



**CITY OF SCOTTSDALE
NEIGHBORHOOD ADVISORY COMMISSION
REGULAR MEETING
DRAFT MINUTES**

WEDNESDAY, FEBRUARY 28, 2024

**COMMUNITY DESIGN STUDIO – NAVE
7506 EAST INDIAN SCHOOL ROAD
SCOTTSDALE, AZ 85251**

- PRESENT:** Larry Hewitt, Chair
Nancy Doty Brady
Louise Lamb
Richard Siegel
George Spatola (Remote, arrived at 5:12 p.m.)
Craig Handzlik
- ABSENT:** Bridget Schwartz-Manock, Chair (Vice Chair)
- STAFF:** Taylor Reynolds, Commission Liaison
Nick Carroll, Staff Coordinator
Racheal Smetana, Community Services Manager
Dale Wiebusch, Government Relations Director
- GUESTS:** Raoul Zubia, Partners for Paiute Board Member

Call to Order

Chair Hewitt called the meeting to order at 5:00 p.m.

Roll Call

Members present as listed above.

Public Comment

There were no members of the public who wished to speak.

1. Approve Draft Summary Meeting Minutes

- a. Regular Meeting: Wednesday, January 24, 2024

COMMISSIONER SIEGEL MOVED TO APPROVE THE JANUARY 24, 2024, NEIGHBORHOOD ADVISORY COMMISSION MEETING MINUTES. COMMISSIONER DOTY BRADY SECONDED THE MOTION, WHICH CARRIED FIVE (5) TO ZERO (0) BY ROLL CALL VOTE. CHAIR HEWITT AND COMMISSIONERS DOTY BRADY, HANDZLIK, LAMB, AND SIEGEL VOTED IN THE AFFIRMATIVE. VICE CHAIR SCHWARTZ-MANOCK AND COMMISSIONER SPATOLA WERE NOT PRESENT. THERE WERE NO DISSENTING VOTES.

2. Scottsdale Government Relations – 2024 Legislative Agenda

Commissioner Spatola arrived remotely to the meeting at 5:12 p.m.

Dale Wiebusch, Government Relations Director, gave a presentation (attached) on Scottsdale's 2024 Legislative Agenda, focusing on items related to Scottsdale neighborhoods. His presentation included extensive discussion regarding the status of bills related to housing and short-term rentals. He talked about the lack of affordable housing in the area, speculating that possible reasons for the lack of building include high interest rates/financing, the price of land, and the limited availability of land in Scottsdale. He explained that the majority of land available near Scottsdale is State Trust Land, which is mandated to go to the highest bidder. He talked about the history of short-term rentals in the state of Arizona, referencing SB 1350, which was signed into law in 2016. He explained that the bill was passed primarily because it was being sold as empty nesters renting out a room to make extra income, which is not what has happened. He gave an overview of three Scottsdale policy proposals regarding short-term rentals that were adopted by the League of Cities and Towns and which were condensed into senate bills that did not receive a hearing.

Mr. Wiebusch reviewed Housing and Zoning bills that are currently in the senate which would affect the regulation of lot size and square footage, parking requirements, and the protection of zoning in neighborhoods regarding the regulation of building size and the use of accessory dwelling units on single-family-zoned lots. He gave an overview of the Arizona State Legislator website and encouraged all citizens to sign up.

Commissioners asked clarifying questions throughout the presentation.

3. Paiute Neighborhood Center and Programming

Racheal Smetana, Community Services Manager, gave a presentation (attached) concerning community programs and social services provided at the Paiute Neighborhood Center. Her presentation included the history of the Center, which dates back to the early 1990's when the city saw a need in the neighborhood for services, purchased the property, and collaborated with

private businesses, the education community, and local organizations to invest in the vision that was the Paiute Neighborhood Center.

In 1995, when the Center opened, it was contemplated as a brokerage campus and provided many services, including low-cost health care and dental clinics and school programs. The Center has since evolved to focus on emergency crisis social work and assisting folks who have fallen on hard times and need assistance. Social workers meet with people to facilitate emergency referrals and food boxes and to assist in filling gaps to help keep them from being evicted and guide them back to self-sufficiency. The difference between the Paiute Neighborhood Center and Vista del Camino is that Vista del Camino has federal funds from the County that they can use for assistance, which typically have a long wait time. The Paiute Neighborhood Center has no access to government funding and relies on community partners. Paiute focuses on assisting those people who are in a position where if a small need can be funded now, they will be able to stay housed on their own. The Paiute Neighborhood Center also acts as a satellite for Vista del Camino's food bank.

The campus houses the Community Assistance Office, which assists with Housing Choice Vouchers, Veterans Affairs Supportive Housing (VASH) vouchers, and Foster Youth to Independence (FYI) vouchers; aids with emergency repairs for those who qualify; and oversees the City's CDBG, HOME, and Scottsdale Cares funding programs. The Family Resource Center is funded by First Things First, which is a voter initiative for an extra tobacco tax mandated to go toward programs for children ages zero to five. In addition to City programs, part of the Center is leased to Southwest Autism Research and Resource Center (SARRC), Head Start early education program, and Hirsch Academy.

Ms. Smetana gave an update on the 2019 bond project for municipal building replacement, which was planned to be done in conjunction with a project to add a grant-funded affordable housing project but has been put on hold due to losing the affordable housing project grant funding. She gave an overview of the social workers' involvement with the Bridge Housing Program, trends being seen by social workers, and changes to the demographics of the neighborhoods surrounding the Center.

Raoul Zubia, Board Member for Partners for Paiute, provided information on their programs at Paiute. His presentation included a review of the history of Partners for Paiute and the evolution of their efforts from focusing solely on the Paiute Neighborhood Center to expanding coverage to the community in general. They work with Paiute social workers to provide a variety of assistance.

Commissioners were given an opportunity to ask questions. Ms. Smetana said that they have a supply of car seats for those who qualify and have a full-time staff member available to help with car seat installation.

4. Neighborhood Advisory Commission Bylaw Update

Taylor Reynolds, Commission Liaison, provided a brief presentation (attached) that reviewed amendments that were made to the bylaws based on commissioner comments during the January 24, 2024 meeting. He recommended adoption of the bylaw update.

COMMISSIONER SIEGEL MOVED TO APPROVE THE BYLAW UPDATE. CHAIR HEWITT SECONDED THE MOTION, WHICH CARRIED SIX (6) TO ZERO (0) BY ROLL CALL VOTE. CHAIR HEWITT AND COMMISSIONERS DOTY BRADY, HANDZLIK, LAMB, SIEGEL, AND SPATOLA VOTED IN THE AFFIRMATIVE. VICE CHAIR SCHWARTZ-MANOCK WAS NOT PRESENT. THERE WERE NO DISSENTING VOTES.

5. Identification of Future Agenda Items

Future Meeting agenda items could include:

- Periodic informational presentations on statewide and/or local municipal issues that may affect neighborhoods – including proposed legislation and text amendments.

6. Staff Updates

Mr. Reynolds announced that the Spirit of Scottsdale Awards ceremony and presentation to City Council is scheduled for March 19, 2024. Commissioners Lamb and Spatola will represent the Commission, presenting the awards.

Adjournment

CHAIR HEWITT MOVED TO ADJOURN THE MEETING. COMMISSIONER LAMB SECONDED THE MOTION, WHICH CARRIED SIX (6) TO ZERO (0). CHAIR HEWITT AND COMMISSIONERS DOTY BRADY, HANDZLIK, LAMB, SIEGEL, AND SPATOLA VOTED IN THE AFFIRMATIVE. VICE CHAIR SCHWARTZ-MANOCK WAS NOT PRESENT. THERE WERE NO DISSENTING VOTES.

With no further business to discuss, being duly moved and seconded, the meeting adjourned at 6:28 p.m.

Recorded and Transcribed by eScribers, LLC.



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February 28, 2024 – Neighborhood Advisory Commission

The Neighborhood Advisory Commission advises and makes recommendations to the city council on policies, plans, strategies and programs for the preservation, improvement and revitalization of Scottsdale’s neighborhoods.

Commissioners

- Nancy Doty Brady
- Craig Handzlik
- Larry Hewitt (Chair)
- Louise Lamb

- Bridget Schwartz-Manock (Vice-Chair)
- Richard Siegel
- George Spatola (REMOTE)

City Staff

- Taylor Reynolds,
Commission Liaison
- Nick Carroll,
Staff Coordinator / Planner

- Dale Wiebusch,
Government Relations Director
- Rachel Smetana,
Community Services Manager

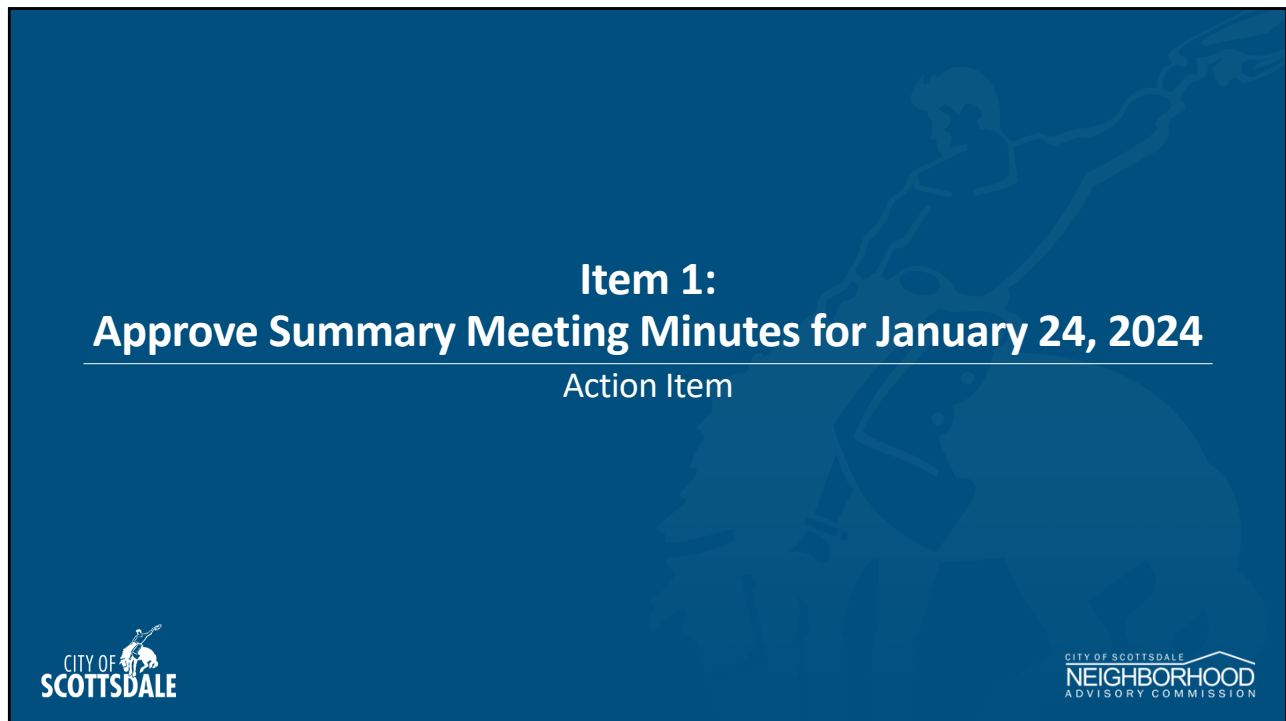




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Item 1 – Draft Minutes

- Confirm receipt of public comments submitted on this agenda item
- Action Item

Staff recommends the Neighborhood Advisory Commission:

- Review and approve the Draft Meeting Minutes for the regular meeting of Neighborhood Advisory Commission meeting that occurred on January 24, 2024.

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Item 2: Scottsdale Government Relations – 2024 Legislative Agenda

Dale Wiebusch, Government Relations Director
Information & Discussion Only

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ADVISORY COMMISSION

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Item 2 – 2024 Legislative Agenda

- Confirm receipt of public comments submitted on this agenda item
- Information & Discussion Only

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ADVISORY COMMISSION

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Housing

- The development of affordable housing has not kept up with the population growth in the major job centers of Arizona.
- One estimate is that the state is shy over 200,000 dwelling units. However, this was derived from taking one city's shortage and extrapolating that to the rest of Arizona. The shortage is more likely to be approximately 100,000.
- Cities and towns have approved many development projects, but for a variety of reasons these projects are stalled.
- Short-term rentals contribute to this housing shortage.

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Short-Term Rentals

- Since the enactment of SB1350 in 2016, short-term rentals have adversely affected Arizona cities and towns, particularly those communities dependent on tourism.

Examples:

- 31% of housing stock in Sedona (pop. 9,680) has been transformed into short-term rentals, leading to a significant housing shortage.
- 70% of the 4,000 short-term rentals in Scottsdale (pop. 241,361) are located within just 9% or 16 square miles of the total community land area causing severe neighborhood disruption.



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Short-Term Rentals

Top Cities and Towns by Units:

- Phoenix: 9,785
- Scottsdale: 5,039 (peak)
- Tucson: 2,950
- Mesa: 1,719
- Tempe: 1,691

Top Cities and Towns by Percentage:

- Sedona: 31%
- Pinetop-Lakeside: 14%
- Williams: 13%
- Page: 11%
- Jerome: 11%



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Scottsdale Policy Proposals on STRs

- Allow cities to place a cap on the total number of licenses within the city boundaries.
- Allow cities to limit density in defined geographical areas, e.g., the subdivision level.
- Address spacing between licensed short-term rentals.



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Legislative Outlook

Bill numbers and sponsors:

SCR1003, repeal of SB1350-Senator Christine Marsh (LD4), Rep. Laura Terech(LD4)
 *SB1205, overall cap, density and distancing-Senator John Kavanagh(LD3), Senator Christine Marsh
 HB2219, distancing-Rep. Laura Terech
 HB2220, cap-Rep. Laura Terech
 HCR2014, repeal of SB1350-Rep. Laura Terech
 HCR2033, repeal of SB1350-Rep. Schwiebert (LD2) et al
 HB2488, cap, transient lodging regulation-Rep Selina Bliss (LD1)
 *HB2489, overall cap, density and distancing-Rep. Selina Bliss
 And many more dealing with advertising, online marketplace and taxation.
 *Scottsdale proposals



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Housing and Zoning

- HB2570/SB1112 planning; home design; restrictions prohibition (FAST-TRACKED MEASURE)
- (Rep. Leo Biasiucci, R-Lake Havasu City, and Sen. Sonny Borrelli, R-Lake Havasu City)
- Bars municipalities from hindering a home buyer's choices in features, amenities, and design. Limits urban areas over 50,000 populations from regulating lot sizes, square footage, and design in single-family home development, except for stormwater management.
- HB2297 adaptive reuse; commercial buildings; zoning (STRIKER)
- (Rep. Leo Biasiucci, R-Lake Havasu City)
- Mandates municipalities allow multifamily or adaptive reuse of commercial buildings without rezoning. Specifies compliance with building codes, setback adjustments, demolition allowances, and a 10% minimum for affordable housing. Exempts historical, airport, and tribal areas.



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Housing and Zoning

- SB1415/HB2720: accessory dwelling units; requirements (Sen. Anna Hernandez, D-Phoenix, Rep. Michael Carbone, R-Buckeye)
- Directs municipalities with 75,000+ population to permit specific accessory dwelling units (ADUs) on single-family zoned lots. Limits ADU restrictions, prohibits certain requirements. If regulations aren't adopted by Jan 1, 2025, ADUs will be allowed without limits on all residentially zoned lots.
- SB1506: municipalities; housing; commercial redevelopment; zoning (Sen. Janae Shamp, R-Surprise)
- Requires urban municipalities with a population of over 150,000 to allow residential or mixed-use development on 75% of commercial-zoned land. Sets development standards and allows parking regulation. If regulations aren't adopted by January 1, 2025, residential housing will be unrestricted on relevant land.



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Housing and Zoning

- HB2721 municipal zoning; middle housing (Rep. Michael Carbone, R-Buckeye)
- Requires municipalities with over 75,000 residents to allow middle housing types in single-family zones by Jan 1, 2026. Restricts unreasonable costs, fees, or height limits. Property owners control parking. If regulations aren't adopted by 2026, middle housing will be allowed without restrictions.
- HB2734 S/E public hearings; voting (STRIKER) (Rep. Analise Ortiz, D-Glendale)
- Arbitrarily limits public meetings on zoning cases to no more than two hearings. This restricts the ability of the public to provide comments on any commercial, industrial, or residential development projects to ensure compatibility with their neighborhood and community desires.



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Housing and Zoning

- HB2584 residential building materials; requirements; prohibition
- (Rep. John Gillette, R-Kingman)
- Prohibits cities and towns from limiting or preventing the use or installation of building materials or products in residential construction that are allowed in a national model code. It also requires prefabricated residential buildings to be treated the same as all other residential buildings, with exceptions for federal requirements.



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Scottsdale Legislators

Legislative District 3

Senator John Kavanagh-jkavanagh@azleg.gov, 602-926-5170
 Representative Joseph Chaplik-jchaplik@azleg.gov, 602-926-3436
 Representative Alexander Kolodin-akolodin@azleg.gov, 602-926-3560

Legislative District 4

Senator Christine Marsh-cmarsh@azleg.gov, 602-926-3184
 Representative Matt Gress-mgress@azleg.gov, 602-926-4105
 Representative Laura Terech-lterech@azleg.gov, 602-926-3894

Legislative District 8

Senator Juan Mendez-jmendez@azleg.gov, 602-926-4124
 Representative Melody Hernandez-mhernandez@azleg.gov, 602-926-3449
 Representative Jevin Hodge-jhodge@azleg.gov, 602-926-4858



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Bill advocacy and tracking

Arizona Legislative Information Service (ALIS) – <https://www.azleg.gov/>

Bills-Bill Info

Senate Bills begin with SB1XXX

House Bills begin with HB2XXX

Legislative Information-Request to Speak

Dale Wiebusch

Government Relations Director

dwiebusch@scottsdaleaz.gov

480-312-2683



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Item 3: Paiute Neighborhood Center and Programming

Rachel Smetana, Community Services Manager
Information & Discussion Only



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Item 3 – Paiute Neighborhood Center

- Confirm receipt of public comments submitted on this agenda item
- Information & Discussion Only



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Paiute Neighborhood Center

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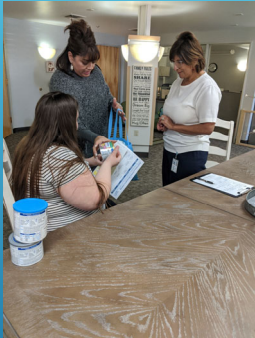
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FAMILY RESOURCE CENTER PROGRAMS


FIRST THINGS FIRST

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ASSISTANCE FOR FAMILIES WITH



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CURRENT PROGRAMS

- ▶ SARRC
- ▶ HeadStart
- ▶ Hirsch Academy

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Two Projects

Bond Project Building Replacement

The first project will replace aging structures that comprise office space where staff serves the community with a new 22,700 square foot building. This project was approved and funded as part of the 2019 Bond Election.

The Residence at Paiute

The second project would add up to 28 affordable housing units to the Paiute Campus. This project would be funded separately and add a second story to the new building.



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Public Need

- There is an increasing number of seniors and families who are being displaced from their homes due to non-renewal notices, rising rents and a decreasing number of affordable rents and mortgages for all.
- The Housing Choice Voucher Program (Scottsdale Housing Agency) has **124** seniors, **456** disabled families, and **760** unhoused persons on the City's HCV waitlist.
- Three Senior Affordable Housing properties in Scottsdale have a total of **438** seniors on the waitlist.
- Human Services assisted **359** seniors with rent and eviction prevention in the last year
- **229** Students who qualified for McKinney Vento in 22/23 SUSD School Year - 25% 
- Foster Youth to Independence Vouchers **19** leased.
- Veterans Affairs Supportive Housing **6** leased.



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Day Relief Centers

Locations:

Vista Del Camino Community Center – 7700 E Roosevelt St.

Wednesdays and Fridays 9am - 4pm

South Scottsdale Presbyterian Church in Partnership with Community House (501C-3) – 3421 N Hayden Rd.

Mondays 11am – 7pm

Services:

- Community Bridges Inc. Navigation Services
- Showers
- Hygiene Products
- Meals/Water
- Clothing bank



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Bridge Housing Program

- Agreement with Pengol Hospitality Inc. for 10 rooms until 9/30/2024
- Safe, secure, non-congregate shelter for Seniors (62 years of age and older) and single parents with minor children for up to 120 days
- Supportive services through case workers and housing navigators to establish a case plan and work towards safe, stable, and secure housing



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TRENDS

Housing Affordability

Social isolation (loneliness, no social support)

Complexity of caseload

Lack of financial literacy

Rising costs

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HOW TO GET INVOLVED

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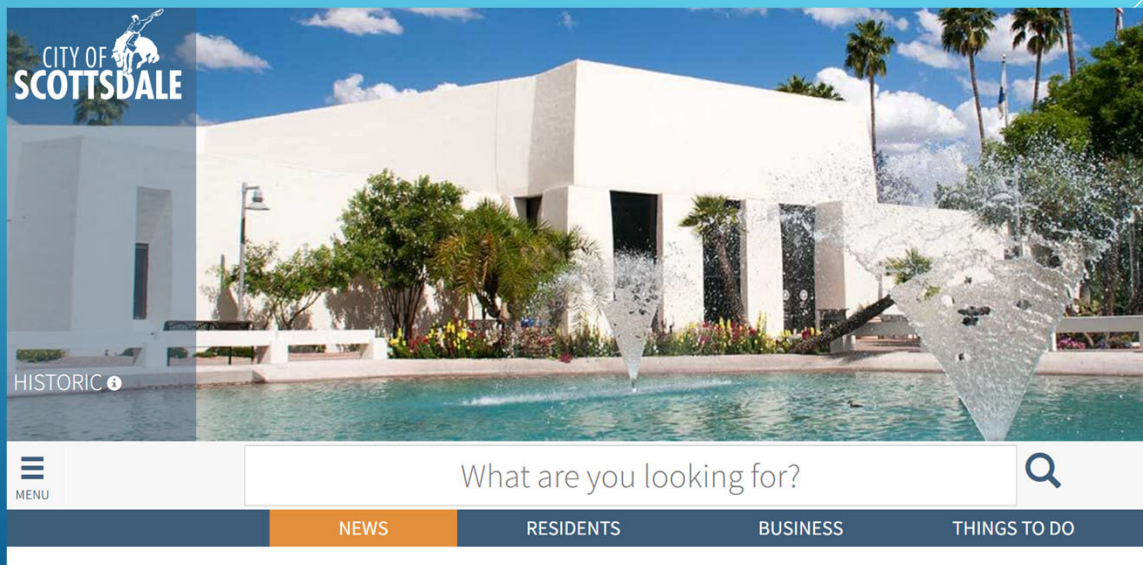
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- ▶ Food bank
- ▶ Emergency Assistance
- ▶ Empty Bowls
- ▶ Adopt-A-Senior/Family
- ▶ Brown Bag
- ▶ Afterschool Program Scholarships
- ▶ Special Needs
- ▶ Pet Pantry

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www.Scottsdaleaz.gov – keyword search



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SCOTTSDALE
**HUMAN
SERVICES**

RACHEL SMETANA
480-312-0051
RSMETANA@SCOTTSDALEAZ.GOV

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Item 4:
Neighborhood Advisory Commission Bylaw Update

Taylor Reynolds, Commission Liaison
Information, Discussion, and Possible Action




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Item 4 - NAC Bylaw Update

- Confirm receipt of public comments submitted on this agenda item
- Information, Discussion, and Possible Action

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Bylaw Update - Proposed Amendments

- | | |
|---|--|
| <ul style="list-style-type: none"> • Clarity and consistency • Align with other Boards/Commissions • Clear direction in administration | <ul style="list-style-type: none"> • Add Table of Contents • Define City Representatives • Clarify process for placing items on the agenda • Add City's Principles of Civil Dialogue |
|---|--|

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1/24/24 – NAC Comments

- Section 105 – Utilize alternate language for “most senior member” to indicate the member with the longest period or tenure of service.
- Section 109 – This section may need to specify whom would be the City Representative in the absence of the Commission Liaison, similar to Section 105.
- Section 201 – This section does not appear to allow for alternate meeting dates.

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1/24/24 – NAC Comments

- Section 105 – Utilize alternate language for “most senior member” to indicate the member with the longest period or tenure of service.

404.105. Absence Of of Thethe Chairperson and Vice-Chairperson
~~In the absence of the Chair, the Vice-Chair shall preside at the respective meeting of the Commission.~~ In the event that ~~neither~~ the Chair ~~nor and~~ Vice-Chair ~~is in attendance~~ are both absent or have declared a Conflict of Interest, the former Vice-Chair, if present and still a member of the Commission, ~~or the most senior member with the longest period of service on the~~ Commission, shall serve as the acting Chair at the respective question or meeting of the Commission.

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NAC Bylaw Amendment Procedure (302)

- Proposed amendments must be submitted and proposed to the Commission at the meeting prior to the Commission action
 - January 24, 2024 – review and discussion of submitted, proposed amendments
 - February 28, 2024 – discussion and possible action by the Commission

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Item 4 - Recommendation

Staff recommends that the Commission:

- Adopt the proposed amendments to the Bylaws of the Neighborhood Advisory Commission.

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Item 5: Identification of Future Agenda Items

Taylor Reynolds, Commission Liaison
Information & Discussion Only



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Item 5 - Identification of Future Agenda Items

The Neighborhood Advisory Commission may suggest items they wish to be placed on a future agenda. Per Arizona State law, the Commission shall not discuss, deliberate, or take action on any item suggested as a Future Agenda Item, unless the specific item is properly noticed for Commission discussion and action.



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Item 6: Staff Updates (A.R.S. 38 - 431.02(K))

Taylor Reynolds, Commission Liaison
Information & Discussion Only



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Item 6 - Staff Updates

- Spirit of Scottsdale Awards 2023 – City Council
 - March 19, 2024
 - Commissioners Lamb & Spatola
- Next Meeting of the NAC
 - March 27, 2024

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