



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

**WEDNESDAY, AUGUST 25, 2021**

**\*SUMMARIZED MEETING MINUTES \***

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

**ABSENT:**

**STAFF:** Tim Curtis  
Joe Padilla  
Bryan Cluff  
Nicole Garcia  
Karen Hemby  
Lorraine Castro  
Jeffrey Ruenger  
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.

**MINUTES REVIEW AND APPROVAL**

1. Approval of August 11, 2021 Regular Meeting Minutes including Study Session.

**Commissioner Ertel moved to approve the August 11, 2021 regular meeting minutes. Seconded by Commissioner Scarbrough, the motion carried unanimously with a vote of seven (7) to zero (0).**

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

The motion carried with a vote of seven (7) to zero (0); by Chair Higgs, Vice Chair Young, Commissioner Scarbrough, Commissioner Gonzales, and Commissioner Ertel, Commissioner Serena, and Commissioner Graham.

## CONSENT AGENDA

2. [8-UP-2021 \(Curaleaf Scottsdale\)](#)

Request by owner for a Conditional Use Permit for a Marijuana Use (dispensary) in a +/- 7,706 square foot space at 16277 N Greenway-Hayden Loop, on a +/- 1.92-acre site with Industrial Park (I-1) district zoning.

Staff contact person is Bryan Cluff, 480-312-2258.

**Applicant contact person is Michelle Green, (602) 340-0900.**

**Item No. 2; Recommended City Council approve case 8-UP-2021 by a vote of 5-2 per the staff recommended stipulations based upon the finding that the Conditional Use Permit criteria have been met. Motion by Commissioner Scarbrough, 2<sup>nd</sup> by Vice Chair young with Commissioner Serena and Commissioner Graham dissenting.**

The motion carried with a vote of five (5) to two (2); with Chair Higgs, Vice Chair Young, Commissioner Scarbrough, Commissioner Gonzales, and Commissioner Ertel voting in favor, and Commissioner Serena, and Commissioner Graham dissenting.

## REGULAR AGENDA

3. [15-ZN-2020 \(Greenbelt 88\)](#)

Request by owner for a Zoning District Map Amendment from Planned Neighborhood Center Planned Community District (PNC PCD) to Planned Unit Development (PUD), including a development plan with amended development standards for building setbacks for a mixed-use center including 278 multi-family dwelling units and approximately 25,000 square feet of commercial floor area on a +/- 7-acre site located at 3308 - 3370, 3388 N. Hayden Road.

Staff contact person is Bryan Cluff, 480-312-2258.

**Applicant contact person is George Pasquel III, 602-230-0600.**

**Item No. 3; Recommended City Council approve case 15-ZN-2020 by a vote of 4-3 per the staff recommended stipulations, after determining that the PUD criteria have been met and the proposed Zoning District Map Amendment, Development Plan and Amended Development Standards are consistent and conform with the adopted General Plan. Motion by Commissioner Scarbrough, 2<sup>nd</sup> by Commissioner Ertel with Commissioner Gonzales, Commissioner Serena, and Commissioner Graham Dissenting.**

The motion carried with a vote of four (4) to three (3); with Chair Higgs, Vice Chair Young, Commissioner Scarbrough, and Commissioner Ertel voting in favor, and Commissioner Gonzales, Commissioner Serena, and Commissioner Graham dissenting.

Request to Speak Cards: John Faramelli, Donald Creedon, Angela Schafroth, Anthony Leavy, Alisa Bierman, Paula Sturgeon, Louise Lamb, Travis Junion, Margaret Creedon, Brian Guerrero,

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Raoul Zubia, Dana Close, Angela Underwood, Jake Mathie, Jason Alexander, and Jan Vuichich.

Written Comment Card: Betty Becker

**ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 8:02 p.m.