

SCOTTSDALE CITY COUNCIL
WORK STUDY MINUTES
TUESDAY, AUGUST 30, 2016



CITY HALL KIVA
3939 N. DRINKWATER BOULEVARD
SCOTTSDALE, AZ 85251

CALL TO ORDER

Mayor W.J. "Jim" Lane called to order a Work Study Session of the Scottsdale City Council at 4:02 P.M. on Tuesday, August 30, 2016, in the City Hall Kiva.

ROLL CALL

Present: Mayor W.J. "Jim" Lane
Vice Mayor Kathleen S. Littlefield
Councilmembers Suzanne Klapp, Virginia L. Korte, Linda Milhaven,
Guy Phillips, and David N. Smith

Also Present: Acting City Manager Brian Biesemeyer, City Attorney Bruce Washburn
City Treasurer Jeff Nichols, City Auditor Sharron Walker, and City Clerk
Carolyn Jagger

PUBLIC COMMENT

- Paulette Morganstern, Coalition of Greater Scottsdale, spoke in support of the draft Scottsdale General Plan 2035, with the proposed changes.
- Timothy Burns, General Plan Task Force, spoke in support of the draft Scottsdale General Plan 2035, with the proposed changes.
- Patti Badenoch, Scottsdale resident, asked questions on behalf of Sam West regarding flood provisions in the Draft General Plan.

1. **Draft Scottsdale General Plan 2035**

Request: Presentation, discussion, and possible direction to staff regarding the General Plan Task Force's recommended draft Scottsdale General Plan 2035, including changes to the Natural Open Space and Rural Neighborhoods land use categories and timing considerations for possible plan adoption and ratification.

Presenter(s): Erin Perreault, Planning, Neighborhood, and Transportation Manager

Staff Contact(s): Randy Grant, Planning and Development Services Director,
480-312-2664, rgrant@scottsdaleaz.gov

NOTE: MINUTES OF CITY COUNCIL MEETINGS AND WORK STUDY SESSIONS ARE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF ARIZONA REVISED STATUTES. THESE MINUTES ARE INTENDED TO BE AN ACCURATE REFLECTION OF ACTION TAKEN AND DIRECTION GIVEN BY THE CITY COUNCIL AND ARE NOT VERBATIM TRANSCRIPTS. DIGITAL RECORDINGS AND CLOSED CAPTION TRANSCRIPTS OF SCOTTSDALE CITY COUNCIL MEETINGS ARE AVAILABLE ONLINE AND ARE ON FILE IN THE CITY CLERK'S OFFICE.

Planning, Neighborhood, and Transportation Manager Erin Perreault gave a PowerPoint presentation (attached) on the General Task Force's recommendations for Scottsdale General Plan 2035.

Several Councilmembers expressed support for Option 1 (to proceed with the public hearing process on the Task Force recommendations to draft General Plan 2035, including proposed modifications to the land use matrix for a stand-alone use category for Natural Open Space, and to split Rural Neighborhoods into rural, and desert rural, for major and minor amendments).

ADJOURNMENT

The Work Study Session adjourned at 4:53 P.M.

SUBMITTED BY:



Carolyn Jagger
City Clerk


Officially approved by the City Council on September 20, 2016

CERTIFICATE

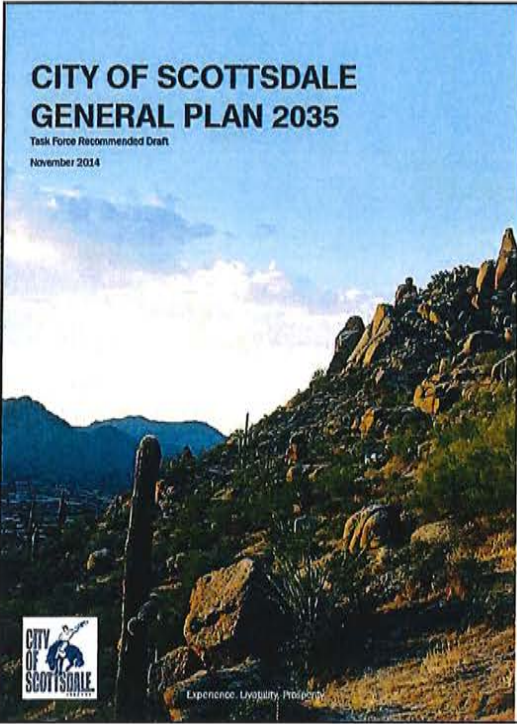
I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Work Study of the City Council of Scottsdale, Arizona held on the 30th day of August 2016.

I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 20th day of September 2016.



Carolyn Jagger, City Clerk



**CITY OF SCOTTSDALE
GENERAL PLAN 2035**
Task Force Recommended Draft
November 2014


CITY OF SCOTTSDALE
Experience. Livability. Progress.

City Council Work Study Session

August 30, 2016

General Plan 2035 Process

- **Phase 1:** Visioning (Complete)
- **Phase 2:** Drafting the Plan (Complete)
- **Phase 3:** Public Input on Task Force Draft Plan
- **Phase 4: Public Hearings/Possible Adoption**
- **Phase 5:** Voter Ratification Consideration



Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
Jan – March 2013	June 2013 – Nov 2014	Nov 2014 – Jun 2016	Sept – Dec 2016	2017 OR 2018

Scottsdale General Plan 2035 :: Process

Draft Amendment Criteria ‡

- 1) Change in Land Use
- 2) Area of Change (Acreage)
- 3) Character Area Compliance
- 4) Water/Wastewater Infrastructure
- 5) Change to Amendment Criteria/Land Use Category Definitions (**New**)
- 6) Growth Area Criteria (**New**)
- 7) General Plan Land Use Overlay Criteria (**New**)
- 8) Exceptions to the General Plan Criteria

2001
Amendment
Criteria

1. Change In Land Use Category

A change in General Plan Land Use Category on the General Plan Future Land Use Map from one Category to another, as delineated in the following table:

CHANGE IN LAND USE CATEGORY					
From Category:		To Category:			
		A	B	C	D
A	Rural Neighborhoods				
	Natural Open Space	Minor	Major	Major	Major
	McDowell Sonoran Preserve* (NEW)				
B	Suburban Neighborhoods				
	Developed Open Space	Minor	Minor	Major	Major
	Cultural/Institutional or Public Use				
C	Urban Neighborhoods	Major	Minor	Minor	Major
	Resorts/Tourism				
D	Commercial				
	Employment	Major	Major	Minor	Minor
	Mixed-Use Neighborhoods				

Task Force Draft General Plan 2035 :: Proposed Land Use Matrix

Change in Land Use Category							
From Category:		To Category:					
		A	B	C	D	E	F
A	Rural-Neighborhoods	-	Major	Major	Major	Major	Major
	Natural Open Space						
	McDowell-Sonoran-Preserve [®] (NEW)						
B	Desert Rural Neighborhoods (1 unit/2 or more acres)	Minor	-	Major	Major	Major	Major
C	Rural Neighborhoods (1 unit/1-2 acres)	Minor	Minor	-	Major	Major	Major
D	Suburban Neighborhoods (more than 1 and less than 8 units/acre)	Minor	Minor	Minor	Minor	Major	Major
	Developed Open Space						
	Cultural/Institutional or Public Use						
E	Urban Neighborhoods (8+ units/acre)	Major	Major	Major	Minor	Minor	Major
	Resorts/Tourism						
F	Commercial	Major	Major	Major	Major	Minor	Minor
	Employment						
	Mixed-Use Neighborhoods						

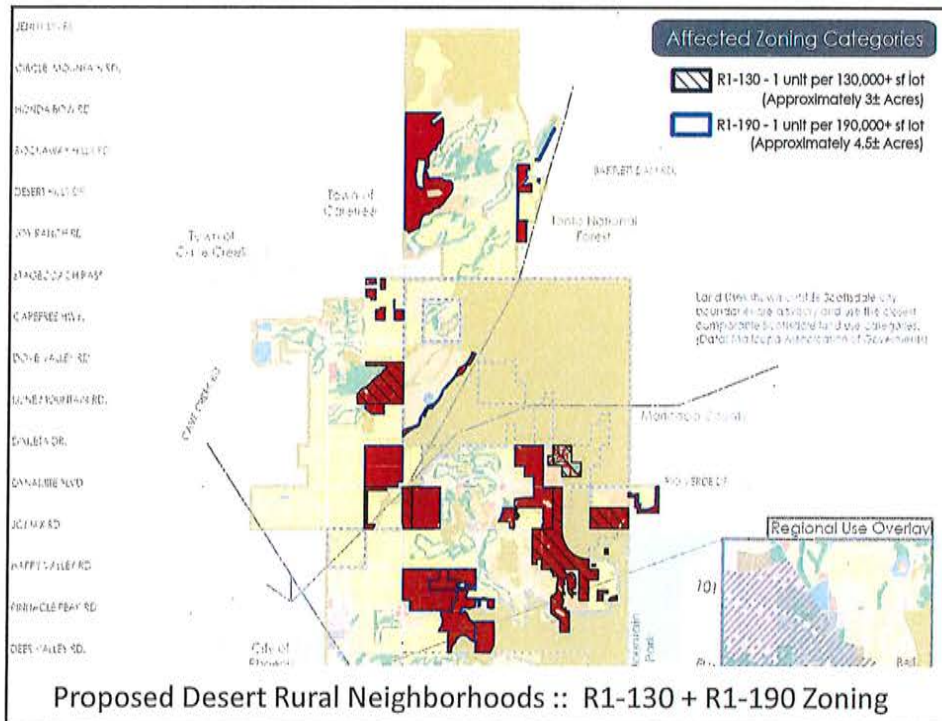
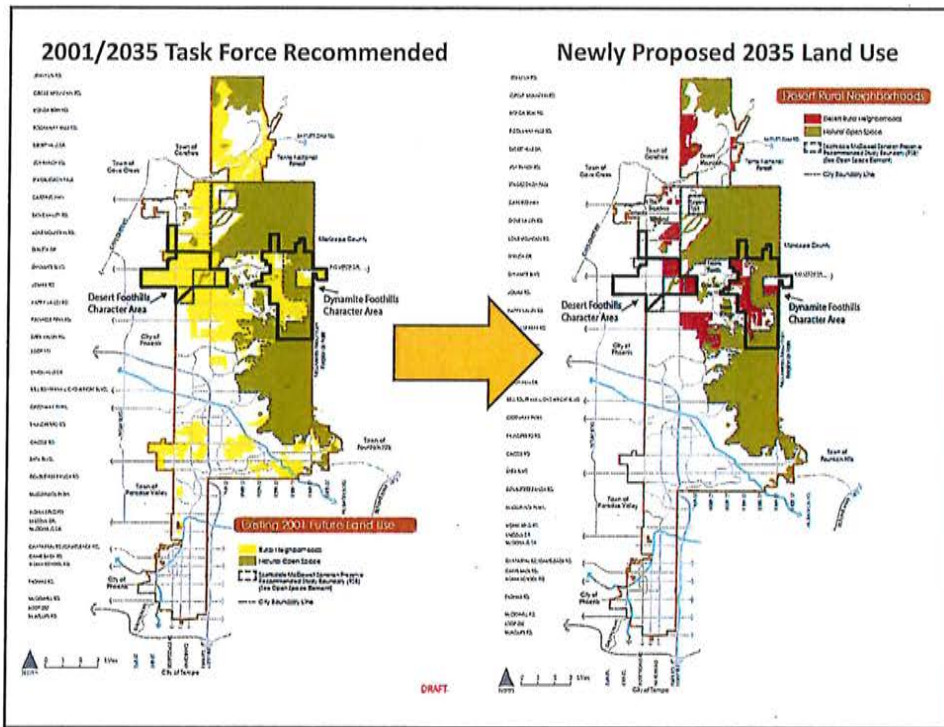
Compromise :: Proposed Land Use Matrix

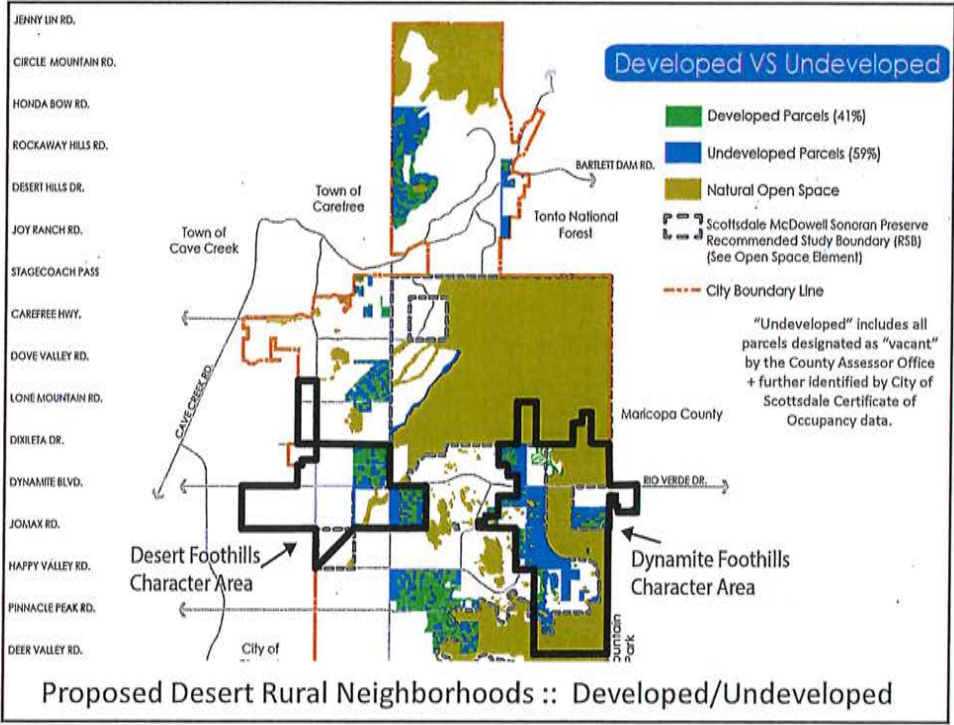
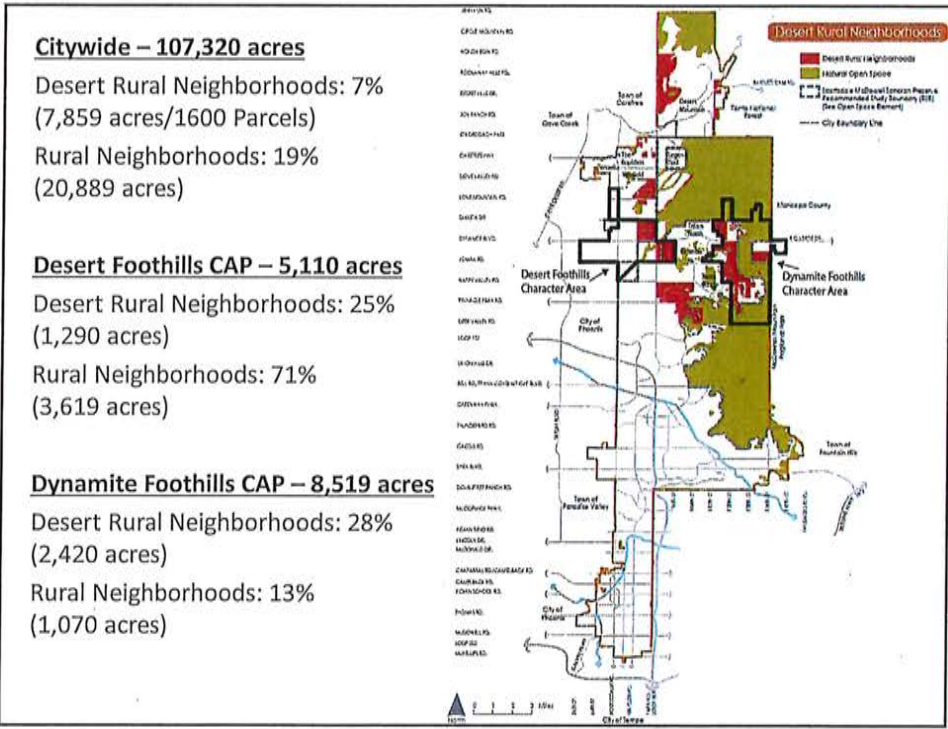
General Plan Amendment Criteria

Major amendment:

“substantial alteration of the municipality’s land use mixture or balance as established in the existing general plan land use element.”

Major Amendment	Minor Amendment
Occurs one time per year	Can occur any time per year
Min. 2 Planning Commission hearings	Min. 1 Planning Commission hearing
2/3 majority of Council to adopt (5 out of 7)	Regular majority of Council to adopt (4 out of 7)
Enhanced notification to surrounding jurisdictions	Regular notification process





City Fees

- **Rural Neighborhoods:**
 - If want a maximum density of 1 house per 1 acre:
 - ✓ Rezoning of Residential District \$1,140 + per acre fee
 - ✓ Rezoning per acre fees:
 - 0-20 acres No added fees
 - 21-100 acres \$70/acre
 - 101-600 acres \$53/acre
 - 601+ acres \$46/acre
- **Desert Rural Neighborhoods:**
 - If want a maximum density of 1 house per 1 acre:
 - ✓ Rezoning costs would be the same as under the Rural Neighborhoods scenario
 - ✓ Major General Plan Amendment +\$3,900
 - ✓ Minor General Plan Amendment +\$1,950

Sample City Fees :: Proposed Desert Rural

	Rural Rezoning to 1 unit per acre	Desert Rural Rezoning + Minor GP Amendment (+ \$1,950)	Desert Rural Rezoning + Major Amendment (+ \$3,900)
R1-130 Parcels			
5 acres (Avg Size)	\$1,140	\$3,090	\$5,040
10 acres	\$1,140	\$3,090	\$5,040
20 acres	\$1,140	\$3,090	\$5,040
40 acres	\$3,940	\$5,890	\$7,840
293 acres (largest parcel)	\$16,669	\$18,619	\$20,569
R1-190 Parcels			
6 acres (Avg Size)	\$1,140	\$3,090	\$5,040
10 acres	\$1,140	\$3,090	\$5,040
20 acres	\$1,140	\$3,090	\$5,040
40 acres	\$3,940	\$5,890	\$7,840
90 acres (largest parcel)	\$7,440	\$9,390	\$11,340

Sept 2016	<ul style="list-style-type: none"> • 8/31 Letter to Property Owners • 3 Open Houses – 9/6, 9/7, 9/8 • Property Owner Open House – 9/21 (if needed) • 2 Planning Commission Study Sessions – 9/14, 9/28
Oct 2016	<ul style="list-style-type: none"> • Planning Commission Remote Hearing – 10/5 • City Council Study Session – 10/18 • Planning Commission Recommendation Hearing – 10/26
Dec 2016	<ul style="list-style-type: none"> • City Council Adoption Hearing/Decision on Election Timing (if plan adopted) – 12/1
2017 or 2018	<ul style="list-style-type: none"> • Public Vote

<p>Option 1:</p> <p>Proceed through the 2016 major General Plan amendment public hearing process with the Task Force draft General Plan 2035 INCLUDING proposed modifications to the land use matrix:</p> <ul style="list-style-type: none"> • Natural Open Space – stand alone land use category • Split Rural Neighborhoods into Rural and Desert Rural <ul style="list-style-type: none"> • Major Amendment • Minor Amendment 	<p>Option 2:</p> <p>Proceed through the 2016 major General Plan amendment public hearing process with the Task Force draft General Plan 2035 as proposed by the Task Force NOT INCLUDING the proposed modifications to the land use matrix.</p>	<p>Option 3:</p> <p>Do NOT proceed through the 2016 major General Plan amendment public hearing process with the Task Force draft General Plan 2035. Return to Council with alternate options to update Scottsdale's General Plan.</p>
<p>City Council Direction :: Options</p>		

Proposed Land Use Definitions

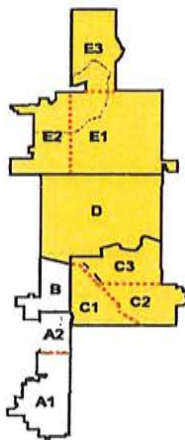
- Desert Rural (new):** This category includes **the largest-lot** single-family neighborhoods. Densities in Desert Rural Neighborhoods are usually **one house per two or more acres**. **Within the Environmentally Sensitive Lands area**, native desert vegetation is abundant in Desert Rural Neighborhoods, and special care is needed to preserve open desert character and environmental features. The goal in Desert Rural Neighborhoods is to retain the large-lot character while preserving limited clustering is encouraged to preserve desert vegetation, washes, and natural features, while ensuring the large-lot character is retained. **Limited clustering of development may be considered to achieve this goal.** Desert rural neighborhoods may also include equestrian or **limited golf course uses** character.
- Rural Neighborhoods:** This category includes large-lot, single-family neighborhoods. Densities in Rural Neighborhoods are usually **one house per one to two acres**. **Within the Environmentally Sensitive Lands area**, native desert vegetation is abundant in many Rural Neighborhoods, and special care is needed to preserve open desert character and environmental features. **The goal in Rural Neighborhoods is to retain the large-lot character while preserving** Clustering is encouraged to preserve desert vegetation, washes, and natural features. **Clustering may be used to achieve this goal.** Rural Neighborhoods may also include equestrian or golf course uses character.

2. Area of Change (Acreage)

A change in the General Plan Land Use Category of ten (10) or more gross acres

2001

- Planning Zones A & B - 10 acres or more
- Planning Zones C, D & E - 15 acres or more



2035

- City-wide - 10 acres or more



Amendment Criteria Comparison

Major Amendment:
 "Substantial alteration of the municipality's land use mixture/balance"

*Phoenix: 1920-3200+ acres

*Mesa: 320+ acres

**Chandler: 40-320+ acres

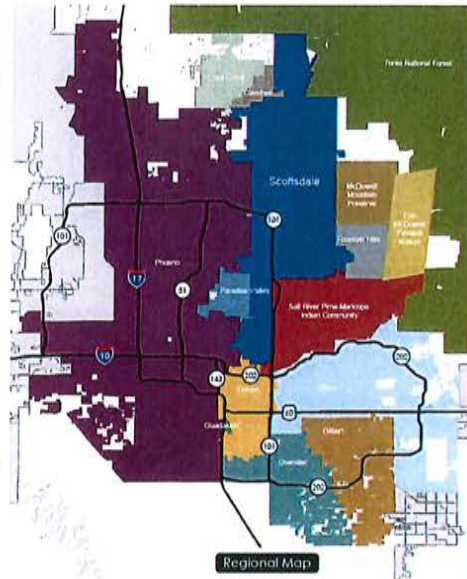
*Gilbert: 40-160+ acres

Fountain Hills: 40-80+

Carefree: 5+ acres

Paradise Valley: Based on GP land use change, no minimum acreage

Tempe: No minimum, generally when acreage of a land use is decreased by 1%



*acreage only criteria

**to public vote on August 30th / same as existing plan

General Plan Amendment Criteria

3. Character Area Criteria

A change in the General Plan Land Use Category change that does not clearly comply with the goals and policies embodied within an approved Character Area Plan.

4. Water/Wastewater Infrastructure Criteria

A change in the General Plan Land Use Category that results in premature increase in size of master planned water transmission or sewer facility and that also requires public/community a) investment for such facilities or b) physical provision of such facilities

General Plan Amendment Criteria

5. Amendment Criteria/Land Use Definitions Text Change Criteria (NEW)

- Modification to the General Plan Amendment Criteria Section and/or a text change to the use, density or intensity of the General Plan Land Use Category definitions

6. Growth Area Criteria (NEW)

- A change in General Plan Land Use Category accompanied by a new or expanded Growth Area

7. General Plan Land Use Overlay Criteria (NEW)

- Modification, expansion or creation of a new General Plan Land Use Overlay (Regional Use, Infill Incentive (NEW), Shea Corridor, Mayo Support)

Exceptions to the General Plan Amendment Criteria “Other” Land Use Categories/Map Designations

Category	General Description
Circle/Dashed Area	Area planned for land uses indicated in the circle that are subject to specific cases, specifically 4-GP-2002 (State Land) and 54-ZN 1989 et al (DC Ranch) – minor amendment
Regional Use Overlay	Flexibility for regional land uses (currently Airpark area) – no amendment
Shea Corridor Overlay	Shea Boulevard- flexibility for land uses described in the Shea/East Shea Area Plan (1993) – minor amendment
Mayo Support District Overlay	Around Mayo Clinic– flexibility for medical support uses – minor amendment

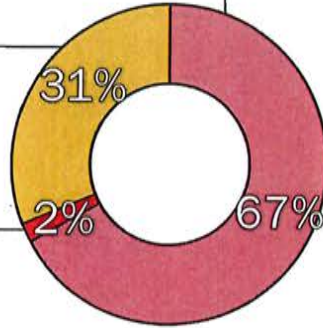
Note: Task Force recommended removal of Resort Star

Criteria & Amendments

Criteria #1

Criteria #1 & #2

Criteria #2



Draft Scottsdale General Plan 2035 :: Content

- **Residential - 48%**
 - Desert Rural Neighs. 7%
 - Rural Neighborhoods - 19%
 - Suburban Neighborhoods - 20%
 - Urban Neighborhoods - 2%
- **Mixed Uses - 4%**
 - Mixed Use - 3%
 - Resorts/Tourism - 1%
- **Non-Residential - 6%**
 - Cultural/Institutional & Public Use - 2%
 - Commercial - 1%
 - Employment - 3%
- **Open Space - 41%**
 - Developed - 8%
 - Natural - 33%
 - Preserve - 27%
 - NOS - 6%

