



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

WEDNESDAY, OCTOBER 6, 2021

*** SUMMARIZED MEETING MINUTES ***

PRESENT: Renee Higgs, Chair
Joe Young, Vice Chair
William Scarbrough, Commissioner
Barney Gonzales, Commissioner
George Ertel, Commissioner
Christian Serena, Commissioner
Barry Graham, Commissioner

ABSENT:

STAFF: Tim Curtis
Eric Anderson
Adam Yaron
Brad Carr
Nicole Garcia
Karen Hemby
Ryan Garofalo
Bronte Ibsen

CALL TO ORDER

Chair Higgs called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

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

NON-ACTION ITEM

1. [Old Town Scottsdale Policy, Regulatory, and Guideline Update](#)
Presentation to Planning Commission for review and discussion regarding City Council's August 24, 2021, initiation of:
 - A non-major General Plan amendment to update the Old Town Scottsdale Character Area

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

Plan (Case 5-GP-2021);

- A text amendment to the City's Zoning Ordinance for the Downtown (D), Downtown Overlay (DO), and Planned Block Development (PBD) zoning districts – and other affected sections of the ordinance – as well as the Downtown Infill Incentive District (Cases 1-TA-2021 and 1-II-2010#3); and
 - An update to the Old Town Scottsdale Urban Design & Architectural Guidelines.
- **Long Range Planning Principle Planner Adam Yaron and Planning and Development Area Manager Brad Carr gave a presentation regarding the Old Town Scottsdale Policy, Regulatory, and Guideline Update.**
- **Discussion among Commissioners went as follows:**
- **Commissioner Gonzales requested consistent updates regarding the public outreach efforts and events from Long Range Planning staff including dates of outreach events and summaries of what was discussed.**
 - **Commissioner Ertel noted the timing of previous outreach efforts and questioned whether the timeline for public outreach as planned would allow for enough feedback, especially over the holidays. Commissioner Scarbrough echoed Commissioner Ertel's concern about the timing over the upcoming holiday months.**
 - **Commissioner Ertel also questioned if notification should also be extended to people outside of the Downtown boundary line. He also asked how property value changes would be accommodated with the proposed policy revisions.**
 - **Commissioner Serena questioned the parking requirements for those property owners taking advantage of the bonus system and whether those requirements specified above or below ground parking.**
 - **Commissioner Graham questioned the necessity of the 2.5 development type. He also inquired about any future plans for potential street closures in the downtown area. He also expressed concern about the term "flexibility" and what is allowed within that terminology. He concurred with Council's direction to remove the terms "metropolitan" and "vertical".**
 - **Commissioner Serena asked about the removal of Type 1 designation areas between 1984 and 2009, indicating the choice may be deemed controversial.**
 - **Vice Chair Young asked about where the bonus payments end up.**
 - **Commissioner Scarbrough also expressed concern about the proposed outreach timeline – emphasizing that he could only make a recommendation to Council with a significant amount of public input. He was also interested in how the proposal will be impacted by Prop. 207.**

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:22 p.m.