details.

The proposed Ranch will operate as a private facility with private training, and no public events or shows will be permitted. Hours of operation will mimic those of Stonegate Park – from 6am to 8pm or 9pm, depending on the time of year. Delivery and removal vehicles will only be permitted on the Site between 6am and 5pm.

Ample parking will be provided onsite for vehicles and horse trailers. Fire access will be provided around the perimeter of the Site as indicated on the site plan.

The conceptual landscape plan shows extensive re-landscaping along all street frontages and along the east property line to provide privacy to the Ranch and to buffer and minimize any impacts on neighbors. The landscape palette includes a mix of native species and arid adept species that are all low water use. Irrigation proposed for the Site will consist of a low volume drop irrigation system that is fully automated.

Architectural Theme

The applicable Scottsdale Sensitive Design Principles have guided site and building design. A traditional ranch/horse farm theme has been selected for the architectural design of the facilities enhancing the equestrian design character of the area. In developing the vacant lot, the Flynn family is committed to developing a high-quality equestrian Site that will be viewed as an asset in the neighborhood. Notably, their current private residence and ancillary horse facilities are kept in pristine condition. The traditional architectural theme will be expressed with a contemporary flavor and detailing, with materials and colors to blend with the desert environment. The landscaping will include primarily desert vegetation with low water use shade trees and shading elements responsive to desert conditions. In addition to desert sensitive landscaping, an attractive, two-tone CMU split-faced block wall with desert tones will be provided. A combination of block and open steel rail fence will be used in carefully considered locations to maintain views of the natural desert landscape. The traditional "horse farm" architecture of the Celebrity Equine Center will be accentuated with sophisticated contemporary detailing creating a quality Ranch facility.

Conditional Use Permit Criteria

As required pursuant to Zoning Ordinance Section 1.401, the Ranch CUP as described above will not be materially detrimental to the public health, safety or welfare because there will be no damage or nuisance arising from noise, smoke, odor, dust, vibration or elimination and no unusual volume of character of traffic introduced into the neighborhood. As described above, the applicant is committed to taking great care to ensure that the arena does not generate dust.

The proposed conditional use is compatible with the equestrian use in the surrounding area, and all specific conditions for a Ranch CUP in Section 1.403.O are being satisfied. The CUP is for a Ranch under the Ordinance and thus the proposed use is not a commercial stable and will not be open to the general public.

O. Ranch

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

The CUP site is 5 gross 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.*

The fifty (50) foot setback from single-family residential property is maintained.

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

The R1-43 district requires a forty (40) foot setback. The front yard along 120th Street will be maintained with no structures. Only steel rail corral fencing will be placed in the front yard setback with open space areas including an arena and turn out.

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.*

No such activities are proposed.

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.*

The required fencing is provided.

6. *The property 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 the manure into the soil of paddock, pasture, or arena areas may be considered manure disposal.*

A specific plan is provided. Manure containment is placed along the south side of the site, fifty (50) feet north of the property line and adjacent R1-7 district.

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.*

A specific plan is provided.

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

Acknowledged.

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

No pasture areas are proposed with this facility.

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

Acknowledged.

Conclusion

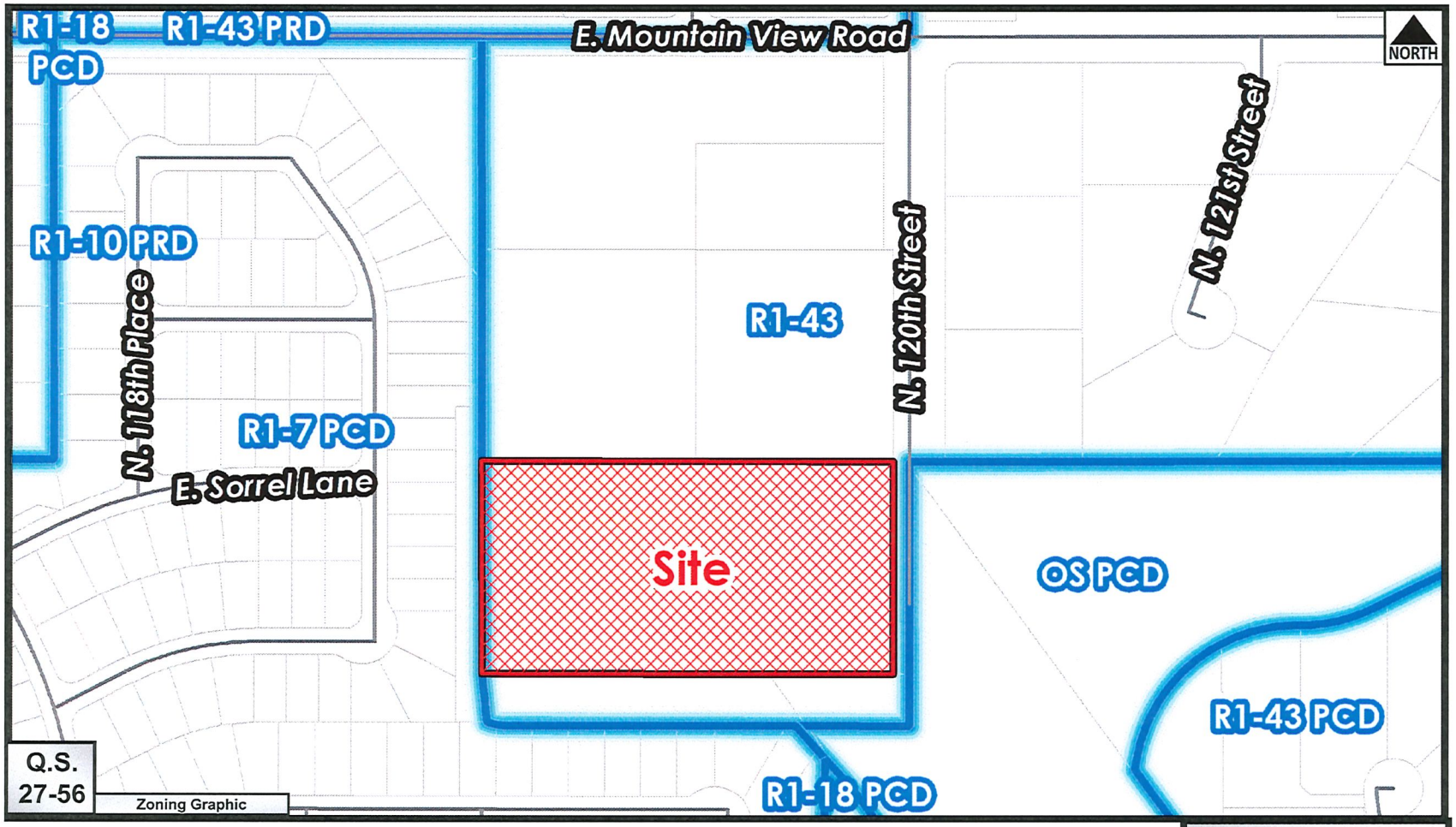
The proposed CUP meets all Ordinance criteria and will allow residential and equestrian uses in a manner that upholds the General Plan and neighborhood character and will be operated in a manner that is compatible with the neighborhood. The Ranch and equestrian facilities will complement the equestrian character of the area and is consistent with the goals set forth in the Shea Area Plan. The Ranch CUP therefore merits approval.

Addendum

Celebrity Equine Center – Fly Control Program:

The stable areas and barns will conform to a fly control program. In addition to the use of Fly Predators, an automated fly control system will be installed in the barn and a manual fly control system will be used on the manure storage area. If the manual system proves inefficient, an automated fly control system will be installed. The operator will operate the pen's fly control system at least twice a day or at a frequency to adequately control flies.

The stable areas and barn will apply the following fly control program: an automatic insect control system with scientifically designed nozzles will be installed and placed overhead throughout the barn, connected by nylon tubing. The system will include an accurate timer that operates the system by opening all nozzles simultaneously and fills the barn with a fine mist of Environmental Protection Agency ("EPA") approved insecticide for a set amount of time on a set schedule. This will provide a uniform and consistent means of controlling insects including adult insects, prohibits reinfestation and provides extended out of barn protection through its repellant action. The insecticide will be EPA registered, will not cause irritation to animals or humans, are made of natural, biodegradable pyrethrin, are water-based so there is no oily build-up, and will kill mature insects as well as prevent laying of their eggs. Additionally, manure piles will be removed every 2-3 days. The fly control systems will kill and repel the following: stable flies, horse flies, deer flies, face flies, house flies, horn flies, bott flies, mosquitoes, fleas, ticks, spiders, gnats and stink bugs.



Existing Zoning

4-UP-2020

ATTACHMENT #3

Neighborhood Outreach Report
Conditional Use Permit
188-PA-2017
May 2020

Overview

This Neighborhood Outreach Report has been prepared in association with a Ranch Conditional Use Permit request for the property located at 9588 N 120th Street. As part of the request, this report has been drafted and will be updated throughout the public process as needed.

COVID-19 has created obstacles that challenge the typical methods of neighborhood outreach, but the entire project team remains sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, neighborhood associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Communication with impacted and interested parties will take place with verbal, written and electronic contact.

Community Involvement/Response

Surrounding property owners within 750' were notified via first class mail regarding the project on May 11th. This notification contained information about the conditional use permit request, contact information to receive additional information and information on how to provide feedback. Given the circumstances surrounding COVID-19, alternatives were provided in lieu of a traditional in-person open house meeting. This includes a URL for a website that was created for the request and contact information to set up a conference call or Zoom web meeting to discuss the application. Larry Paprocki, Executive Director of the Stonegate HOA, also held a board meeting in which board members were overall either supportive or neutral. One (1) board member expressed concerns over manure storage. The board members reviewed the request as a courtesy, and there will be no vote. Larry also sent an email to the two subdivisions that are adjacent to the 5-acre Flynn site (Saddleback and Tamarack) on April 30th. A white "Project Under Consideration" sign was posted on the property on May 12th and included the information described above.

Attachments

Notification Letter
750' Mailing List
750' Notification Map
Affidavit of Posting & Photo
Larry Paprocki Email

ATTACHMENT #4

4-UP-2020
06/02/20

Date: May 11, 2020

Dear Property Owner and Neighbor:

We represent the owner, Kevin Flynn, of the property located at 9588 N 120th Street (the "Site") in an application seeking a Ranch Conditional Use Permit ("CUP") with the City of Scottsdale. The 5-acre Site is adjacent to the Flynn residence as shown in the graphic below. The Flynn family is proposing to develop an equestrian facility on the Site in a manner that is consistent with the overall character of the neighborhood and the City's Conditional Use Permit criteria.



The proposal includes a barn, shed, turnouts and an arena and has been designed to blend with the context of the area providing sensitivity to the adjacent neighbors relative to setbacks, open space and building placement.

We are sending this letter to make you aware of our application and to inform you of the available options in which you can discuss the proposal. The Stonegate HOA Executive Director is aware of this request and has shared it with the board and neighboring communities. Due to circumstances surrounding COVID-19, we will provide alternatives for discussion in lieu of a traditional in-person open house meeting. Attached is the site plan for the proposal and a website link is available with additional information at https://ap85943.wixsite.com/flynnfamilyfarm. Please feel free to contact me directly to set up a conference call or Zoom web meeting to discuss the Ranch CUP application. My contact information is mh@berryriddell.com or 480-385-2753. Also, if you have any questions of City Staff regarding this application, please do not hesitate to contact our City Planner, Jeff Barnes, at jbarnes@scottsdaleaz.gov or 480-312-2376. For reference, our case number is 188-PA-2017.

Sincerely,

Michele Hammond

Michele Hammond
Owner Representative

4-UP-2020
06/02/20



MCGOUGH ADAMSON
Landscape Architects
Land Planning
Irrigation

FLYNN RESIDENCE

CONTEXTUAL LANDSCAPE PLAN

9588 N. 120TH STREET

APRIL 16, 2020

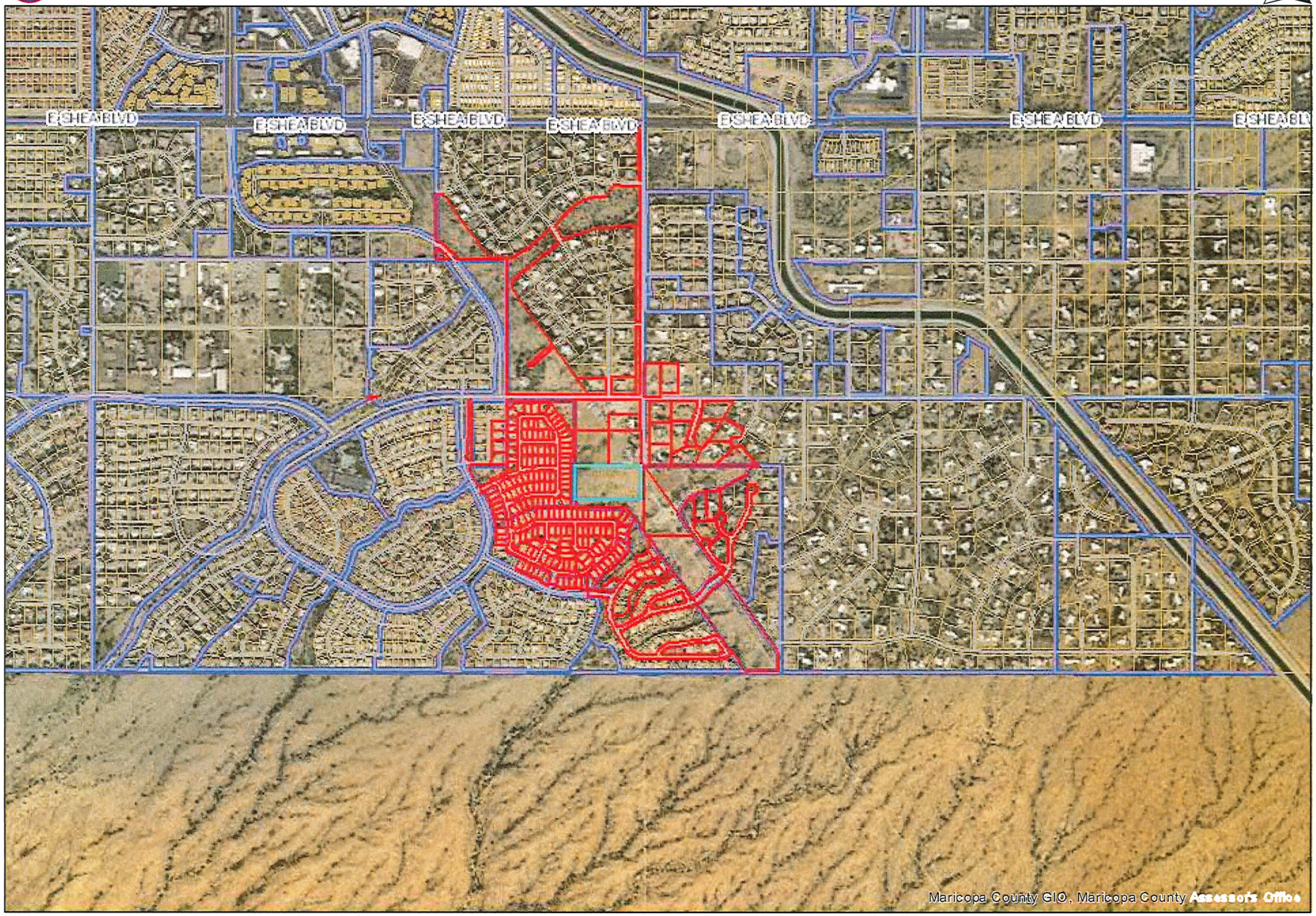
SCALE: 1"=30'-0"

0' 15' 30' 60' 90'

NORTH

4-UP-2020
06/02/20

Map



4/29/2020 8:25:05 AM

4-UP-2020
06/02/20

Stonegate Email News
April 28th, 2020

Five Acre Equestrian Property Seeks Conditional Use Permit

The Flynn equestrian property will be submitting a conditional use permit application with the City of Scottsdale. This property is located South of Mountain View Road on 120th Street. The conditional use permit allows for the boarding of horses.

The SCA Board of Directors were made aware of this project by Kevin Flynn, as a courtesy. The Board wanted Saddleback and Tamarack homeowners to be made aware of the pending application.

Saddleback and Tamarack residents living within 750 feet of the property will receive notice of the application and the process. City of Scottsdale approval of the conditional use permit is required. The owner has retained the services of Berry Riddell LLC to represent them to the City. Michele Hammond is a principal planner for the firm and is the contact person handling the permit application. Michele can be reached at 480-385-2753 or mh@berryriddell.com.

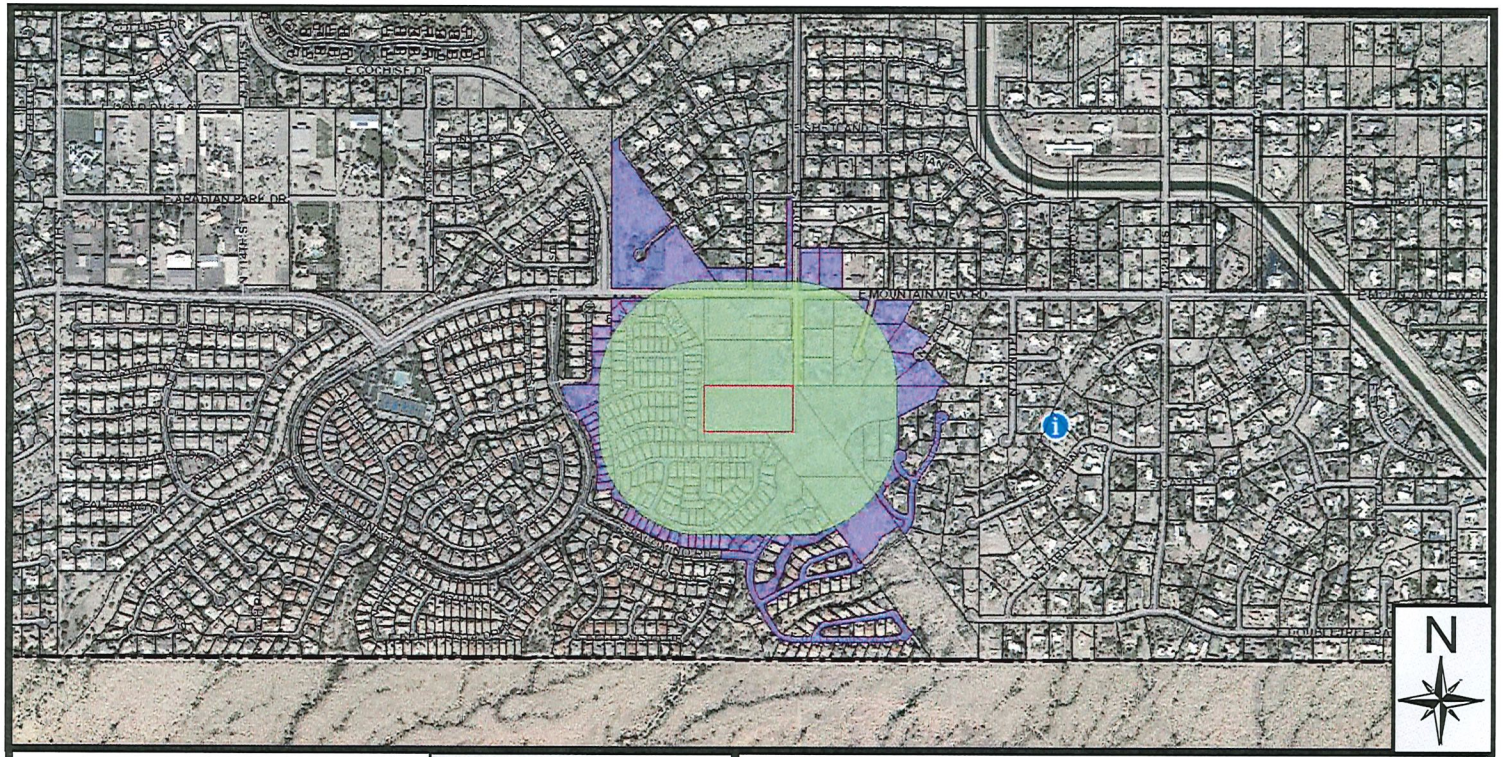
To view, please click on the arial map of the property.

ARIAL MAP

4-UP-2020
06/02/20

City Notifications – Mailing List Selection Map

Flynn Family Farm



Additional Notifications:

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

Pulled Labels
June 2, 2020

Map Legend:

Site Boundary

Properties within 750-feet

Postcards: 282

4-UP-2020

ATTACHMENT #5

Burglar & Fire Alarms
Surveillance Systems
Telephone Systems
Networking
Audio Video Systems

PHASE 1 ELECTRONICS

A Div of Lee Enterprises, Inc.

P.O. Box 12816
Scottsdale, AZ 85267
480-948-5522
800-211-1412

September 8, 2020

City of Scottsdale
Attention: Mayor and Council Members
3939 N. Drinkwater
Scottsdale, AZ 85251

Dear Mayor and Council,

Our family has lived and owned a security business based in Scottsdale for 44 years. We had horse property with horses for several of those decades. We have seen many western related farms, properties, art, events, and businesses through the years and only seeing less and less of what Scottsdale was about. We strongly support and advise you to approve the Celebrity Equine Center located at 120th Street and Mountain View. We believe if you are taking land away from tax payers to allow horse paths along Shea Boulevard, you should be welcoming of parties that are eager to invest the time, money, and commitment to improve Scottsdale's western theme year round. This stellar project would bring added value to the community. The entire Brown Family supports and looks forward to your support of the Celebrity Equine Center.

Sincerest,

Judith Brown & Family

Judith Brown

ATTACHMENT 6

Alliant

August 26, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a Scottsdale voter, I am writing to ask for your support for the proposed Conditional Use Permit for the Celebrity Equine Center located at 120th Street just south of Mountain View Road. We live in Scottsdale, a horse friendly community that would certainly welcome an equestrian ranch of this caliber. With all of the special considerations that they have made for the neighbors, this training and boarding facility will be sensitive to the surrounding area and fit in nicely. Please vote yes for this wonderful addition to Scottsdale.

Sincerely,

Joseph Cafferelli
Executive Vice President
602-509-6085

September 23, 2020

Mayor Lane and City Council Members
City of Scottsdale
3939 Drinkwater
Scottsdale, AZ 85251

Dear Mayor Lane and Council Members,

We are writing in support of the proposed Celebrity Equine Center next to the Equestrian Park, just south of 120th Street and Mountain View. We have owned our home in Montana Ranch for 19 years. We live close to the proposed site for the Equine Center and walk through that area frequently.

The Flynns are great neighbors. Their ranch is clean and well-maintained. They welcome visits from children to their ranch to learn about horses and horseback riding. Our young granddaughters love horses and enjoy going to the Flynn ranch. The Flynns are always happy to see them and have them visit the horses. We are fortunate to have them in our neighborhood.

The proposed Equine Center embodies the spirit of the Equestrian Park area. It would be a terrific addition to our neighborhood. During the time we have lived here, we have seen how well the Flynns maintain and improve their property. We are sure they will make the Celebrity Equine Center a nice asset to the community. We encourage you to approve this worthwhile project.

Sincerely,

Tom and Linda Dunlavy
9948 N. 119th Place
Scottsdale, AZ 85259

From:	Ruenger, Jeffrey
To:	Barnes, Jeff
Cc:	Castro, Lorraine
Subject:	FW: Flynn Family Farm Proposal
Date:	Tuesday, June 02, 2020 12:34:05 PM

From: rriederer@aol.com <rriederer@aol.com>
Sent: Tuesday, June 02, 2020 12:14 PM
To: Ruenger, Jeffrey <JRuenger@scottsdaleaz.gov>
Subject: Flynn Family Farm Proposal

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

City of Scottsdale

Fantastic proposal! As residents at 12573 E. Saddle horn Trail, we would love to see more of the equestrian environment that was present when we built and moved into our home in 1998. Scottsdale was a western town when we first visited in 1978 and that's what attracted us to the area, rural with desert and open spaces. We still have a few neighbors with horses and what a delight to see them. This plan can only benefit all of us. -- sent by Richard/Bonnie Riederer (case# 4-UP-2020)

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City of Scottsdale
Dear Councilman & Councilwomen.
Case: Celebrity Equestrian Center

From Arizona Polo Club
8140 East McDowell Road,
Scottsdale, AZ 85257

Arizona Polo Club (APC) has been officially stablished in Scottsdale since 1982. Polo and equestrian disciplines are part of the integral part of the city. APC stands behind the equestrian project proposed by Mr.& Mrs., Flynn. The City of Scottsdale needs more of this projects that will give a place to horse lovers to keep, maintain, train their horses and future riders without traveling to other towns.

City development has yield to many issues without questioning the future and legacy or the equestrian industry. Now most horse owners have moved farther away to other cities nearby to be able to enjoy free riding and horse falsities and towns that caterer to horse enthusiast.

APC is supporting the development at Celebrity Equine Center located at 120th street in the vicinity of the Stone gate equestrian Park. I'm personally supporting of this project as business owner, horse lover and Scottsdale resident over last 20 years.

Respectfully,

Diego Florez, DVM
8140 East McDowell Road
Scottsdale, AZ 85257

4802014530

September 14, 2020

Mayor and Council Members
City of Scottsdale
3939 North Drinkwater Blvd.
Scottsdale, Arizona 85251

RE: Celebrity Equine Center Conditional Use Permit

To the Mayor and City Council Members:

We strongly encourage the City to grant the above-named Conditional Use Permit currently under consideration. The Flynn's proposed equestrian facility will add immense value to the community while maintaining the character of our city.

To our understanding, there is a vocal, small minority of Scottsdale residents opposed to the granting of the permit. These residents operate a website (https://www.stonegaterez.com) linking a Google document (https://drive.google.com/file/d/1mzFENLde9Scly0c45Er6RTJ11NZb7aRi/view) that lists a series of "Talking Points" intended to influence the permit's approval. A few of these "Talking Points" are arguments with no evidentiary support and a few are speculative theories regarding property value – the rest are pretty funny. The "Talking Points" note how the Flynn Project Narrative "fits within the adjacent properties" but fails to mention "the Stonegate community . . . [a] development with 916 homes." In opposition to the proposed permit, some of the residents of this development voice concerns about open space, valley fever, and the amount of City of Scottsdale inspectors. Of particular concern, however, are "17 lots" adjoining the Flynn's property. A quick parcel search of properties that could reasonably be construed to be adjacent to the Flynn's property shows recorded mailing addresses in Florida, South Carolina, New Mexico, and Iowa. While some of these Stonegate residents may be distressed by the proposed facility, each one knowingly purchased a home next to a rural neighborhood and therefore is not entitled to be upset if horses are kept on a horse property – especially on a property with more than enough space managed by caring, thoughtful owners.

The Flynns keep an impressive, immaculate property year-round, employee Scottsdale residents, and create revenue for our city. More importantly, the Flynns train local children to ride while teaching valuable life lessons about animal maintenance and responsibility. The Flynns do not need to rely on "Talking Points." They rely on character and the amount of goodwill they have accumulated in the community. The Flynns are responsible property owners who have the best interests of our city at heart.

The Holland family has lived in the Sundown Ranch neighborhood in Scottsdale for more than 70 years, spanning 4 generations. We have known the Flynn family for many of those years. In that time, Scottsdale has changed. The proposed equestrian facility will change the Flynn's property; but this change will preserve Scottsdale's character and legacy while strengthening an already valuable asset in our community.

We urge you to grant the conditional use permit.

Respectfully submitted,

The Holland Family:
Kurt Holland, Gayle Holland, Sean Holland, Elizabeth Holland, Kristin Holland, and Jacci Holland

G.R. Longworth, VMD
Equine Veterinary Services

September 12, 2020

To whom it may concern,

I am writing to express my unwavering support for the proposed Celebrity Equine Center Conditional Use Permit.

I am a resident of the City of Scottsdale and have served as the veterinarian for the horses at Celebrity Equine Center for 15 years. I can attest that the care of the horses and the cleanliness of the current facility is top notch. The owners of the facility are lifetime horse owners that truly understand how to manage a well-run equine facility.

The expansion of the current facility would be an amazing addition to their already horse-friendly community.

Sincerely,

G. R. Longworth, VMD

28150 N. Alma School Pkwy., Ste 103-301, Scottsdale, AZ 85262; 480-250-8439, fax 480-515-3775

Morley and Linda Meredith
12007 E Mountain View Rd.
Scottsdale, AZ 85259
480-314-5355

October 3, 2020

Mayor Lane
Councilmembers

Regarding: Conditional Use Permit 4-UP2020
9588 N 120th Street, Scottsdale

We have lived in our neighborhood for over 25 years. Through the years one thing has never changed. That one thing is for others to try and take away the quality of life of the equestrians living in this neighborhood. Sitting through many meetings regarding equestrian improvements in this area there has always been a power struggle between equestrians and some of the residents in the abutting Stonegate community. Also, we have to be vigilant to make sure somebody doesn't try to take away what we have worked so hard to achieve in this neighborhood.

The equestrians in this neighborhood keep their properties clean. The Flynn's especially keep their place spotless. What they are purposing to put on the land they purchased is what we feel is the best use of this piece of property. Currently many individuals living in the surrounding area stop and visit with the Flynn's horses. It is especially enjoyed by the children that don't have horses of their own.

It was a fight to get the Stonegate "Equestrian" Park, shared multi-use trails, and now the Conditional Use Permit for the Flynn's. We have encountered several drama queens who really have a wild imagination when it comes to telling stories about what goes along with having horses around—they are the ones who feel they should have the power to dictate what goes up beyond their property. Their stories are embellished and they know it. What they are really upset about is losing control of what gets built on the property behind them. Some of the properties that abut the Flynn's land have even put up view fencing. The majority of the houses in Stonegate only have views of other houses. Through the years we have lost views we once enjoyed but understand that views aren't forever. If those views are so important to them, why didn't they buy the property when it was for sale? This area has long been an established equestrian neighborhood, long before the gated communities around it. By allowing a first-class equestrian facility on this land would benefit many of us living in this area.

Through the years, equestrians have become a little lax about informing the horse community within the City of Scottsdale how the mayor and councilmembers vote when it comes to something that would benefit equestrians. We do have to get back on the ball and keep equestrians aware of who to vote and not vote for if they want to continue to enjoy horses being in Scottsdale. We do have two different monthly equestrian publications where we will ask the editors to please publish all equestrian related cases within the City of Scottsdale and how each member votes. Sadly, it is only by doing this that equestrians will vote for people who will help support them and want to see Scottsdale hold on and add to the horse community. High rises and cement are not for everybody. Be one who stands up for the equestrians.

Sincerely,

Morley Meredith
Linda Meredith

Morley Meredith
Linda Meredith

SALT RIVER WILD HORSE
MANAGEMENT GROUP
Don't let them become history!

September 16, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a member of Scottsdale and a 501C3 Non Profit, we the Salt River Wild Horse Management Group consisting of over 100 volunteers, are writing to ask for your support for the proposed Conditional Use Permit for the Celebrity Equine Center located at 120th Street just south of Mountain View Road. Our office is based in Scottsdale and have received help from the Flynn family many times. They have assisted in rescuing of injured wild horses, getting water to our facility, along with many other types of assistance. Most recently, was bringing a horse trailer to the facility for an emergency evacuation of our rescued wild horses, due to the Goldfield Fire in the Tonto National Forest off Highway 87.

The proposed area that is in a horse friendly community, would certainly welcome an equestrian ranch of this caliber. With all the special considerations that they have made for the neighbors, this training and boarding facility will be sensitive to the surrounding area and fit in nicely. Several of our volunteers have been to their personal home which houses show horses. It is kept immaculate. We feel that the Flynn family (Celebrity Equine) will take great care of this facility as well as the surrounding area as they have for the past 16 years of residency.

Please vote Yes for this wonderful addition to Scottsdale.

Thank you on behalf of all 100 volunteers with The Salt River Wild Horse Management Group.

Simone Netherlands, President
Salt River Wild Horse Management Group

OLIVER SMITH
JEWELER

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

September 3, 2020

Dear Mayor and Council Members,

As someone who has lived in Scottsdale for 35 years, owned property, started a family and raised my children in the City of Scottsdale, I am very familiar with this horse friendly community. It happened to be a deciding factor in choosing a place to live, raise my family and start my business. As a successful business owner of Oliver Smith Jeweler in Scottsdale and a member of the Scottsdale Charros for 20+ years, I fully support the addition of Celebrity Equine Center on 120th Street and Mountain View Road. My family and I believe this will be an incredible addition to the community, the neighbors and surrounding horse lovers in our city. Please support the addition of this equine center in our community.

Sincerely,

Oliver Smith

President, CEO
Oliver Smith Jeweler
9871 E. Cholla St.
Scottsdale, AZ 85260

THE SHOPS AT GAINEY VILLAGE
8787 NORTH SCOTTSDALE ROAD, SUITE 116
SCOTTSDALE, ARIZONA 85253

480.607.4444 ((PHONE))
480.607.4466 ((FAX))

WWW.OLIVERSMITHJEWELER.COM

August 28, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

Please support the proposed CUP for the Celebrity Equine Center located at 9588 N. 120th Street. This property, that is situated between two other equestrian facilities, certainly makes sense for this use. With the sensitivity to the surrounding neighborhood and the use of odor and dust mitigation, this will be a Ranch that Scottsdale will be proud of.

I urge you to support the Celebrity Equine Center!

Sincerely,

Will Hawkinson

8549 E. Sells Dr

85251 Scottsdale, AZ

August 28, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

Please support the proposed CUP for the Celebrity Equine Center located at 9588 N. 120th Street. This property, that is situated between two other equestrian facilities, certainly makes sense for this use. With the sensitivity to the surrounding neighborhood and the use of odor and dust mitigation, this will be a Ranch that Scottsdale will be proud of.

I urge you to support the Celebrity Equine Center!

Sincerely,

David Hill

7432 E Tierra Buena Ln
Scottsdale AZ 85260 office

8325 E Jenan dr Home
Scottsdale AZ 85260

Fred Corbus
11101 E. Bajada Dr.
Scottsdale, AZ 85262

Members of the City Council,

Subject; Celebrity Equine Center, 9588 N. 120th St.

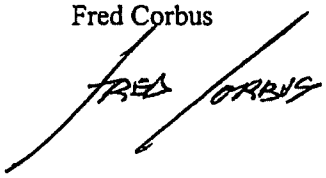
Please recognize this letter as the voice of thousands of people who love and appreciate the world of horses.

While I understand the natural tendency to foster residential use and density, thereby squeezing out land use such as the planned Flynn family Equine Center, we must also recognize the tremendous value of such enterprises; the "flavor and aura" of our wonderful western culture.

Please do the right thing and support this use.

Thanks.

Fred Corbus



11126 East Sorrel Lane
Scottsdale, AZ 85259-5774
August 20, 2020

Scottsdale City Council
c/c Flynn Family Farms

To the Scottsdale City Council;

Recently, two women from the Stonegate community came to my door asking me to sign a petition to prevent the Flynn Family Farm (FFF) from acquiring the parcel(s) of land adjacent to their property at 9634 N. 120th St. for future use as horse property.
I prematurely (and under some duress) signed the petition. However, I subsequently decided to investigate and preview the exact location of the property.

What I found was a beautiful farm and horse property that was well taken care of. It is a positive contribution to the residents and animal enthusiasts alike. I do not own any animals, and have no connection whatsoever with FFF. I can only hope that more people treat each other as well as FFF treats the animals on their farm.

I would like to withdraw my signature from the above mentioned petition and fully endorse the acquisition of said property by the FFF.

Sincerely,

Paul Natale
Paul4676@gmail.com

PETITION IN SUPPORT OF THE CELEBRITY EQUINE CENTER

To the Mayor, City Council and City Clerk:
We, the undersigned, support the proposed Celebrity Equine Center's Conditional Use Permit for an equestrian facility located at 9588 N. 120th Street. This CUP will allow for an equestrian facility including the boarding and training of horses next to the Flynn Family's current residence, and the City's Stonegate Equestrian Park. With the sensitivity to the surrounding neighbors and the odor and dust mitigation tools proposed, this property will be a welcomed addition to this horse-friendly community.

Signature	Printed Name	Address	Date of Signing
1. Chris Reed	Chris Reed	10811 N 138th Place, Scottsdale AZ	8/25/2
2. Spencer Tait	Spencer Tait	8459 E Cheery Ld Scottsdale, AZ 8525	8/25/20
3.	Zachary Reiser	7426 E Stetson Dr, Scottsdale, AZ, 85251	8/25/20
4. Stephanie Reed	Stephanie Reed	10911 N 138th Pl Scottsdale AZ 85259	8/25/2020
5. Dalton Kaye	Dalton Kaye	4453 E Piccadilly Rd Phoenix, AZ 85018	8/25/2020
6. Ashlea Williams	Ashlea Williams	5425 E Thomas Rd #2099 Phoenix, AZ 85018	8/25/2020
7. Kimberly Wyngarden		21048 N 74th Pl, Scottsdale, AZ 85255	8/26/2020
8.	Carolyn June	6250 E Lafayette Blvd Scotts 85251	8/26/20
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12. Brett Wyngarden		21048 N 74th Pl, Scottsdale, AZ 85255	8/26/2020
13. Aaron Clark		8868 E. SANDS Dr 85255	8/26/20
14. Madison White	Madison White	5679 E Perdido Dr Cave Creek, AZ 94506	8/26/20
15.			

Save File To...

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N IN SUPPORT OF THE CELEBRITY EQUINE CENTER

rk:

the undersigned, support the proposed Celebrity Equine Center's Conditional Use Permit for an equestrian facility located at 20th Street. This CUP will allow for an equestrian facility including the boarding and training of horses next to the Flynn Fa ent residence, and the City's Stonegate Equestrian Park. With the sensitivity to the surrounding neighbors and the odor an gation tools proposed, this property will be a welcomed addition to this horse-friendly community.

Signature	Printed Name	Address	Date of Signin
[signature]	ROBERTA FROST	1105 E. REATY TRL DR SCOTTSDALE AZ 85262	8/2

PETITION IN SUPPORT OF THE CELEBRITY EQUINE CENTER

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	Signature	Printed Name	Address	Date of Signing
1.	James Cochran	James Cochran	7411 E. Vista Dr. Scottsdale 85250	8-23-20
2.	Samya Cochran	Samya Cochran	7411 E. Vista Drive Scottsdale 85250	8/23/20
3.	Mary L Cochran	Mary L. Cochran	8357 E. Joshua Tree Lane 85250 Scottsdale	8/23/20
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Signature	Printed Name	Address	Date of Signing
1.	Kevin Flynn	9634 N. 120th ST 85259	8/22/2020
2.	Richard Neumann	8539 E Portland St 85259	8/23/2020
3.	ATScholler Flynn	9634 N. 120th Street 85259	8/23/2020
4.	WILLIAM T. SMALTZ	9601 N. 120. St 85259	8/24/2020
5.	Scott W. Smaltz	9601 N. 120 St 85259	8-24-2020
6.	FRANO MILICEVIC	9307 E DESERT ARROYOS 85255	8.25.2020
7.	KIM MILICEVIC	9307 E DESERT ARROYOS 85255	8.25.2020
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	Signature	Printed Name	Address	Date of Signing
1.	Linda Gage	Linda Gage	11933 E Becker Lane Scottsdale 85259	8-26-20
2.		Gordon Gage	11933 E. Becker Lane Scottsdale 85259	8-26-20
3.	Paige Faser	Paige Faser	4181 n Granite Reef Rd Apt 128 Scottsdale 85251	8-26-20
4.		Soria Lopez	2700 N. Hayden Rd #1013 Scottsdale 85257	8-26-20
5.		Megan Watson	520 E Royal palms Dr. Mesa. 85284	8-26-2020
6.	Chelsea Loucks	Chelsea Loucks	1331 N 84th pl Scottsdale AZ 85257	8-26-20
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Signature	Printed Name	Address 85260	Date of Signing
1. Kathie Cash	KATHIE CASH	9565 E. Wood Dr. Scottsdale, AZ	8/24/2020
2.	DAN CASH	9565 E. Wood Dr. Scottsdale, AZ	8/24/2020
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	Signature	Printed Name	Address	Date of Signing
1.		Susan E Capadona	10494 E Beckham Street	8/26/20
2.		PAULA BAXLEY	9275 E. Mission Ln Scottsdale	8-26-20
3.		LAZEY BAXLEY	9275 E Mission Ln Scottsdale	8-26-20
4.		Rembert Corrales	9251 E. Hillery Way Scottsdale	8.26.20
5.		ABRAM ARBIZO	10021 E 8TH ST. Scottsdale	8.26.20
6.		Karen Greenwald	4705 E Lone Cactus Dr. Phx 85050	8/28/20
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Signature	Printed Name	Address	Date of Signing
	MATT HERGES	21029 N. 79th PL SCOTTSDALE AZ 85255	8/31/20
	Jane Herges	21029 N 79th Pl. Scottsdale, Az 85255	8/31/20
	Tyler Herges	21029 N. 79th Pl. Scottsdale, Az 85255	8/31/20

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Signature	Printed Name	Address	Date of Signing
1.	Nolya Awaspurger	11458 E. Christmas Circle 85255	8/30/20
2.	Brent Awaspurger	11458 E. Christmas Circle 85255	8/30/20
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Signature	Printed Name	Address	Date of Signing
1.	Raymond Short	12440 N 100th St Scottsdale, AZ 85260	8/28/20
2.	Sherry Marx	12440 N. 100th St Scotsd	8/28/20
3.	Kayat Smith	27523 N 168th St Scottsdale	8/28/20
4.	Mark Marx	12440 N 100TH	8/28/20
5.	Brock Johnson	11252 E Stanton Ave Mesa	8/28/20
6.	Allison Burg	4222 N. 16th St. Phoenix AZ 85050	
7.	And Mary	12440 N. 100th St Scottsdale AZ 85260	8/31/20
8.	Gregory Marx	12440 N. 100th St Scottsdale AZ 85260	8/31/20
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	Signature	Printed Name	Address	Date of Signing
1.	Elizabeth Braun	Elizabeth Braun	7710 E. Gainey Ranch Rd. #232 Scotts 85254	8/24/20
2.		GREG SCHMIDT	"	"
3.			9267 E. Rimrock Scotts. Az 85255	8/24/20
4.		Steve Driscoll	9267 E. Rimrock Rd. Scottsdale, AZ 85255	8/24/2020
5.	Judith L. Brown	Judith L Brown	7121 E. Becker Lane Scottsdale, AZ 85254	8/24/2020
6.		Brian Calabro	9187 N 82nd St Scottsdale, AZ 85258	8/24/2020
7.	Deb Cramer	Deb Cramer	7128 E Beckerhw Scottsdale Az 85254	8/24/2020
8.	Joanne L Terry	Joanne L Terry	6846 E Dreyfus Ave. Scottsdale 85254	8/24/2020
9.		DONALD RYAN	7116 E BECKER RD. SCOTTSDALE 85254	8/24/20
10.		Ray Herndon	6846 E. Dreyfus Scottsdale Az	8/24/20
11.		Mary Pelle	7749 E. Baker Dr. Scottsdale AZ 8526	8/24/20
12.		Anne Hart	7741 E. LOS GATOS DR. SCOTTSDALE	8/28/20
13.		Marti Shelton	6910 E. Cochise Rd Unit 1018 PV 85253	8/28/20
14.	Kelly Sunshine	Kelly Sunshine	4721 E Swilling Rd Phx Az 85050	8/28/20
15.	Debbie Turney	Debbie Turney	11212 N. Scottsdale Rd 85255	8/28/20

PETITION IN SUPPORT OF THE CELEBRITY EQUINE CENTER

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	Signature	Printed Name	Address	Date of Signing
1.		BOBBY BUCKSHAW	4027 E PALM LN PHOENIX AZ 85008	8/28/20
2.		Beth Behringer	6830 E Doubletree Ranch Rd PV, AZ 85253	8/28/2020
3.		PETER ~~BEUCHE~~	7600 E DOUBLETREE RANCH RD SCOTTSDALE 85258	8/28/2020
4.	Allison Myers	Allison Myers	8101 E. Del Tiburon Dr. Scottsdale 85258	8/28/2020
5.	BEN Myers	BEN Myers	8101 E. DEL TIBURON SCOTTSDALE 8525	8/28/2020
6.		MALT Stone	27516 N 137TH ST SCOTTSDALE 85262	8/28/2020
7.		M. K. SANDERS	31409 N 106th Pl. Scottsdale 85262	8/28/20
8.	Kelsey Knutson	Kelsey Knutson	826 E. Butler Dr. Phoenix AZ 85020	8/28/20
9.		Brian Mensinger	911 E Camelback #1075, Phoenix 85014	8/28/20
10.		Lisa Holt	7880 N 71st St, PV, Az 85253	8/28/20
11.		Kelli Wright	11617 N. 95th Way 85260	8/28/20
12.		Jamie Fells	7880 N. 71st St PV AZ 85253	8/28/20
13.		Lori Nusbaum	8451 E. Montebello Ave Scottsdale 85250	8/28/20
14.		Jodi Pratt	8457 E. Montebello Ave Scottsdale AZ 85250	8/28/20
15.		Jared Mercer	9620 N 100th WAY Scottsdale	8/28/20

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	Signature	Printed Name	Address	Date of Signing
1.		Brad Parkins	2518 E MONTECZTO AVE, PX 85016	8/28/2020
2.		Ric Lovelace	10361 N 37ST PHX 85028	8/28/2020
3.	Thomas Dolan	Thomas Dolan	11020 N 73rd St, Scottsdale AZ 85260	8/28/2020
4.	Renae Posey	Renae Posey	11020 N 73rd St Scottsdale AZ 85260	8/28/2020
5.	Carrie DeMars	Carrie DeMars	12622 N 19th Pl Phx 85022	8/28/2020
6.		Douglas Link	6735 E. Greenway Pky 85254	8/28/20
7.		Jim Olson	37909 N. 18th DR. PHOENIX AZ 85086	8-28-20
8.	Corinne Olson	Corinne Olson	37909 N 18th DR Phx AZ 85086	8/28/20
9.	Ronlyn GRiggs	RLRiggs	3411 W. Darien way PhxAZ 85086	8/28/20
10.	Scot Winemiller		3411 W. Darien way PhxAZ 85086	8/28/20
11.	LORI ENDRES		15E. Angela Dr Phx 85022	8-28-20
12.	Terry Bowman		4109 E. Karen Drive Scottsdale 85254	8-28-2020
13.		Heather Klibel	6205 E. Paradise Lane Scottsdale Arizona 85254	8-28-2020
14.		Shane Robard	9075 E. Aster Drive Scottsdale 85260	8-28-20
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Signature	Printed Name	Address	Date of Signing
1.	Janelle Hoffman	9588 E San Salvador Dr Scottsdale, AZ 85258	10/26/20
2.			
3.	JOE BAINS	11119 E. MISSION LN	11/11/20
4.	JASS BAINS	18211 N 40th Place	11/11
5.	T K Bains	11119 E Mission LN	11/1
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	Signature	Printed Name	Address	Date of Signing
1.		Diego Flores	11825 N. 70th St	8/25/20
2.	Crista Hall	Crista Hall	11825 N. 70th St.	8/27/20
3.		JMITCHELL	6924 E Paradise Dr	8/27/20.
4.		Byron Jeffries.	" " " "	"
5.		Kimberly Dawley	7137 E. Corder Dr. Scottsdale, AZ 85254	8/27/20
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Signature	Printed Name	Address	Date of Signing
1.	KEVIN HALLORAN	11981 E. IRONWOOD DRIVE	9/20/20
2.	LORI HALLORAN	11981 E. Ironwood Dr.	9/21/20
3.	Steve Silvera	11706 E. Teton Dr	9/25/20
4.	~~PATRICIA~~ KELLY	10250 E. Mountain View Dr	9/25/20
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Stonegate Homeowners: Collective Concerns

4-UP-2020 Flynn commercial ranch

Health and quality of life:

- Goals in *Scottsdale's Mission*:
  d. "*Enhance and protect neighborhoods and*
  e. *Ensure and sustain the quality of life for all residents and visitors*"
  (*City of Scottsdale, General Plan: Land Use*, p. 60)

- The existing lot is not the right parcel for such an ambitious commercial venture as the one proposed. Compressed onto 5 acres, dominated by power lines, there will be the following: 36 horse stalls, 28 parking spaces (21 cars, 3 motorhomes, 4 truck & trailers), a 155x225' arena, 30' barn, 8 turnouts (of 2 different dimensions), a European Walker, caretaker residence, hay storage, manure containment, and an internal roadway.

- From the outset, The Flynn Project Narrative has been misleading. It devotes considerable space to making a case for how the proposed development fits within the adjacent properties, the Grandon's parcels and the Scottsdale Equestrian Park. However, in the entire Project Narrative, there is not a single mention of the Stonegate community, an established residential development with 916 homes.

- "*New development should blend into the existing land use patterns without creating negative off-site impacts.*" (*City of Scottsdale Shea Area Plan: Enhance and Protect Existing Neighborhoods*, p. 5).

- The Scottsdale Zoning Ordinance Sec. 1.403.O states that "*The spreading and tilling of manure into the soil of paddock, pasture or arena areas may be considered manure disposal.*" **Factoid**: "*A 1000-pound horse will produce 35 to 50 pounds of wet manure (feces plus urine) daily, or approximately 9.1 tons per year.*" (Rutgers University Equine Science Center, https://esc.rutgers.edu/fact_sheet/horses-and-manure/)

- What recourse do homeowners have if there are recurring issues with dust, pests, odor, engine exhaust, intrusive lighting, and noise from a horse ranch and internal roadway?

Cahill/Jordan:StonegateCollectiveConcerns 8/10/2020

- Both Maricopa County and the City of Scottsdale have roles in code enforcement. What are the jurisdictional issues between the two entities and how do they interface in code enforcement? Wasn't the number of inspectors in the City Code Enforcement group reduced from 19 to 7?

- Despite what the Flynn Project Narrative states, the proposed development differs from the adjacent equestrian properties in that it is high density and consists of numerous structures and elements - all wedged tightly on the lot. The Power Corridor cross-cuts the parcel and places serious constraints on usable land. Essentially, there is little room for significant re-configuring of the property to mitigate the negative impacts on the Stonegate community.

- The Scottsdale Revised Code places no limits on the number of horses relative to lot size. Additionally, the Ranch CUP criteria do not include specified restrictions on quantities of animals.

- The Flynn application states that low lighting will be used and that horse "shows" are "not planned." Yet, all that needs to happen for the owners to have a show is a 30-day notice to the City Council. Although the application states that "none are planned *at this time*," what is to prevent shows to occur after the permit is issued?

- In 2019 there was an alarming surge in cases of valley fever in Arizona. "*Numbers for the first six months of 2019 are nearly 20% higher than the same period last year and 75% higher than the number reported through June 30, 2017.*" (*The Arizona Republic,* July 10, 2019) Many Saddleback and Tamarack families have young children or grandchildren who either have allergies or could suffer ill effects from prolonged exposure to degraded air.

- One of Scottsdale's main land use goals is to maintain open space. That is what exists at the present time. By developing the Flynn 5 acres, even as horse property, the open space is not maintained. Structures, stalls, a 30-foot barn, walls, etc. all impede visual and natural openness. This definitely favors the developer, essentially ignoring the surrounding quiet residential area.

- "*New development which creates a destabilizing effect on a neighborhood should be discouraged. Destabilization is defined by one or more of the following if the development*:
  b. *Creates pressure for a change in land use nearby if the change is not desired.*" (*Shea Area Plan*: *GOAL – ENHANCE AND PROTECT EXISTING NEIGHBORHOODS INTENT*, *Policy* 2-2, pps. 5-6)

Property values:

- Our latest survey results of Stonegate homeowners indicate that 78% were "extremely concerned" by the potential decrease in property values.

- "*Wherever non-residential uses are adjacent to established or planned residential areas, special care must be taken to ensure privacy and to protect personal property.*" (*City of Scottsdale, General Plan: Land Use*, p. 71)

- Within the 750 feet legal notification area, there are 72 Saddleback and Tamarack homes with a full cash value of $27 million and approximately $38 million in current market value. Homeowner's investment and ease of resale will be impacted.

- It is the Flynn family that stands to profit from this development. They gain economic benefit, enhanced property value, and a commercial venture. What about the Stonegate homeowner's rights? Who is protecting them?

- What protections do homeowners have for maintaining their property values if the Conditional Use Permit approval (and eventual re-zoning) by the City Council have the effect of lowering property values?

- The developer has cleverly used the Conditional Use Permit process to subvert the zoning that has already been established. How can the City Council allow a "family farm" to turn into a high-density commercial venture?

- When the homeowners directly affected in Saddleback and Tamarack bought their homes, the vacant lots adjacent to their property were zoned residential, R1-43. If the Flynn Conditional Use Permit is approved, for all intents and purposes, it becomes a commercial ranch. A zoning change may not be far behind.

- It is unreasonable to think that residential properties can compete with the big dollars that developers spend in attorney fees to mount effective opposition to zoning changes.

- The Stonegate Equestrian Park is a Scottsdale park. Does the City of Scottsdale stand to benefit from the Flynn development in terms of increased usage of the Stonegate Equestrian Park? Have any arrangements been made between the Flynns and the City of Scottsdale?

Barnes, Jeff

From: Kent S. Berk <kent@berklawgroup.com>
Sent: Saturday, August 15, 2020 2:40 PM
To: Barnes, Jeff
Cc: 'Angie Berk'
Subject: 4-UP-2020 - CELEBRITY EQUINE CENTER aka Flynn Family Farm

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

Good afternoon Mr. Barnes,

My wife and I are residents of Stonegate in Scottsdale. As I am sure you know, Stonegate borders to the west of the subject project. We object to the project for the same reasons why many other residents of Stonegate have done so, including that it will create unreasonable, excessive and offensive odors and dust and other conditions, thus unreasonably affecting the use, enjoyment and value of neighboring property. The proposed use is not a residential character and is inconsistent with neighboring uses.

Please let me know if you have any questions or need any further information. Thank you for your consideration.

Kent S. Berk
Attorney | Shareholder
Berk Law Group, P.C.
14220 N. Northsight Blvd., Suite 135
Scottsdale, AZ 85260
Phone: 480.607.7900
Direct: 480.603.0071
Fax: 480.607.7300
Kent@BerkLawGroup.com
http://BerkLawGroup.com

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The information contained in this message is privileged and/or confidential information intended only for the use of the individual(s) named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, copying, or printing of this communication is strictly prohibited! If you have received this message in error, please notify us immediately by telephone at 480.607.7900 (or by reply email) and delete this message. Thank you.

Barnes, Jeff

From: Ray Dagnino <ray.cpx@gmail.com>
Sent: Thursday, August 6, 2020 10:08 AM
To: Barnes, Jeff
Subject: Flynn farm

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

Mr. Barnes
As a resident of Stonegate, I object to the Flynn property development.
The concept of allowing a commercial enterprise, let alone one with livestock, to operate in our residential community is unacceptable. The negative effects on surrounding homeowners are many and obvious.
This project must be rejected and the Building/Zoning applications denied.

Concerned Resident
Ray Dagnino

Barnes, Jeff

From: kiki fr <kiki.artlover@gmail.com>
Sent: Tuesday, June 16, 2020 4:35 PM
To: Barnes, Jeff
Subject: Case Number 4-UP-2020

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

Regarding: Case Number 4-UP-2020, Flynn Ranch property located at 9588 N 120th Street.

Dear Mr. Barnes,

Thank you for taking the time to return my call last Thursday afternoon and listening to my concerns with regards to the application for a Conditional use Permit for a Ranch at the above site.

As discussed, my husband and I live adjacent to the proposed site, and therefore have concerns about how the Manure Containment area will be dealt with so that we as homeowners will not have the very unpleasant odors wafting through our home and our neighborhood.

Due to your candor regarding other aspects which we cannot control such as the loss of our view of the McDowell Mountains, I have complete confidence that you will not let this proposed project go through without making sure that they have not only addressed this concern, but will have very effective proven mitigation procedures in place.

Sincerely,

Denise Frank
Stonegate
11890 E. Del Timbre Drive
Scottsdale, AZ 85259

Barnes, Jeff

From: Karen Richman <karenrichmanlaw@gmail.com>
Sent: Thursday, August 6, 2020 8:14 AM
To: Barnes, Jeff
Subject: Flynn Commercial Ranch

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

Dear Mr. Barnes,

I am a homeowner in the Stonegate Community. I understand the Flynn application is currently in the Substantive Review Process by the City planning staff.

I am very concerned about the decline in the quality of life that this will bring those of us in Stonegate.

Scottsdale's Mission is to "Enhance and protect neighborhoods and...Ensure and sustain the quality of life for all residents and visitors"
(City of Scottsdale, General Plan: Land Use, p. 60)

The existing lot is not the right parcel for such an ambitious commercial venture as the one proposed. Compressed onto 5 acres, dominated by power lines, there will be the following: 36 horse stalls, 28 parking spaces (21 cars, 3 motorhomes, 4 truck & trailers), a 155x225' arena, 30' barn, 8 turnouts (of 2 different dimensions), a European Walker, caretaker residence, hay storage, manure containment, and an internal roadway.

From the beginning, The Flynn Project Narrative has been misleading. It devotes considerable space to making a case for how the proposed development fits within the adjacent properties, the Grandon's parcels and the Scottsdale Equestrian Park. However, in the entire Project Narrative, there is not a single mention of the Stonegate community, an established residential development with 916 homes.

"New development should blend into the existing land use patterns without creating negative off-site impacts." (City of Scottsdale Shea Area Plan: Enhance and Protect Existing Neighborhoods, p. 5).

The Scottsdale Zoning Ordinance Sec. 1.403.O states that "The spreading and tilling of manure into the soil of paddock, pasture or arena areas may be considered manure disposal." Factoid: "A 1000-pound horse will produce 35 to 50 pounds of wet manure (feces plus urine) daily, or approximately 9.1 tons per year." (Rutgers University Equine Science Center, https://esc.rutgers.edu/fact_sheet/horses-and-manure/)

What recourse do homeowners have if there are recurring issues with dust, pests, odor, engine exhaust, intrusive lighting, and noise from a horse ranch and internal roadway?

Both Maricopa County and the City of Scottsdale have roles in code enforcement. What are the jurisdictional issues between the two entities and how do they interface in code enforcement? Wasn't the number of inspectors in the City Code Enforcement group reduced from 19 to 7?

Despite what the Flynn Project Narrative states, the proposed development differs from the adjacent equestrian properties in that it is high density and consists of numerous structures and elements - all wedged tightly on the lot. The Power Corridor cross-cuts the parcel and places serious constraints on usable land. Essentially, there is little room for significant re-configuring of the property to mitigate the negative impacts on the Stonegate community.

The Scottsdale Revised Code places no limits on the number of horses relative to lot size. Additionally, the Ranch CUP criteria do not include specified restrictions on quantities of animals.

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It is unreasonable to think that residential properties can compete with the big dollars that developers spend in attorney fees to mount effective opposition to zoning changes.

Finally, the Stonegate Equestrian Park is a Scottsdale park. Does the City of Scottsdale stand to benefit from the Flynn development in terms of increased usage of the Stonegate Equestrian Park? Have any arrangements been made between the Flynns and the City of Scottsdale?

Thank you for your consideration of this letter.

Karen Richman
9120 N. 114th St.
Scottsdale, AZ 85259

From: dssaff@cox.net
To: Projectinput
Subject: Flynn Family Farms
Date: Tuesday, July 28, 2020 9:44:04 AM

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

City of Scottsdale

We are residents in Stonegate adjacent to Flynn Family Farms. I was just made aware of a request to change zoning from a residential private farm to a large-scale Ranch operation. Flynn Family Farms already pushes the limits of 'residential private farm' as they host several large events that bring in hundreds of spectators. Parking, noise and odors are already a problem and if allowed to expand these issues will only increase in magnitude. We are NOT in favor of their request for a CUP. -- sent by Douglas S Safford (case# 4-UP-2020)

City of Scottsdale

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Barnes, Jeff

From: Krish Sun <118thkrish@gmail.com>
Sent: Sunday, August 23, 2020 11:06 AM
To: Barnes, Jeff
Subject: Case Number: 4-UP-2020 - Community Input
Attachments: siteplan_measurements.jpg; siteplan-input.jpg

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

Dear Mr. Barnes,

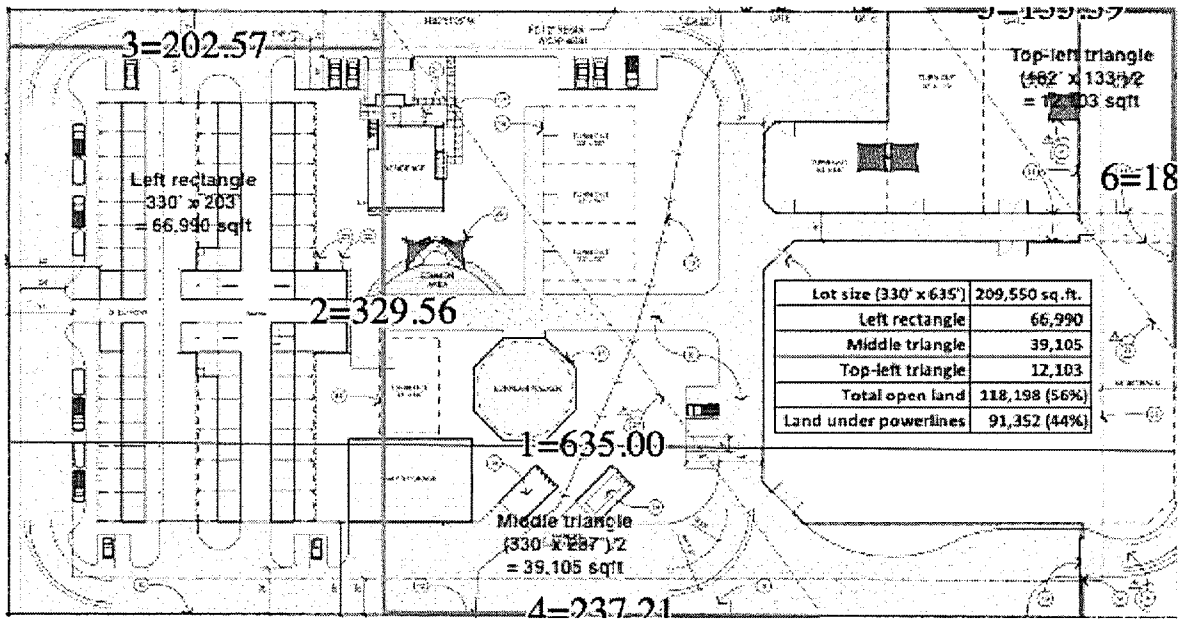
I'm a resident and homeowner of the Stonegate community and my property backs up the proposed development. Given the scale of the development and its proximity to dense residential communities, I am concerned about the potential health, safety and quality of life impacts to residents adjacent to the development.

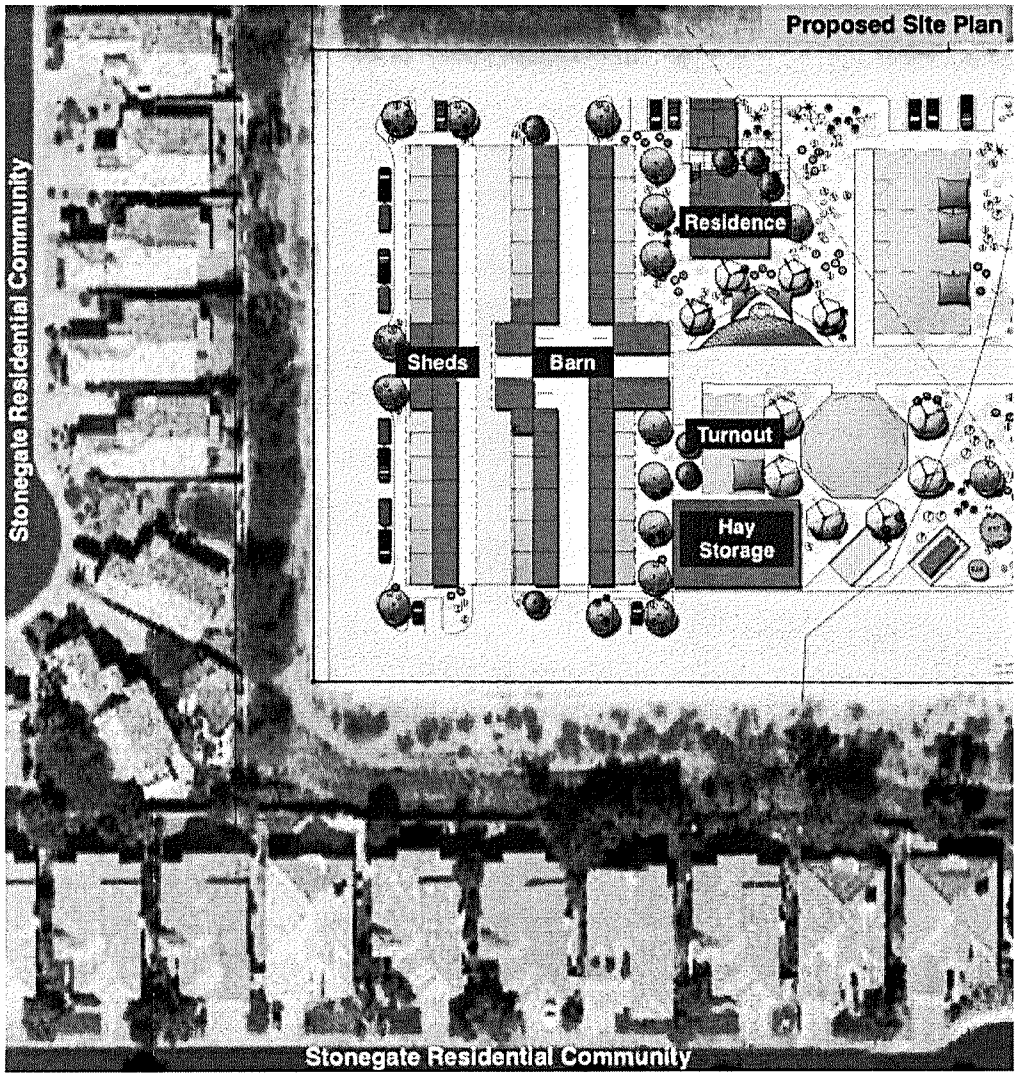
Although the site appears to meet the City's lot size requirements for the proposed project, high voltage power lines run through a significant portion of the lot. A naive estimation shows about 44% of the lot is covered by power lines (please see attached schematic #1: siteplan_measurements.jpg), which means, with power line easements, nearly half of the lot may not be suitable to host any permanent structures to support the proposed development. This severely impacts the configuration of various structures, like stables, barn, manure pit, etc. and pushes them towards the adjacent residential neighborhood, which increases the likelihood of health and safety risks to the nearby residents.

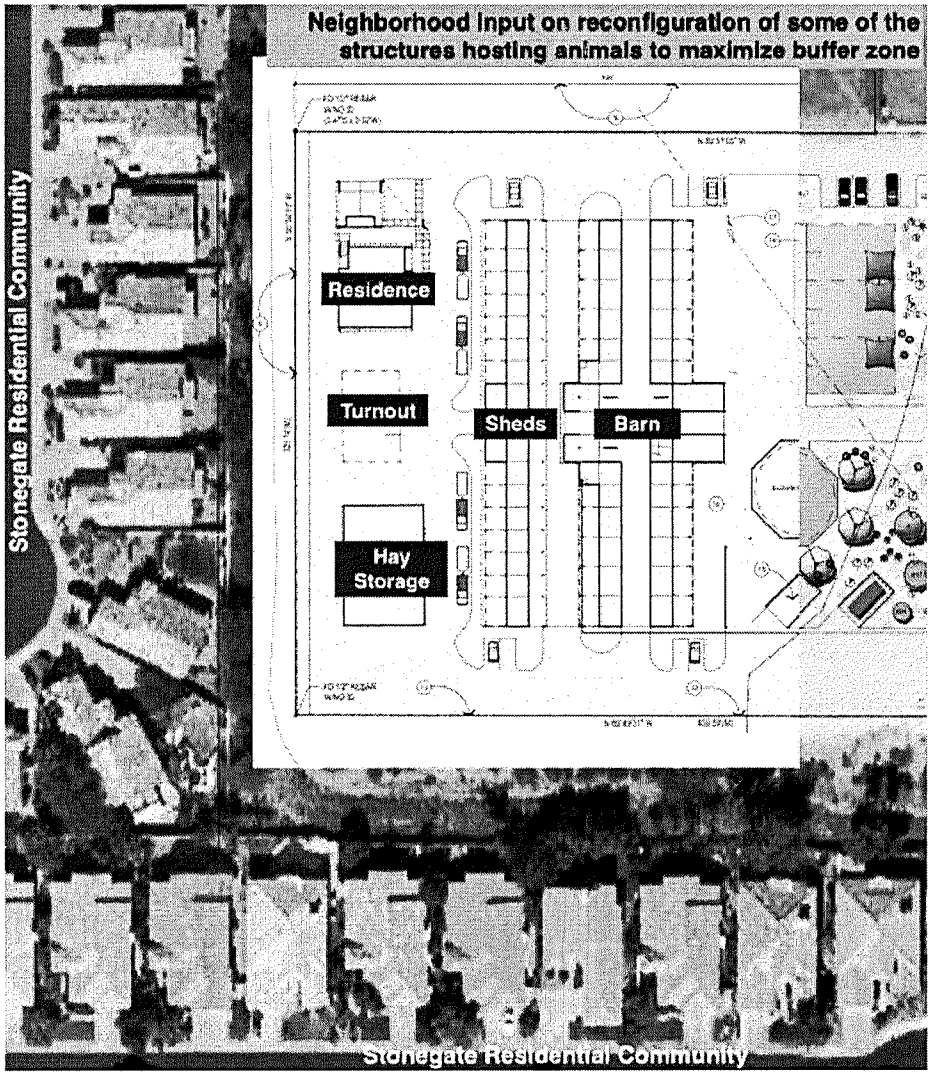
Reviewing the proposed site plan, it appears that there are some opportunities to reconfigure few of the structures to minimize their proximity to adjacent residential properties, and therefore reduce the negative impacts to health and safety of nearby residents. One of the reconfiguration options is to locate the stables and barn towards the middle of the lot and move the residence, hay storage and turnout to the south of the parcel (please see attached schematic #2: siteplan-input.jpg). Please note that the attached sketches are meant to convey the idea and created using some of the drawings from the proposed site plan and may not be to the scale.

I'm sure your office is considering City code along with community input, like this one, in reviewing the application and making appropriate recommendations to the applicant, City Planning Commision and City Council, with an outcome to create a healthy and best livable neighborhoods!

Thanks,
Krishna Sunkara
9565 N 118th Way,
Scottsdale AZ 85259


3=202.57
Left rectangle
330' x 203'
= 66,990 sqft
2=329.56
1=635.00
Middle triangle
(330' x 237') /2
= 39,105 sqft
4=237.21
Top-left triangle
6=18
Lot size (330' x 635') 209,550 sq.ft.
Left rectangle 66,990
Middle triangle 39,105
Top-left triangle 12,103
Total open land 118,198 (56%)
Land under powerlines 91,352 (44%)


Proposed Site Plan
Stonegate Residential Community
Residence
Sheds
Barn
Turnout
Hay Storage
Stonegate Residential Community


Neighborhood input on reconfiguration of some of the structures hosting animals to maximize buffer zone
Stonegate Residential Community
Residence
Turnout
Hay Storage
Sheds
Barn
Stonegate Residential Community

Barnes, Jeff

From: davidakell61@gmail.com
Sent: Tuesday, October 20, 2020 9:57 AM
To: Barnes, Jeff
Subject: Objection to The Celebrity Equine Center (formerly known as the Flynn Family Farm) Case Number 4-UP-2020.

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

Dear Mr. Barnes,

My name is David Kell and I am a full time resident of Stonegate in the Tamarack subdivision. My property directly abuts the property that is listed under Case Number 4-UP-2020, currently known as the Celebrity Equine Center.
I want to put on the record my objection to this Change Use Proposal. As you are aware, the area in question is mostly residential. Squeezing a commercial farm onto this plot will have a negative impact on this community.

I share my neighbors concerns about the pests and increased airborne dust this project will most likely create. The odor is another huge concern. As you know, the smell from a horse farm, even from one that has proper manure management, comes from the massive amounts of urine produced. That odor cannot be managed.

I also would like to add that I have concerns about increased "off hour" noise. I grew up in Iowa and know farm folks are early risers. In this case, where patrons of the business will most likely have jobs to attend, I can only assume they too will rise early to care for their horses before their work day begins. Already as just a family farm, I hear nearly daily tractor and other noises that begin well before the 7 am hour. I also often hear loud voices at that early hour as it seems the current users do not recognize that they are in a community setting. It can easily be assumed that patrons of the commercial farm will have even less concern about their impact on the surrounding community.

Last, I do not want to overlook the impact to property values to the Stonegate Community. While I have intention to live here the rest of my life, should the commercialization of the neighboring property impact my enjoyment of this home, I will have to move and will be put at a financial disadvantage, not to mention the tax implications to the county.

Thank you for noting my objection.
David Kell
11962 E Del Timbre Dr.
Scottsdale AZ 85259

Barnes, Jeff

From: MARY JO MCCARTHY <mccarthy1280@comcast.net>
Sent: Friday, August 28, 2020 4:08 PM
To: Barnes, Jeff
Subject: Proposed Flynn Horse Property

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

TO: Jeff Barnes
Scottsdale City Planner

FM: Mary Jo and Chip McCarthy
Stonegate/Tamarack Residents

Jeff,
Thank you for taking time to consider input from us and our fellow Stonegate residents.

We are **profoundly against** the Flynn Family Horse property being expanded to a commercial business, literally in our back yards. Our concerns:

1. Smell of waste from 40 horses
2. Disease-carrying flies, including biting horseflies
3. Night time lights. It is, as you know, named, **The Celebrity Horse**.....
4. A commercial business in a residential neighborhood

We like horses, too. But an upscale, Scottsdale neighborhood is not the place for a commercial horse business. It is totally inappropriate.

Thank you for your time. We may be fighting a lost cause because of the money already expended. However, I hope you will see, and help others see, that this is a terrible idea for the Stonegate homeowners and our residential community.

Best regards,
Mary Jo McCarthy
11858 E. Del Timbre Dr.
Scottsdale
847-767-3761

Barnes, Jeff

From: Dale Van <dbacks57@gmail.com>
Sent: Monday, October 19, 2020 9:37 PM
To: Barnes, Jeff; Larry Paprocki; Ruth Jordan
Subject: Celebrity Equine Center: CUP 4-UP-2020

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

Jeff -

We're 21 year residents of Stonegate, and I am seriously concerned with what I believe is a predetermined City approval of this CUP submission.

In summary, I'm asking the City to decline the application as submitted.

To be as candid as possible - I'm a 32-year Arizona and Maricopa County resident. I've witnessed this real estate movie on numerous occasions - anytime the applicant is represented by legal counsel and a Community Relations professional, while our Core Team/community representation in City meetings is limited to a single person, this project is tracking toward approval.

At this point, I'd simply request that your office admit the reality of your approval process and stop pretending that approval is mysteriously 'in-process'.

Approving CUP 4-UP-2020 as currently submitted ensures that thirty-five (35) horses will be tormented in a constrained geography, while Stonegate residents endure the negative ramifications and property valuation of an active Celebrity Equine Center.

Respectfully-

Dale Van de Vred
9398 North 118th Street
Scottsdale, AZ 85259
602.885.3535

August 10, 2020

Jeff Barnes
Senior Planner
City of Scottsdale
Planning and Development Services

Re: 4-UP-2020 Flynn application

Dear Jeff,

Enclosed please find 353 petitions signed by Stonegate residents who oppose the requested Conditional Use Permit for the development of a commercial ranch in an area designated Single-Family Residential (R1-43). We anticipate that there will be additional petitions when our out-of-town residents have an opportunity to respond.

The petition states our goal and delineates the three main categories of resident objections to the proposed development:

1) health/well-being and environmental impacts
2) property value
3) property views
4) concern about future zoning changes

Should you have any questions about these petitions, please do not hesitate to contact me at 480.219.9650 or akelly46@cox.net or Saralyn Antrim 480 767-3931, saralyna@amsn.com

Sincerely,

Angelika Kelly
Tamarack homeowner
11954 E Del Timbre Dr.
Scottsdale, Az 85259

Saralyn Antrim
11987 E Terrra Dr - Tamarack owner
Scottsdale, Az 85259

Petition in Opposition to Conditional Use Permit 4-UP-2020

To: City of Scottsdale

We the undersigned owners of property in the residential community of Stonegate OPPOSE the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at 9588 N. 120th Street. If approved, this will allow a large-scale Ranch operation instead of the residential private family farm that is currently allowed in our residential neighborhood. (see attached for further negative impacts).

Homeowner Signature	Printed Name	Street Address	Email and/or Phone#
	Joseph Parise	11174 Sorrel Lane	480-580-7451
	Susan Griffing	11158 E Sorrel Ln	480-628-1002
	Paul Natale	11126 E. Sorrel	480-860-8276
		10990 E. Fanfol Ln.	480 312 2225
	Jodi Wenger	10982 E Fanfol Ln	480-368-8000
	James Tubb	10952 E Fanfol Ln	504 450-7058

THIS PAGE IS SIGNATURES FROM NEIGHBORS OUTSIDE OF NEGATIVE IMPACTS AS POSED

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Petition in Opposition to Conditional Use Permit 4-UP-2020

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Homeowner Signature Printed Name Street Address Email and/or Phone#

M. Hamilton	11971 E TERRA Dr. Scottsdale AZ 85255	BarGoodGuy42 @GMAIL.COM	480 442 9711
	11939 E Terra Dr.	@gmail.com	
	11951 E. TERRA DR 85259 SCOTTSDALE AZ	LORNEDIA POPESCU	602 628 6320
	DAN POPESCU	11931 E. TERRA DR SCOTTSDALE 85259	
Mary Savage	11904 E. Terra Dr	MaryWSavage @gmail.com	(916) 474 0846
Robin Fink	11907 E. Terra Scottsdale Dr 85259	robinfink @cox.net	480-794-0251
Craig Fink	11907 E Terra Dr Scottsdale	craigfink @cox.net	602-421-8266
Jeannette Wolff	11888 E. TERRA DR DRIVE		480-614-8266
	11891 E. TERRA DR.	HIKINGDAGOBACHE @ COX.NET	480-510-6357
Barbara King	11891 E TERRA DR	BKLAZONA @ COX.NET	480-510-6358
	11883 E TERRA		480-510-1645
	11880 E Terra	mehood41 @msn.com	480-560-5975

Signature	Printed Name	Address	Email/Phone
	SEAN GILSON	9627 N 118TH WAY	scgilson@gmail.com
	Amy Gilson	9627 N 118th Way	amygilson15@gmail.com
	Bob Gomez	12142 E. San Victor Dr Scottsdale	bob@RJGomez.com

David
480 - 694 6626

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Homeowner Signature Printed Name Street Address Email and/or Phone#

Signature	Printed Name	Address	Email/Phone
Rosalind M	Rosalind Macdc	11809 E Carol Ave - Scottsdale AZ 85259	
Debbie Barbosch	Debbie A Barbosch	11862 E. Carol Ave, Scottsdale, AZ 85259	DEL Barbosch @GMAIL.com
Jeff Sowa	Jeff Sowa	9333 N. 119 Scottsdale Way	
S. Dudley	Paul & Dudley	9315 N 119th Way	
Betty Shimek	Betty Shimek	9310 N. 119th way Scottsdale, AZ	
Don Webb	DON WEBB	11	
Christina M Gossen	Christina Gossen	9297 N. 119th Way Scottsdale	
	DAVE GRATTON	9261 N 119th WAY	
Charles Bartner	Charles Bartner	11765 E Bella Vista Scottsdale, AZ	
Nikodemus R. Nikodemus	NIKODEMUS	11902 E Mission	

Petition in Opposition to Conditional Use Permit 4-UP-2020

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Homeowner Signature Printed Name Street Address Email and/or Phone#

NAME	HOME ADDRESS	E-MAIL	PHONE
SARALYN ANTRIM	11987 E. TERRA DR, SCOTS 85259	SARALYNA@MSN.COM	(480) 747-3931 600-8099-c
A. Kelly.	Angelika Kelly	11954 E. DEL TIMBRE DR	480-219-9560 akelly46@cox.net
Irene Lubin		11935 E. Del Timbre	480-948-3773
Mary Lundy	Mary Lundy	11938 E. del Timbre	
Nancy Hazel	11930 E. del Timbre Dr.	NJHOMED@GMAIL.COM	480 297-9000
[illegible]	11927 E Del Timbre Dr.	652sharon@gmail	480.664.2290
Jake Laluja	11914 E Del Timbre	laluja[illegible]	630 453 1019
Donna Laluja	11914 E Del Timbre Drive	luja1@[illegible]	630 710 7214
RM Fenoglio	11906 E Del Timbre	RMFENOGLIO@COX.NET	602 663-2334
Claire Frank	11890 E Del Timbre	kiki.and.love@gmail.com	480-336-8814
Carl Frank	11890 E. Del Timbre	carlsbca@yahoo.com	480-336-8814
Amy Hamilton	11971 E Terra Dr Scottsdale, AZ 85259	ahamiltonwife@gmail.com	480-630-0495

(6)

Petition in Opposition to Conditional Use Permit 4-UP-2020

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Homeowner Signature Printed Name Street Address Email and/or Phone#

Signature	Printed Name	Address	Email/Phone
Maren E Grow	Maren Grow	11870 E. Sorrel Ln Scottsdale, AZ 85259	maren.grow@yahoo.com
J Grow	John Grow	11870 E Sorrel Scotts Dale	262-930-7401
Elaine Rosing	Elaine Rosing	11872 E. Terra Scotts AZ 85259	Chai18m2a@comcast.net
Monique Taillon		11859 E Terra Dr	abrobbs@gmail.com
J C Cli	JOHN ALOI		Hascoffsdale@cox
D A Cell	DAVID A KELL	11962 E DEL TIMBRE DR	davidakell@gmail.com
[illegible]	[illegible]	9369 N. 119th St	[illegible]
[illegible]	[illegible]	9347 N. 119th Street Scottsdale AZ	SLHaugan@yahoo.com
Joan Ptacek	Joan Ptacek	9369 N. 119th 85259	q2two@cox.net
T Ptacek	THOMAS PTACEK	9369 N. 119th 85259	AzthreE@AOL.
Isabelle Mangauni	[illegible]	11898 E Del Timbre Dr 85259	mbssizzy@gmail.com
Joanne Gates	JOANNE GATES	9298 N 119th St 85259	GOOPDIRT1@GMAIL

Petition in Opposition to Conditional Use Permit 4-UP-2020

To: City of Scottsdale

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Homeowner Signature Printed Name Street Address Email and/or Phone#

Signature	Printed Name	Address	Email/Phone
Mary L. Hatch	M. HATch	9624 N 118th	480 614 5609
	M. Lourias	9562 N. 118th St.	480.221.3931
E. Lourias	E. Lourias	9562 N. 118th St.	480.221.3931
Barbara Traum	BARBARA TRAUM	9547 N 118 WAY	480-284-7112
Art Falcon	ART FALKSON	9529 N. 118 WAY	480-306-4934
Jane Smith	JANE SMITH	9509 N. 118 WAY	480-306-4934
Maria T. Lage	Maria T. Lage	11886 E Sorrel	480-998-4788
W. LAGE	William LAGE	↓	↓
	D Zuzak	11827 E Sorrel	602.743.0427
	Alex Leitzen	9112 N 118th ST	480 247 6100
	JOHN AUCHENBACH	9420 N 118th ST STONEGATE	480-577-9333
	D. SCARLE	11839 E. DEL TIMBRE	480 270 9235

Signature	Printed Name	Address	Email/Phone
	JOHN GATES	8298 N 119TH ST	JGATES3338@AOL.COM
	WILLIAM P. McCARTHY	11858 E PEL TIMBRE	mccarthy1280@comcast.net
	Joan Huang	9109 N. 118th Place	Ed Layman 2015 @COX.Net
	JAMES CAMPBELL	11895 E. Del Timbre Dr.	Campbelljmd@cox.net
	Florita D. Campbell	11895 E. Del Timbre Drive	campbelljmd@cox.net
	BARBARA STAMPER	11842 E Del	4barbstamper@gmail.com
	MaryJo McCarthy	11858 E. Del Timbre Scottsdale, AZ	mccarthy1280@comcast.net 847-767-3761
	Denise Cahill	11795 E Terra Scottsdale 85259	760-613-5599
	Kevin Cahill	11795 E Terra Scottsdal 85259	760-525-9312
	Faye Dorman	11851 E. Terra Dr.	312-301-5600
	Pam Hall	11840 E Terra Dr	480 457-3044
	Brad Cram	11843 E Terra Dr	480.563.3434
	Anne Ceramí	11832 E. Terra	480 363-8314
	JOE CERAMI	11832 E. TERRA DR	480 202-3918

Signature	Printed Name	Address	Email/Phone
	LOREL SAK	11862 E. Sorrel Ln Scott 85259	Soapylcs@aol.com 520 820 0278
DALE Hess		11811 E TERRA	541 921 1787
	Ryan Wagner	11946 E Del Timbre	707-696-0468
	Wagner	11946 E Del Timbre	520) 465 2811
Suzanne Cahill	Suzanne Cahill	9583 N. 118th Way	602-881-1036
Ann Milke	Ann Milke	11879 E Kiva Ln	480 45-8730
	Jerome Sirko	11882 E Del Timbre	602-540-5247
	Sebastien Taillieu	11859 E Terra Dr.	480-689-3441
	Charles Splete	11867 E Terra Dr	(480) 205 2552
	Sharon R Sak	11862 E. Sorrel 85259	480 948 9272
Amy Clements	AMY CLEMENTS	11871 E Appaloosa Pl Scottsdale 85259	480. 462. 4212
	VINCENT CLEMENTS	11871 E Appaloosa Pl Scottsdale Az 85259	401. 204. 7263
	Ruth A. Jordan	11878 E Sorrel Scottsdale 85259	520. 909. 6767
	David C. Jordan	11878 E. Sorrel Scottsdale 85259	520-909-6767

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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   e. Lights (all over property, barns, stalls, arenas, affecting night viewing of stars even under Scottsdale dark sky ordinance due to elevation of property)
   f. Privacy (affecting residents in Tamarack and Saddleback)
   g. Security/Safety (exposure to many vendors, workman,etc.)

3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
	ALEXA CHANDRIKA KRISHNA SUKKARA	9565 N 118th Way Scottsdale	118thway@gmail.com
	Juanita Stackus	9694 N. 118th way Scottsdale	JStackus@gmail.com
	ROBERT RUMER	9693 N 118TH WAY, SCOTTSDALE AZ 85259	robfilmer73@gmail.com
	Mary Ann Lebas	9707 N 118th Way Scottsdale AZ 8525	

(10)

Signature	Printed Name	Address	Email/Phone
	RONA HERMAN	9763 N. 118th Scottsdale, AZ 85259	rona12@cox.net
	DIANE ALLEN	11872 E. Appaloosa Pl. 85259	
	Linda K Bennesow	11864 E. Appaloosa Pl. Scottsdale, 85259	
	April Horn	11879 E. Appaloosa Place	
	Gregory Desch	11854. E. Sorrel Lane	
	Mary Ann Goreetki	11859 E Sorrel 11859 E Sorrel Ln.	
	Kenneth R Selbig	11867 E. Sorrel Ln	
	MACKEY E SELBIG	11867 E Sorrel LN	
		11875 E. Sorrel Lane	
	Scott	11854 E. CAROL AVE	
	SPENCE	11865 E. CAROL AVE	
	Lenny Silverman	11871 E Kelton Drive	
	PHILIP HUERTA	12417 E. Cayuse Ct. Scottsdale AZ	

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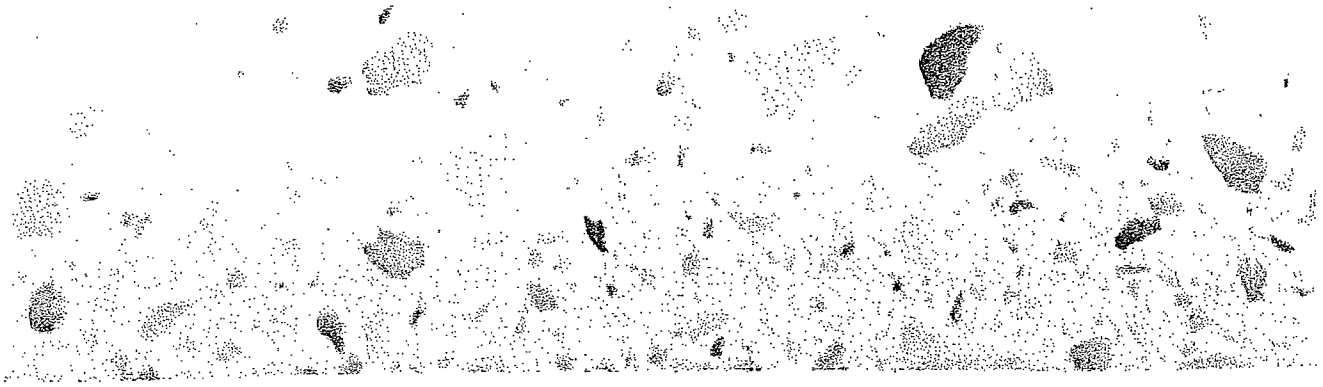
Signature	Printed Name	Address	Email/Phone
John C. Dorey	John Dorey	9149 N 116th Way - Paone	480-860-0010
Sally M Dorey	Sally M. Dorey	9149 N. 116th Way	" "
Nancy Diaz		SWANLDY@YAHOO.COM	
NANCY DIAZ			
9260 N 117th Street			
Scottsdale Az 85259			

(12)

Angelika Kelly
Petition
Jul 3, 2020 at 2:33:49 PM
blushrose2@aol.com

Please sign petition (signature, name,address, phone/email) and mail it back to me. I will add it to the signatures from here.

Thank you very much.



Petition in Opposition to Coı

To: City of Scottsdale

We the undersigned owı
Stonegate OPPOSE the
Family Residential (R1-

(13)

approved, this will allov
residential private famil
neighborhood. (see attac

Homeowner Signature Printed Name

[redacted]

Marsha L. Erb
Marsha L Erb
11870 E. Carol Ave.
Scottsdale, AZ 85259

blushrose2@aol.com
319-310-1412

Larry A. Erb
Larry A. Erb

larry.a.erb@gmail.com
319-310-1412

11870 E Carol Ave

From: **Angelika Kelly** akelly46@cox.net
Subject: Petition
Date: July 7, 2020 at 7:30 PM
To: lmorrison1931@yahoo.com

Pls sign and mail back...

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone

(15)

L Morrison	LARRY W. MORRISON	11687 E. BELLA VISTA DR. SCOTTSDALE 85259	lmorrison1931@yahoo.com
IM	Ingrid Morrison	11687 E. Bella Vista Dr Scottsdale AZ 85259	"

Sent from my iPad

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
	THOMAS COSTANZO	11431 E. TERRA DR SCOTTSDALE AZ 85259	COSTANT80@GMAIL.COM PHONE 4806619483
	JILL COSTANZO	SAME	SAME

Zoning Petition Form

June 2020
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   b. **Pests (flies, rodents, etc.)**
   c. **Odors (from manure and manure)**
   d. **Dust (from trailing arena, unpaved parking lot, access roadway)**
   e. **Lights (all over property, barns, stalls, arena, affecting night viewing of stars)**
   f. **Privacy (affecting residents in Tamarack and Saddleback)**
   g. **Security/Safety (exposure to many vendors, workers, etc.)**

3. **Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.**

Signature	Printed Name	Address	Email/Phone
[signature]	Tammy Power	9298 N. 115th St.	tammypower@cox.net
			480/361-3373

Zoning Petition Form

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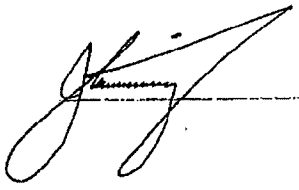
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Signature	Printed Name	Address	Email/Phone
	Joe Strening	11393 E. Sorrel Lane	jstrening@gmail.com (630) 280-1068

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
		9095 N 116TH WAY SCOTTSDALE, AZ 85259	NESSIA@JUNO.COM
	AHRON BOEHMER		
N. Bochmer.	Nessia Bochmer	9095 N. 116th WAY Scottsdale, AZ 85259	Nessia@juno.com

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
Teri Quadlin	Teri Quadlin	11789 E. Terra DR. (Vintage)	jeri.ann.freimuth@gmail.com
John Quadlin	John Quadlin	11789 E Terra Dr Scottsdale, AZ 85259	

Zoning Petition Form

June 2020

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Signature	Printed Name	Address	Email/Phone
Laurel Orr	Laurel Orr	12041 E Mission Lane Scottsdale, AZ 85259	laurie.b.orr@gmail

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Signature	Printed Name	Address	Email/Phone
Maria Sands	MARIA SANDS	9605 N. 118th WAY	MELITA39@COX.NET (480) 837-5433 (480) 772-0518

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Signature	Printed Name	Address	Email/Phone
Marsha L. Erb	Marsha L. Erb	11870 E. Carol Ave Scottsdale, AZ 85259	blushrose2@aol.com
x Larry A. Erb	Larry A. Erb	11870 E. Carol Ave. Scottsdale, AZ 85259	larry.a.erb@gmail.com

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Signature	Printed Name	Address	Email/Phone
	Zachary Barbas	11936 E. Due Trail Dr.	Zbarbas@gmail.com
	Fleur Bleiker	Same	fbleiker@gmail.com

Zoning Petition Form

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   e. Lights (all over property, barns, stalls, arenas, affecting night viewing of stars)
   f. Privacy (affecting residents in Tamarack and Saddleback)
   g. Security/Safety (exposure to many vendors, workman,etc.)

3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
Linda B. Tepper	Linda B. Tepper	11851 E. Sorrel Lane	LBT18@ATT.NET

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

We the undersigned owners of property in the residential community of Stonegate **OPPOSE** the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

9588 N. 120th Street Scottsdale, Arizona 85259

If approved, this will allow a large-scale Ranch operation instead of the residential private family farm that is currently allowed in our residential neighborhood.

Our goal is to prevent negative impacts of the Flynn Conditional Use Permit (CUP) on the residents of Stonegate such as, health, environmental risks, and value of property.

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Signature	Printed Name	Address	Email/Phone
[signature]	LARRY W. MORRISON	11687 E BELLA VISTA DR	lmorrison1936@yahoo.com

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
[signature]	Louis Romain	9741 N 117th	lfromain@cox.net
Jean M Romain	Jean Romain	9741 N 117th St	Jeanromain e cox.net

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
C.D. Kaufman	CHARLES KAUFMAN	9090 N 118 WAY SCOTTSDALE 85259	CHARLESDKAUFMAN@GMAIL.COM

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
	Neal Nirenberg	9920 N 117th Pl Scottsdale Az 85259	Nirenbergfam@yahoo.com
	Lorna Nirenberg	9920 N 117th Pl Scottsdale 85259	lorna0222@yahoo.com
	Amanda Nirenberg	9920 N 117th place Scottsdale, Az 85259	6023774243
	Jake Nirenberg	Scottsdale AZ 85259	6023708057

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
Leslee Kelly	Leslee Kelly	11678 E. Appaloosa Pl	LKmorrdoc@gmail.com 480-248-5657

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
	Zachary Beabes	11756 E. Del Timbre Dr.	Zbeabes@gmail.com
	Flair Bleiler	SAME	Ableiler2@gmail.com

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

Zoning Petition Form

June 2020
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3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
Mark Kanefsky	MARK KANEFSKY	11275 E. Appaloosa Pl.	MKinaZ1@gmail.com

Zoning Petition Form

June 2020
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Signature	Printed Name	Address	Email/Phone
Gerald O'Keefe	GERALD O'KEEFE	11459 E CARON ST SCOTTSDALE AZ 85259	gokeefe2@icloud.com

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

We the undersigned owners of property in the residential community of Stonegate **OPPOSE** the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

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Signature	Printed Name	Address	Email/Phone
Kirk Stahlman	Kirk Stahlman	11848 E. Bella Vista Dr.	KirkStahlman@hotmail.com 480 860 1927
Rebecca Stahlman	Rebecca Stahlman	11848 E. Bella Vista Dr.	becky_stahlman@hotmail.com 480-860-1917

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

We the undersigned owners of property in the residential community of Stonegate OPPOSE the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

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3. **Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.**

Signature	Printed Name	Address	Email/Phone
	Dr. Stephen Kranz	9422 N. 115th Street Scottsdale, AZ 85259	480-860-1096 theRecord@Yahoo.com

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

We the undersigned owners of property in the residential community of Stonegate OPPOSE the requested Conditional Use Permit for a Single Family Residential (R1-43) zoning located at:

9388 N. 120th Street Scottsdale, Arizona 85259

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   d. Dust (from training areas, vehicle traffic on property, unpaved roadway)
   e. Safety (all over property, barns, stalls, arenas, affecting sightseeing at adjacent properties)
   f. Scottsdale does not ordinance due to size/acres of property)
   g. Privacy (allowing residents to Tonto trails and South trails)
   h. Security/safety (exposure to many vendors, workmen etc.)
3. Influence/Prohibit future zoning changes that would allow Flynn family to develop current property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
David N. Wakeman	David N. Wakeman	11866 E. Del Timbre Scottsdale, AZ 85259	dnwakeman@cox.net 314-605-9195

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

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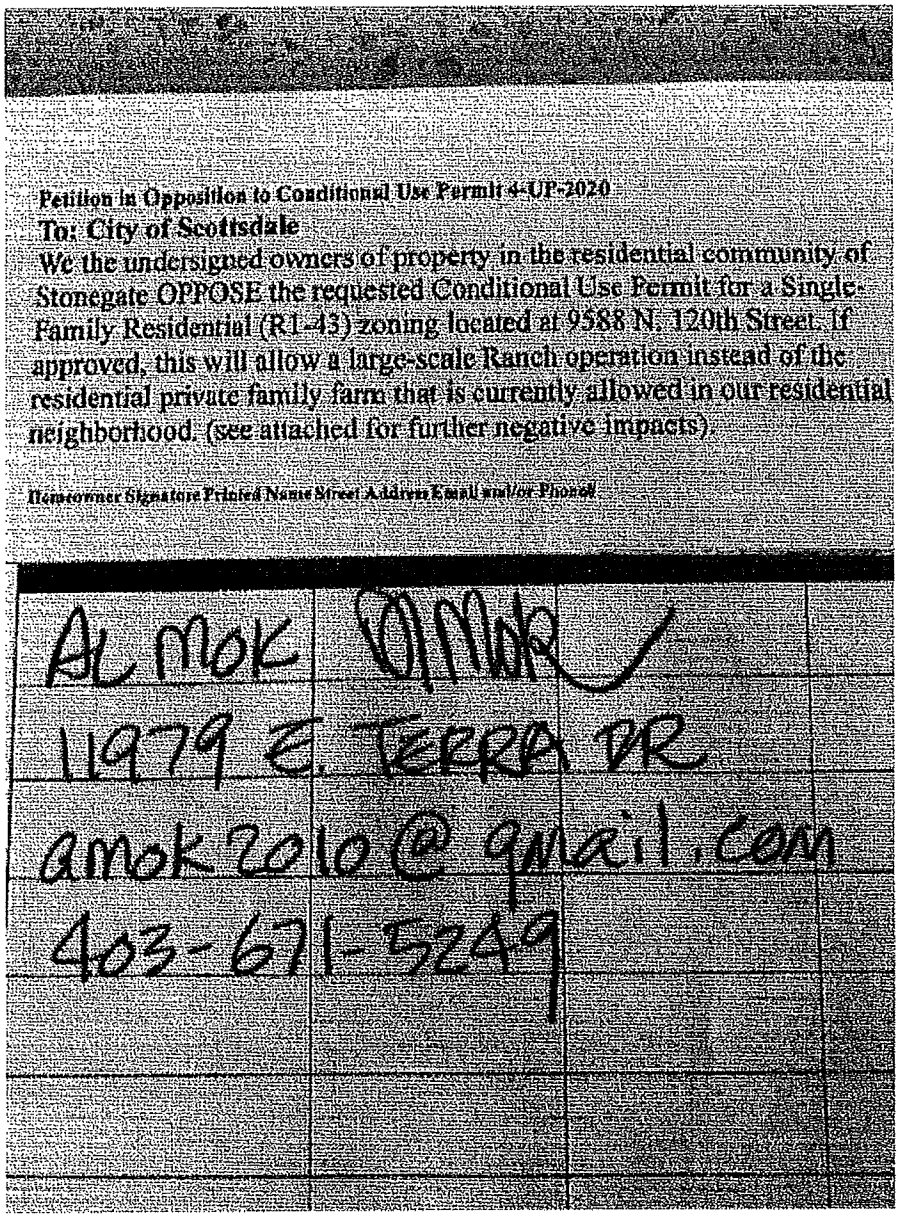
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Signature	Printed Name	Address	Email/Phone
	Dowld G. Schoen	12015 E Bell Vista Circle	dschoen@inbox.com d15schoen@gmail.com 575 451-8107

From: Debbie Mok Al.Debbie.Mok@gmail.com
Subject: Petition
Date: 4. Jul 2020 at 12:02:18
To: Angelika Kelly akelly46@cox.net
Cc: Debbie Mok Al.Debbie.Mok@gmail.com

Thanks Angelika.



Petition in Opposition to Conditional Use Permit 4-UP-2020

To: City of Scottsdale

We the undersigned owners of property in the residential community of Stonegate OPPOSE the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at 9588 N. 120th Street. If approved, this will allow a large-scale Ranch operation instead of the residential private family farm that is currently allowed in our residential neighborhood. (see attached for further negative impacts).

Homeowner Signature Printed Name Street Address Email and/or Phone#

AL MOK
11979 E. TERRA DR
amok2010@gmail.com
403-671-5249

Regards ... Al

M: +1 403 671 5249

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

We the undersigned owners of property in the residential community of Stonegate **OPPOSE** the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

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Signature	Printed Name	Address	Email/Phone
	STEVEN W. LIPPS	11811 E LAROL AVE SCOTTSDALE, AZ 85259	SWLIPPS@GMAIL.COM 480-661-1414

[illegible]

[illegible]

[illegible]

From: aryeh1@aol.com
Subject: Petition
Date: 9. Jul 2020 at 06:44:35
To: akelly46@cox.net
Cc: aryeh1@aol.com

Please let me know if you get this.

Marge Kaplan

Angelica Kelly 10454 E Del Timbre Dr

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

We the undersigned owners of property in the residential community of Stonegate OPPOSE the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

10588 N. 120th Street Scottsdale, Arizona 85259

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Signature	Printed Name	Address	Email/Phone

From: Mike Szymanski mikebiglake@gmail.com
Subject: Re: Petition
Date: 12. Jul 2020 at 15:09:09
To: Angelika Kelly akelly46@cox.net
Cc: aryeh1@aol.com, dnwakeman60@icloud.com, swlipps@gmail.com, kbogatyr@cox.net

I'm sorry, I put the incorrect address on the previous Zoning Petition Form, please void the other form.

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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   c. Odors (from horses and manure)
   d. Dust (from training areas, vehicle traffic on property, unpaved roadway)
   e. Lights (all over property, barns, stalls, arenas, affecting night viewing of stars even under Scottsdale dark sky ordinance due to elevation of property)
   f. Privacy (affecting residents in Tamarack and Saddleback)
   f. Security/Safety (exposure to many vendors, workman, etc.)

3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

We the undersigned owners of property in the residential community of Stonegate **OPPOSE** the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

9588 N. 120th Street Scottsdale, Arizona 85259

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Signature	Printed Name	Address	Email/Phone
Lynn Sykes	Lynn Sykes	11216 E Appaloosa Pl	LRSea Cox.Net

Susan & Whitney Douglass
9173 North 116th Place
Scottsdale, AZ. 85259-5994

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

We the undersigned owners of property in the residential community of Stonegate **OPPOSE** the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

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Signature	Printed Name	Address	Email/Phone
[signature]	Whitney Douglass	9173 N. 116th Pl	WhitneyRog@COX.NET
[signature]	SUSAN M DOUGLASS	9173 N. 116th Place	SUE.DD@OUTLOOK.COM

Susan & Whitney Douglass
9173 North 116th Place
Scottsdale, AZ. 85259-5994

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
Myron Picoult	Myron Picoult	11357 E. Sorrel Ln. Scottsdale, Az 85259	mmpicoult@aol.com
Jane Picoult	JANE PICOULT	11357 E. Sorrel La Scottsdale Az 85259	jepicoult@aol.com

Thank you
Mrs. Kelly
God Bless You

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-202

We the undersigned owners of property in the residential community
requested Conditional Use Permit for a Single-Family Residential (R1-

9588 N. 120th Street Scottsdale, Arizona 85259

If approved, this will allow a large-scale Ranch operation instead of th
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3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
	LaTonaya Bryant	9506 N. 113th Way Scottsdale Az 85259	7/25/2020 949.629.0332 ngl766net@gmail.com

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
	Ralph J. Klein	11378 E. Carol Ave	ralphklein@att.net 480 307 6621
Nancy L Klein	Nancy L Klein	"	"

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
	A. Stephen Casimir, M.D.	11993 E Mission Ln Scottsdale, AZ 85259-6027	dr.stevesdl@gmail.com
	Sally Casimir	11993 E Mission Ln Scottsdale, AZ 85259-6027	480-614-6616

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
	Bill BALOGH	12061 E MISSION LANE CIRCLE	
	Robin BALOGH	12061 E MISSION LANE CIRCLE	

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
Gloria Ayoub	Gloria Ayoub	11273 E. Sorrel Lane - 85259 E. Sorrel Lane	

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
Ronald Gowens	RONALD GOWENS	11665 E SORREL LN	4802131550

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
D_Moskovitz	DON MOSKOVITZ	9246 N 117TH WAY	TETG00@AOL.COM 480-209-1717
Iris Moskovitz	IRIS MOSKOVITZ	"	tetg00a@aol.com

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

We the undersigned owners of property in the residential community of Stonegate **OPPOSE** *the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:*

9563 N. 120th Street Scottsdale, Arizona 85259

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3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
Donna Tuckett	Donna Tuckett	11642 East Bella Vista Dr. Scottsdale, AZ 85259	480-510-8886 Tdonna3@4dhou
H. Adele Daoto	H. Adele Daoto	11642 East Bella Vista Dr. Scottsdale, AZ 85259	480-707-2611
	Josh Tuckett	11642 East Bella Vista Dr.	480-707-261

Zoning Petition Form

June 2020

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Signature	Printed Name	Address	Email/Phone
	CRISTINA SCAGLIONI	9414 N. 114TH WAY	MCSCAG@ME.COM
	HERNAN SCAGLIONI	Same	Same

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
Howard Kornblue	HOWARD KORNBLUE	11243 E. Palomino Rd Scottsdale AZ 85259	HKornblue@Yahoo.com 480-314-9929
Ilene Kornblue	Ilene Kornblue	11243 E. Palomino Rd Scottsdale AZ 85259	Blondladi@Gmail.com 480-314-9929

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
Barbara R Smith	BARBARA R SMITH	11947 E TERRA DR	BSMITH6513@AOL.COM
Ronald C Smith	RONALD C SMITH	11947 E TERRA DR	

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
Aleese Murik	Aleese Murik	9274 N. 113th Way	602-796-8662
Sam Murik	Sam Murik	9274 N. 113th Way	602-810-2240
Michelle Murik	Michelle Murik	9274 N. 113th Way	480-450-9248

Zoning Petition Form

June 2020
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Signature	Printed Name	Address	Email/Phone
Wendy Mesaros	Wendy Mesaros	11721 E Terra Dr Scottsdale AZ 85259	swmesaros@aol.com
Steven G. Mesaros	Steven G. Mesaros	11721 E. Terra Dr Scottsdale AZ 85259	SGMesaros@Gmail.com

Zoning Petition Form

June 2020
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Signature	Printed Name	Address	Email/Phone
Robbie Schamp	ROBBIE SCHAMP	12157 E. SAN VICTOR	602.677.6816
			GREGSCHAMP@GMAIL.COM

Zoning Petition Form

June 2020
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   g. Security/Safety (exposure to many vendors, workmen, etc.)

3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
[signature]	C GAIL GARDNER	9583 N 116TH ST Scottsdale	CGAILGARDNER@gmail.com

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
	Carroll M Rickard	11624 E Arabian Park Drive	CMRick@Cox.net 480-657-3943
Patricia Rickard	PATRICIA Rickard	11624 E Arabian Park Drive	480-657-3943

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Signature	Printed Name	Address	Email/Phone
	LENA NORBERG	9712 N 116th ST.	847.912.8642
	ARNIE PRESS	9712 N 116TH ST.	847.912.4194

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Signature	Printed Name	Address	Email/Phone
Debby Winemiller	Debby Winemiller	~~P.O. Box~~ 11362 E. Sorrel Lane Scottsdale, AZ 85259	debbywi2000@yahoo.com 503-358-5837
Bert Winemiller	Bert Winemiller	11362 E. Sorrel Lane Scottsdale AZ 85259	debbywi bertwi2009@gmail.com

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Signature	Printed Name	Address	Email/Phone
K. Seroka	KENNETH R. SEROKA	9354 N 118TH SCOTTSDALE, AZ. TAMARACK	KSEROKA@VICTORENVELOPE.COM 630-886-7561
Christine L. Seroka	CHRISTINE L. SEROKA	SAME	630-886-7561

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Signature	Printed Name	Address	Email/Phone
Carolyn Rock	Carolyn Rock	11712 E. Turquoise Scottsdale, AZ 85259	rockcarolynb@gmail.com
Michael V Rock		11712 E. Turquoise Ave, Scottsdale, AZ 85259	

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Signature	Printed Name	Address	Email/Phone
Mark A Osadchuk	MARK A. Osadchuk	11609 E. BELL VISTA DR. SCOTTSDALE AZ 85259	

Along with the above items, we would also add that there is additional manure that is not picked up by Horse Owners/Riders. Horse manure is left on the path, just feet from the back yards of residents and not picked up by Horse riders / owners. Dog owners are responsible for removing dog feces, ALL Horse owners / riders don't bear the same responsibility or they disregard the law. This is a health hazard along with the smell and fly / pest problem it creates.

Mark & Diane Osadchuk, 11609 E. Bella Vista Dr. Scottsdale AZ 85259

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Signature	Printed Name	Address	Email/Phone
	THOMAS COSTANZO	11431 E. TERRA DR SCOTTSDALE AZ 85259	COSTANT480@GMAIL.COM PHONE 4806619483
	JILL COSTANZO	SAME	SAME

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June 2020

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Signature	Printed Name	Address	Email/Phone
Elaine C. Castiles	ELAINE C. CASTILES	9756 N. 115th Pl Scottsdale, AZ 85254	elaine castiles @ cox.net

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Signature	Printed Name	Address	Email/Phone
Cynthia D. Marcus	CYNTHIA MARCUS	11622 E. Bella Vista Dr. Scottsdale, AZ. 85259 (Heritage Court)	480-451-4727 NANNYCYN12@ICLOUD.COM

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
	SIDNEY N BASS	9767 N 117 ST	SKYMERAZ@YAHOO.COM

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Signature	Printed Name	Address	Email/Phone
	Robt Schaefer	11734 E Terra	T T Schaefer @ Juno .com

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Signature	Printed Name	Address	Email/Phone
Susan Schneider	Susan Schneider	11674 E Del Timbre Dr.	sschneider21@cox.net

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Signature	Printed Name	Address	Email/Phone
	JOHN C. PATTERSON	11629 E. BELTMORE, SCOTTSDALE, AZ 85259	JPATTERSONCEF-AZ.COM 602-319-5675

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Signature	Printed Name	Address	Email/Phone
Mona Weinstein	Mona Weinstein	9173 N 117 Way Scottsdale AZ 85259	MTWEINSTEIN @AOL.COM
Michael Weinstein	Michael Weinstein	9173 N 117 Way Scottsdale AZ 85259	MTWeinstein @AOL.COM

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Signature	Printed Name	Address	Email/Phone
Samuel A Martino Jr	Samuel S Martino Jr	11914 E Del Timbre	buffaloman32@yahoo.com
Pamela J Martino	Pamela J. Martino	11914 E. Del Timbre Dr. Scottsdale, Az. 85259	pmartino32@gmail.com

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Signature	Printed Name	Address	Email/Phone
Susan Recsetar	SUSAN RECSETAR	11426 E CARON ST	847-744-1162
Steven Recsetar	STEVEN RECSETAR	11426 E. CARON ST	847-744-1023

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Signature	Printed Name	Address	Email/Phone
Dale & Carolee Petterson	DALE + CAROLEE PETTERSON	9336 N. 114th St. Scottsdale Belcourt	N/A (Heals over Retirement Home)

We live now in California State of Peer Poop with rents + Homeless

Could'nt agree More with you - Horses + Stable Manure in 110 + up temp. are incompatable. You won't be able to live in your homes. Noise from Trailers come + going are horrible. Your home values will plunge. Have them move to the other side of the land - near the freeway. You have a right to protect your property. Contact the Gold Water Law ~~Firm~~ Firm in Scottsdale. They work W/ Neighborhoods.
Mrs. P.

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3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
Sharon Altieri	SHARON Altieri	11439 E Bella Vista Dr (Regent)	
Richard Altieri	Richard Altieri	11439 E Bella Vista Dr	

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
		11849 E Purdue Ave Scottsdale AZ 85259	
	Rebecca Randle		
Kirk Randle			
Kirk & Rebecca Randle			beckyrandle at icloud.com 801 884 5434

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
[signature]	GERALD BRADWELL	11299 E APPALOOSA PL SCOTTSDALE AZ	JERRABGG@GMAIL.COM
[signature]	JULIANNE BRADWELL		JJ.BRADWELL@GMAIL.COM 480 368-4633

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Signature	Printed Name	Address	Email/Phone
	JOHN SCHARNWEBER	12113 E. MISSION LN SCOTTSDALE AZ. 85259	701-226-4515
Anne Scha	Anne Scharnweber	12113 E. Mission Lane Scottsdale, AZ. 85259	

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
Janet Kassmann	JANET KASSMANN	11619 E APPALOOSA PL.	JKassmann@cox.NET 602-390-9768
Frank Kassmann	FRANK KASSMANN	11619 E. APPALOOSA PL.	KASSMANN@cox.NET 602-390-5064

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
		9372 N. 114Th ST	480-391 3344
	DANIEL MURPHY		
Jacquelyn M Murphy	JACQUELYN M MURPHY	9372 N. 114th St	480 391 3344

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
		11981 E. Mission Ln.	
[signature]	ARTHUR M. BRYTON	Scottsdale AZ. 85259	ARTHURBRYTON@cox.net NOT
[signature]	Sheila Bryton	11981 E. Mission Ln Scottsdale, AZ 85259	Sharbryton@cox.net

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Signature	Printed Name	Address	Email/Phone
[signature]	K M Schneider	11677 E Bella Vista Dr	K M schneider justmay@aol.com

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
Julie Walrod	Julie Walrod	11701 E. Del Timbre Scottsdale, Az 85259	Julie.walrod@me.com

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Signature	Printed Name	Address	Email/Phone
Bonnie Buchbinder	Bonnie Buchbinder	9459 N 113 Way	BBuch41@aol.com

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Signature	Printed Name	Address	Email/Phone
Jane S. Marks	Jane S. Marks	9481 N. 114th Way Scottsdale AZ 85259	jsmarks@cox.net (480) 597-3564

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Signature	Printed Name	Address	Email/Phone
John L Osgood	John C. Osgood	11777 E Bella Vista Scottsdale, AZ	480 361 4237
Mona L Osgood	MONA L. OSGOOD	11777 E Bella Vista DR Scottsdale, AZ	480-361-4237 MS-MONA@att.Net

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Signature	Printed Name	Address	Email/Phone
Cindy Dahlgren	Cindy Dahlgren	12209 E. Mission Ln Scottsdale 85259	Dahmr@hotmail.com
Andrew Dahlgren	ANDREW DAHLGREN	12209 E MISSION LN S'DALE, 85259	dahmr@hotmail.com

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Signature	Printed Name	Address	Email/Phone
Lee Lebrun	Mike Maksudian	12198 E. Sun Sunset Dr	maksudian@Comcast 480-529-9621
Betty Maksudian	Betty Maksudian	" "	bettymak2@Comcast 480-529-9626

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Signature	Printed Name	Address	Email/Phone
Diane A. Stanko	DIANE L. STANKO	11644 E. Sorrel LN. Scottsdale, AZ 85259 (TRADEWINDS)	stanko030@aol.com

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Signature	Printed Name	Address	Email/Phone
William P. Henderson	William P. Henderson	9390 N. 114th St.	913-558-7901 williamhenderson2210@gmail.com
Kathryn A. Henderson	Kathryn A Henderson	"	913-558-7901 hendy.kathy@gmail.com

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Signature	Printed Name	Address	Email/Phone
Barry P. Weigart	Barry P Weigart	9966 W. 115th Pl	barryweigart@gmail.com
Carmel Ann Weigart	Carmel Weigart	"	"

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Signature	Printed Name	Address	Email/Phone
Ralph J Garofolo	RALPH GAROFOLO	11283 E CAROL AVE SCOTTSDALE 85259	480-252-3200
Patricia D. Norris	Patricia Norris	11283 E Carol Ave Scottsdale, AZ 85259	480-227-8832

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   g. Security/Safety (exposure to many vendors, workmen, etc.)

3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
Deborah Campouris	Deborah Campouris	Deborah Campouris 11903 East Del Timbre Drive Scottsdale	dcampouris@Aol.com (480) 993-9789

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

We the undersigned owners of property in the residential community of Stonegate OPPOSE the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

9588 N. 120th Street Scottsdale, Arizona 85259

If approved, this will allow a large-scale Ranch operation instead of the residential private family farm that is currently allowed in our residential neighborhood.

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2. **Health and Environmental impacts including:**
   a. **Noise (from horses, trucks, trailers, human-raised voices for training purposes, etc.)**
   b. **Pests (flies, rodents, etc.)**
   c. **Odors (from horses and manure)**
   d. **Dust (from training areas, vehicle traffic on property, unpaved roadway)**
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   g. **Security/Safety (exposure to many vendors, workmen,etc.)**

3. **Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.**

Signature	Printed Name	Address	Email/Phone
Ray Good	RAY Good	11430 E. Paloma Rd Scottsdale	RAYGood@SBCGLOBAL.NET
Linda Good	Linda Good	11430 E. Paloma Rd Scottsdale	LGoodR@SBCGLOBAL.NET

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
Marietta Gordon	Marietta Gordon	11403 E Caron St 85259	NA / 480-314-1929

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
Mary Goldberg	MARY GOLDBERG	9165 N. 116th Way Tamarron	

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
Sharon L. Elliott	SHARON L. ELLIOTT	11704 E. ARABIAN PARK DR. SCOTTSDALE, AZ 85259	ELLIOTTSB74@GMAIL.COM 630-885-8819

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
Pamela Hvalt	Pamela Matt	11448 East Mission Lane	4802206968
Joseph Matt	JOSEPH MATT	11448 E. MISSION LN.	480-220-6968

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Signature	Printed Name	Address	Email/Phone
[signature]	Dr Gerald Goldstein		
Sandra Goldstein	Sandra Goldstein		
		9464 North [redacted] 118th St	gerden@cox.net
		480-570-8127 cell	480-614-0961

Zoning Petition Form

June 2020

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2. **Health and Environmental impacts including:**
   a. **Noise (from horses, trucks, trailers, human raised voices for training purposes, etc.)**
   b. **Pests (flies, rodents, etc.)**
   c. **Odors (from horses and manure)**
   d. **Dust (from trail/dog areas, vehicle traffic on property, unpaved roadway)**
   e. **Lights (all over property, barns, stalls, arena, [illegible] night shading of skies)**
   f. **Privacy (affecting residents in Tamarack and Saddleback)**
   g. **Security/Safety (exposure to roving wanders, workmen, etc.)**

3. **Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.**

Signature	Printed Name	Address	Email/Phone
[signature]	Ronald Davis	11637 E Terra	[illegible] 602-541-1542

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
	CHRIS SANTIERI	11846 E. SORREL AVE	CSANTIERI AT GMAIL.COM

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
	Derek Fromm	11614 E. Terra Dolp Scottsdale AZ 85259	480 330904
	Vanessa Hill Fromm	Address per above.	480 3320550

From: Angelika Kelly akelly46@cox.net
Subject: Petition
Date: July 31, 2020 at 12:01 PM
To: Steven Scott sscott49@gmail.com

Thank you so much for your support....

Zoning Petition Form

June 2020

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Signature	Printed Name	Address	Email/Phone
Judith Bloom	JUDITH BLOOM	11364 E Tamarack Pl	jblom@scottgp.com

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
Ralna English	RALNA English	9321 N. 115th St Scottsdale, AZ 85259	eve@ralnaenglish.com

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
	Robert Loewen	9251 N. 117th St. Scottsdale AZ 85259	480-628-2676
	Mary Loewen	9251 N. 117th St Scottsdale, AZ 85259	480-628-4635

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Signature	Printed Name	Address	Email/Phone
[signature]	NADIA H. NADOL	11659 E Bella Vista Dr Scottsdale, AZ 85259	nadol@cox.net

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Signature	Printed Name	Address	Email/Phone
	Sarah Fraughn	11227 E. Appaloosa Place	310.413.9097
	Shakyar Fraughn	"	480.510.2898

We are against this licensing & Bringing Commercial Zone into the area

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
Edward Solanik	EDWARD SOLANIK	11803 E TERRA DR SCOTTSDALE AZ 85259	
Janet Solanik	Janet Solanik	11803 E Terra Dr. Scottsdale, AZ 85259	

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Signature	Printed Name	Address	Email/Phone
Elizabeth Gayleen Brommers	Elizabeth Gayleen Brommers	12047 E Bella Vista Drive, Scottsdale AZ 85259	gbrommers@yahoo.com 480.767.3366
Leonard Brommers	Leonard Brommers	12047 E Bella Vista Dr. Scotts dale AZ 85259	lbrommers@yahoo.com 480-767-3366

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Signature	Printed Name	Address	Email/Phone
[signature]	PAULA JONES	12035 E. BUENA VISTA DR	paula@corporate-packaging.com 216/469-7605

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Signature	Printed Name	Address	Email/Phone
Sandra Scott	SANDRA SCOTT	11854 E. CAROL AVE	MISRAN@COX.NET

Zoning Petition Form

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3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
JoAnn Medigovich Heinish	JoAnn Medigovich Heinish	11688 E. Caron St Scottsdale	480-314-1145

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
Terry M Kane	TERRY M KANE	11736 E. ARABIAN Park Dr. Scottsdale, AZ 85259	terrykane@earthlink.net

Zoning Petition Form

June 2020
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Signature	Printed Name	Address	Email/Phone
Barbara Robbins	Barbara Robbins	11637 E Del Timbre	480-451-1551

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
		9553 N 115th St	767-3803
Lynn C Phillips	LYNN C. Phillips		

Zoning Petition Form

June 2020

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Signature	Printed Name	Address	Email/Phone
J. Fleck	JAMES FLECK	11844 E. PURDUE AVE. SCOTTSDALE, AZ. 85259	hoosierpsone@gmail.com 480-368-1529

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Signature	Printed Name	Address	Email/Phone
Patricia A. Belt	PATRICIA A. BELT (HERITAGE COURT)	9140 N. 115 PLACE, SCOTTSDALE AZ 85259	480 661-3950
Gary R. Belt	GARY R. BELT	9140 N. 115TH PLACE, SCOTTSDALE AZ 85259	480 661.3950

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Signature	Printed Name	Address	Email/Phone
Joanne Gates	JOANNE GATES	9298 N. 119th ST	JGATES33350 AOL.COM
John A Gates	JOHN A GATES	"	"

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Signature	Printed Name	Address	Email/Phone
①	Darrell Blasi	11670 E. Appaloosa PL (Tradewinds) Scottsdale, AZ 85259	dablasi64@gmail.com
②	Maria Blasi	Same As above	Maria Blasi meblasi67@gmail.com

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Signature	Printed Name	Address	Email/Phone
Jack & NORA PERRY			
		11651 E. APPALOOSA PL.	
		SCOTTSDALE, AZ 85259	TEL-(480)607-2781
Nora Perry Jack Perry			

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Signature	Printed Name	Address	Email/Phone
	James Manuel	11662E Appaloosa Pl	Jamesmanuel68@gmail
	TARA MANUEL	11662 E Appaloosa	tara.manuel@gmail.com

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Signature	Printed Name	Address	Email/Phone
Vivian Weinshelbaum		11854 E. MISSION LANE	480 451-0611
VIVIAN WEINSHELBAUM		11854 E. MISSION LANE	480-451-0611

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Signature	Printed Name	Address	Email/Phone
Laura White	LAURA WHITE	12119 E. Bella Vista Dr.	Gonewhite@cox.net

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Signature	Printed Name	Address	Email/Phone
Susan Rossinove	Susan Rossinove	9388 N 118th St Scottsdale AZ 85259	480-329-5788
	Roberto Rossinove	9388 N 118th St Scottsdale AZ 85259	

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
Doug Safford	Doug Safford	11215 East Appaloosa Place	dlssaff@cox.net
Alice Safford	Alice Safford		Asaff4@cox.net

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
	ALAN DAVID GREENBERG	9508 N. 118TH STREET SCOTTSDALE, AZ. 85259	DAVID.GREENBERG@HOTMAIL.COM 847-421-1060
	Lori Greenberg - LORI Greenberg	9508 N. 118th St. Scottsdale, AZ 85259	Lgdg711@gmail.com 847-269-1159

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Signature	Printed Name	Address	Email/Phone
Vickie J. Morache	Vickie J. Morache	11257 E. Del Timbre Dr. 85259	vjymorache@gmail
Michael A. Morache	MICHAEL A. MORACHE	11257 E. DEL TIMBRE DR	mmorache1@gmail

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Signature	Printed Name	Address	Email/Phone
Janis Kreger	JANIS KREGER	11987 E. BELLA VISTA DR. SCOTTSDALE, AZ 85259	
Bill Kreger	BILL KREGER	JBKREGER@YAHOO.COM	

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Signature	Printed Name	Address	Email/Phone
Cecelia Greenberg	CECELIA GREENBERG	11225 E Sarral La	480 767-3478
Milton Greenberg	Milton GREENBERG	11225 E. Sarral lane	480-767-3478

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   a. Noise (from horses, trucks, trailers, human-raised voices for training purposes, etc.)
   b. Pests (flies, rodents, etc.)
   c. Odors (from horses and manure)
   d. Dust (from training areas, vehicle traffic on property, unpaved roadway)
   e. Lights (all over property, barns, stalls, arena, affecting night viewing of stars)
   f. Privacy (affecting residents in Tamarack and Saddleback)
   g. Security/Safety (exposure to many vendors, workmen,etc.)

3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
Roger L Ericson	ROGER L. ERICSON	9111 N. 119TH STREET SCOTTSDALE, AZ 85259	RLERICSON@COX.NET 480-483-6812
Bessie Amidon	BESSIE AMIDON	9111 N. 119th St SCOTTSDALE AZ 85259	amidonbes@com.net 483-6812

Zoning Petition Form

June 2020

Conditional Use Permit: # UP-2020

We the undersigned owners of property in the residential community of Stonegate OPPOSE the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

9588 N. 120th Street Scottsdale, Arizona 85259

If approved, this will allow a large-scale Ranch operation instead of the residential private family farm that is currently allowed in our residential neighborhood.

Our goal is to prevent negative impacts of the Flynn Conditional Use Permit (CUP) on the residents of Stonegate such as; health, environmental risks, and value of property.

1. Current Stonegate property views to the east and north will be diminished and/or blocked due to orientation of 6' perimeter cement block wall, large berms, stalls and composting manure structures.

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   b. Pests (flies, rodents, etc.)
   c. Odors (from horses and manure)
   d. Dust (from training areas, vehicle traffic on property, unpaved roadway)
   e. Lights (all over property, barns, stalls, arena, affecting night viewing of stars)
   f. Privacy (affecting residents in Thunderbird and Saddleback)
   g. Security/Safety (exposure to many vendors, workers, etc.)

3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
[signature]	Stephen Phillips	11426 E Mission Ln 85259	sphillips246@cox.net 480-209-9700

Zoning Petition Form

June 2020
Conditional Use Permit: #-UP-2020

We the undersigned owners of property in the residential community of Stonegate OPPOSE the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

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   c. Odors (from horses and manure)
   d. Dust (from training areas, vehicle traffic on property, unpaved roadway)
   e. Lights (all over property, barns, stalls, areas, affecting night viewing of stars)
   f. Privacy (affecting residents in Tamarack and Saddleback)
   g. Security/Safety (exposure to many vendors, workmen, etc.)

3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
[signature]	Steven Scott	11364 E Bighorn Pl Scottsdale 85259	sscott@scottgrp.com

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

We the undersigned owners of property in the residential community of Stonegate **OPPOSE** the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

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3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
	Sahar Koohbor	11628 E DeL-Timbre Dr Scottsdale 85259	480-234-5100 Saharkoohbor@gmail.com
	Mehdi Soleymanpour		mehdi.vafa_my@yaho.com

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

We the undersigned owners of property in the residential community of Stonegate **OPPOSE** the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

9388 N. 120th Street Scottsdale, Arizona 85259

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Signature	Printed Name	Address	Email/Phone
M. Stone	Melissa Stone	9099 N. 114th Place, Scottsdale, AZ 85259	mlstoneandfamily@cox.net
Nancy J. Stone	Nancy J. Stone	9099 N. 114th Place Scottsdale, AZ 85259	mstone.1sm@gmail.com

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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   g. Security/Safety (exposure to many vendors, workmen,etc.)

3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
Jill Zabel	JILL ZABEL	11692 E. ARABIAN PARK DR. Scottsdale 85259	

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone	
Daniel F. Janka	DANIEL F. JANKA	11864 E TERRA DR SCOTTSDALE, AZ 85259	480 661-9912	7/27/2020
Joyce A. Janka	JOYCE A. JANKA	11864 E TERRA DR SCOTTSDALE, AZ 85259	480 661-9912	7/27/2020

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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   e. **Lights (all over property, barns, stalls, arena, affecting night viewing of stars)**
   f. **Privacy (affecting residents in Tamarack and Saddleback)**
   g. **Security/Safety (exposure to many vendors, workmen,etc.)**

3. **Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.**

Signature	Printed Name	Address	Email/Phone
			480-3917813
Sandra Lordigyan	SANDRA LORDIGYAN	11883 E. Sorrel LN	

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
K. Kelemen	Katalin Kelemen	11388 E. Sorrel LN Scottsdale AZ	katikelemen99@yahoo.com 480-438-1023

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
Patricia L Riepe	Patricia L Riepe	11601 E Terra Dr	patr9531@gmail.com
Roger E Riepe	Roger Riepe	11601 E. TERRA DR	riepe527@gmail.com

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
Dan Lombardi	DAN LOMBARDI	9994 N. 117th Pl Scottsdale, AZ 85259	wickaba@yahoo.com

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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   e. Lights (all over property, barns, stalls, arenas, affecting night viewing of stars)
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3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
	Philip Younger	11657 Bella Vista Dr	phil@talonlodge.com
	Gwen Younger	11657 Bella Vista Dr Scottsdale 85259	gyounger@talonlodge.com

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
Mark Gelfand	Mark Gelfand	11818 E Del Timbro Dr.	markgelfand@yahoo.com

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
Dolores Marcotte	Dolores Marcotte	11684 E. Terra Dr, Scottsdale 85259	dmarcottc@cox.net 480 948-2588
Karl A Yost	KARL A. YOST	11684 E Terra Dr	480-948-2588

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

We the undersigned owners of property in the residential community of Stonegate **OPPOSE** the requested Conditional Use Permit for a Single-Family Residential (R1-43) zoning located at:

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Signature	Printed Name	Address	Email/Phone
Elinor Rames	Elinor Rames	8230 N. Mockingbird Paradise Valley 85253	grames@cox.net

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
Sylvia L. Dratler	SYLVIA DRATLER	9266 N. 115th St Scottsdale AZ 85259	Sdratl@hotmail.com

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
	SOJA BALDUCCI	9209 N 117th Way Scottsdale AZ 85259	347-204-0777

Zoning Petition Form

June 2020
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Signature	Printed Name	Address	Email/Phone
Janice Buckley	Janice Buckley	9400 N. 114th Way Scottsdale Az. 85259	HalandJanB@msn.com

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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Signature	Printed Name	Address	Email/Phone
Shelagh A. Winter	SHELAGH A. WINTER	9177 N. 119 ST. Scottsdale, AZ 85259	shelghwinter@gmail.com 7042937798

Zoning Petition Form

June 2020
Conditional Use Permit: 4-UP-2020

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   g. Security/Safety (exposure to many vendors, workmen,etc.)

3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
Valerie Hislop	Valerie Hislop	11402 E Caron St. Scottsdale, AZ 85259	valerie@ournetspot.com

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Signature	Printed Name	Address	Email/Phone
	P Tyssegre	Stonegate WINDERMERE	pts3pf@yahoo.com

PATRICIA TEYSSEYRE - WINDERMERE
PST.SGP@GMAIL.COM

From: **Patricia T** pst.sgp@gmail.com
Subject: **Fwd: Petition-Stonegate**
Date: **August 10, 2020 at 9:36 AM**
To: akelly46@cox.net, saralyna@msn.com

Dear Angelika and Saralyn,

Hope you're fine.

Did you get my email and the petition signed? (See below)

Best regards
Patricia Teysseyre
From STONEGATE WINDEMERE

> Begin forwarded message:
>
> **From:** Patricia T <pst.sgp@gmail.com>
> **Subject:** Petition-Stonegate
> **Date:** 6 August 2020 at 7:28:57 AM GMT-7
> **To:** akelly46@cox.net
>
> Hi Angelika!
>
> We got the letter about the Flynn Family Farm project, and we agree with the fact that:
>
> - those poor horses wouldn't be in a good environment considering that they would be under the high-voltage line!! (In particular if they are supposed to be there for "rehabilitation" as I understand it!)
> - why another ranch here?? There are already 2 others next to this project and on Mountain View!
>
> So we're singing the petition, please find it attached.
>
> Best regards
> Patricia Teysseyre

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Signature	Printed Name	Address	Email/Phone
			dsphndo@yahoo.com
Samuel C. Woolford	SAMUEL WOOLFORD	11286 E SORREL LANE	
Peggy Gilbert	Peggy Gilbert	11286 E Sorrel	bikergrl1@comcast.net

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Signature	Printed Name	Address	Email/Phone
A Tarantola	ALBERT TARANTOLA	11827 E. Tuna Drive Scottsdale AZ 85259	attarantola@Gmail.com (732) 256-9296 cell (347) 694-0042
Lorraine Tarantola	LORRAINE TARANTOLA	11827 E Tuna Drive Scottsdale AZ 85259	

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Signature	Printed Name	Address	Email/Phone
John Cannon	JOHN CANNON	11425 E TERRA DR	
Janice K Anderson	JANICE ANDERSON	11425 E TERRA DR	858-699-1414
			IWEEJANICEK@GMAIL.COM

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Signature	Printed Name	Address	Email/Phone
	PAT FRAZIER	11240 E ARIANOSA SCOTTSDALE AZ 85259	PFRAZIER@AZIZCH CONTROLS.com

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Signature	Printed Name	Address	Email/Phone
	Leonard V. Trotta	11304 E. Appaloosa Pl.	LVTSR@SBCGLOBAL.NET 248-705-5448
	Barbara Trotta	11304 E. Appaloosa Pl.	248-646-6599

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Signature	Printed Name	Address	Email/Phone
Julee Landau	Julee Landau	11789 E Bella Vista Dr Scottsdale 85259	602-717-5417 Julee Julee landau.com

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Signature	Printed Name	Address	Email/Phone
Isabel Duncan	ISABEL DUNCAN	9576 N. 119TH ST	IZZYDUNCAN@HOTMAIL.COM

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Signature	Printed Name	Address	Email/Phone
	P. Tejeyre	Stonegate WINDERERE	pst.sgp@gmail.com
	J. TEJEYRE	STONEGATE WINDERERE	pst.sgp@gmail.com

September 8, 2020

Attention: Jeff Barnes

Re: 4- CUP-2020

Please add these 26 new signatures to the prior 353 signatures submitted on August 12, 2020 bringing the total signatures submitted to 379.

Thank you,

Saralyn Antrim
11987 E Terra Dr.
Scottsdale, Az 85259
480-767-3931
saralyna@msn.com

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Signature	Printed Name	Address	Email/Phone
Edwina A Walker	Edwina A Walker	9369 N. 115th St Scottsdale, AZ 85259	ph. 480-687-1972

From: Darrell Gotaas gotaasfamily@rogers.com
Subject: petition
Date: 19. Aug 2020 at 08:22:33
To: Akelly46@cox.net, saralyna@msn.com

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

We the undersigned owners of property in the residential community of Stonegate OPPOSE the requested Conditional Use Permit for a Single Family Residential (R1-6) zoning located at:

[redacted]

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2. Health and Environmental impacts including:
   a. [redacted] (from horses, trucks, trailers, horse related noises for training purposes, etc.)
   b. Pests (flies, rodents, etc.)
   c. Odors (from horses and manure)
   d. Dust (from parking areas, vehicle traffic on property, unpaved roadway)
   e. [redacted] (to horses, cows, [redacted] attractive nuisance of stored)
   f. Privacy (allowing residents in Stonegate and Smokebrush)
   g. Security/Safety (exposure to entry vandals, vandalism, etc.)

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Signature	Printed Name	Address	Email/Phone
[signature]	Duane Smith	11431 E Paloma Rd	319-431-5080

From: **Danielle JOHNSON** daniellemjohnson@me.com
Subject: **Flyn Family Farm petition**
Date: **August 13, 2020 at 10:49 AM**
To: akelly46@cox.net, saralyna@msn.com

I hope this isn't too late...

Sent from my iPhone.. Please excuse the grammar & spelling..

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Signature	Printed Name	Address	Email/Phone
Johnson	Danielle Johnson	9207 E Mercury Way Scott, AZ 85259	daniellemjohnson@mac.com

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I have strong allergies to horses. Winds will carry odors & oils that would affect my health & safety.

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Signature	Printed Name	Address	Email/Phone
Susan Epstein	Susan Epstein	11665 E. Carol Ave Scottsdale AZ 85259	

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Signature	Printed Name	Address	Email/Phone
Daniel R Malinski	DANIEL R. MALINSKI	11646 E. CAROL AVE.,	85259 danmalinskie COX.NE,
Cynthya L Malinski	CYNTHYA L. MALINSKI	11646 E CAROL AVE.,	85259 cynthyamalinsk @gmail.c

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Signature	Printed Name	Address	Email/Phone
Vicky Faulkner	Vicky Faulkner	11857 E Purdue Ave Scottsdale Az 85259	480 451-0892

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Signature	Printed Name	Address	Email/Phone
Mary Monilles	MARY MONILLAS	9242 N. 117TH ST.	MONILLM@COMCAST.NET
Albert Monilles	ALBERT MONILLAS	9242 N. 117TH ST.	609-675-6667

Zoning Petition Form

June 2020

Conditional Use Permit: 4-UP-2020

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3. Influence/Prohibit future zoning changes that would allow Flynn family to develop adjacent property that would create expanded acreage for additional commercial activity.

Signature	Printed Name	Address	Email/Phone
	Anita Shah	11258 E Sonoita Lane	anitajshah@gmail.co
	Jagat Shah	11258 E Sonoita Ln	jshah0071@yahoo.com

Zoning Petition Form

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Signature	Printed Name	Address	Email/Phone
			480-397-7611
Michael Sutter	Michael Sutter	11827 E. Mission Ln Scottsdale, AZ 85259	Sutter.me@gmail.com
Carol Sutter	Carol Sutter	"	480-399-7612

[redacted]

[redacted]

[redacted]

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Signature	Printed Name	Address	Email/Phone
d'Johnson	Danielle Johnson	9207 N. 119th Way Scott, AZ 85259	daniellemjohnson@mac.com

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Signature	Printed Name	Address	Email/Phone
	P. Tessyre	Stonegate WINDERMERE	pst.sgp@gmail.com
	J. TESSEYRE	STONEGATE WINDERMERE	pst.sgp@gmail.com

From: **Danielle JOHNSON** daniellemjohnson@me.com
Subject: **Flyn Family Farm petition**
Date: **August 13, 2020 at 10:49 AM**
To: akelly46@cox.net, saralyna@msn.com

I hope this isn't too late...

Sent from my iPhone.. Please excuse the grammar & spelling..

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Signature	Printed Name	Address	Email/Phone
Johnson	Danielle Johnson	9207 N 119th way Scotts, AZ 85259	danielle mjohnson @mac.com

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Signature	Printed Name	Address	Email/Phone
	P. Tejeyre	Stonegate WINDERERE	pst.sgp@gmail.com
	J. TEJEYRE	STONEGATE WINDERERE	pst.sgp@gmail.com

[redacted]

[redacted]

[redacted]

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Signature	Printed Name	Address	Email/Phone
Peter Cerchiara	Peter Cerchiara	9227 N. 117 Way	pcerchia@cox.net

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Signature	Printed Name	Address	Email/Phone
Alan Myers	Alan Myers	11650 E Bella Vista Dr	th100208@gmail.com 403-651-4981

Please protect my property values.

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Signature	Printed Name	Address	Email/Phone
	Duane Smith	11431 E Palomino Rd	319-431-5080

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Signature	Printed Name	Address	Email/Phone
Jon Engelhardt	JAMES ENGELHARDT	11675 E. TERRA DRIVE	FITZP1230 @GMAIL.COM

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Signature	Printed Name	Address	Email/Phone
Thomas Bernacil	THOMAS BERNACIK	9146 N. 119th ST	480.772-7209
C E Bernacil	CAROLE BERNACIK	9146 N. 119th ST	

11/27/2020

From: Stonegate Concerned Neighbors
To: City of Scottsdale Planning Commission
Mr. Paul Alessio, Chairman | Mr. Prescott Smith, Vice Chairman | Mr. George Ertel
Mr Barry Graham | Ms. Renee Higgs | Mr. William Scarborough
Mr. Joe Young
Re: **Stonegate Issues and Status** Flynn Celebrity Equine Center 4-UP-2020

By now you will have received the case file for your Dec. 9th deliberation of the above-referenced CUP. What follows is an issues and status update for our **opposition to this proposed high-density ranch in its present configuration**. Almost 400 Stonegate resident petitions in opposition have been submitted.

Overview:
From the outset our community has been concerned about the **scope and density of this proposed ranch** due to the **significant constraints** on allowable use of up to 40% of the land due to the existing power corridor. As a result of these **power corridor restrictions**, the major ranch components have been pushed into very close proximity to two of our subdivisions. This high concentration of livestock and structures has raised resident concerns about the **impacts on health and quality of life**.

Our team proposed alternative ways to reconfigure the site to **alleviate over-crowding and create additional buffers**. In addition to negative impacts due to the number of horses, another objective for requesting a reduction in that number was to **create additional space** on the site for reconfiguration.

Current status:
The following is our understanding of concessions made by the applicant team:
- Relocate the manure containment
- Shift perimeter parking to eliminate parking along the access perimeter road
- Relocate horse trailer parking
- Plant extensive landscaping for additional dust mitigation and to increase visual and noise buffers

Unresolved issues:
- Applicant team refusal to negotiate on a reduction in the number of horses kept on the property, despite the fact that the **applicant also owns an adjacent 2.3-acre parcel that currently houses horses and contains a barn**
- Applicant team refusal to consider reconfiguration of roadway to alleviate impact of large vehicle traffic around the perimeter, **despite owner's adjacent 2.3-acre parcel**

Applicant resident outreach:
As a commission appointed by the City Council, please be aware of the following:
- The long-established **Stonegate residential community** of 916 homes is **not** even mentioned in either of the applicant's *Project Narratives*.
- 5/22/2020 CUP application was filed under the name ***Flynn Family Farm***.
- 8/11/2020 *Second Submittal* was filed as the ***Celebrity Equine Center*** without notifying residents of the **name change**.
- The Flynn website stated that the application process would be updated online and ***"Community outreach - Ongoing throughout the process."*** Without any notice to residents, this **website was removed**. There has been **minimal community-wide outreach** since the initial homeowner letter, dated 5/11/2020.
- The first **resident-initiated meeting** scheduled for 8/18/2020 was **cancelled by the applicant team** and a community relations representative was hired.
- Three resident team Zoom meetings were held with the applicant team. (9/14, 9/18, 10/9)
- Resident team requests for additional information about the site plan were answered in a timely and comprehensive manner by the applicant team.

Thank you for your consideration of our opposition to this CUP in its present configuration.