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2006 – A Challenging Year

We witnessed more land use applications and issues during the past year than in the previous nine years of COPP's existence. Unquestionably, Scottsdale and particularly the north has become one of the most desirable areas of the Valley. Developers are eager to acquire the limited acreage that is available and to maximize the use of such land by requesting zoning changes from the city.

Our approach has been to insist on enforcement of the city's zoning ordinances that are designed to protect the desert environment and mountain views by limiting density to the number of homes prescribed by such regulations. Ordinances important to these objectives are the Environmentally Sensitive Land Ordinance and the Foothills Overlay. Both have explicit regulations of how land is to

be developed for residential use to assure a reasonable outcome.

There will also be continuing pressure by property owners and developers for taller buildings and greater density throughout the city. We saw this in the DMB One Scottsdale request to raise building heights in its project on Scottsdale Road, which we successfully opposed.

Such height requests will continue. The question of allowing building heights greater than the underlying zoning allows is a major public policy decision that should be made only after extensive public outreach and discussion with all stakeholders to determine where taller buildings might be appropriate. Are we to follow Phoenix or continue to look like Scottsdale? Is it important to retain the Scottsdale cachet

(see "2006" on page 2)

Calendar of Events

- February 1 Scottsdale Fire Department Neighborhood Outreach Meeting to further discuss location of new site for fire station. Refer to article, page 2. Holy Redeemer Lutheran Church, 7670 E. Jomax Road, 7:00 pm.
- February 10 Friends of the Scenic Drive Cleanup begins at 8:00 am. For details, refer to www.scenicdrive.org.
- February 10 Electronic Recycling Day; 7:30 am-2:00 pm, Corporation Yard, 9191 East San Salvador. Phone (480) 312-5600 for details.

(see "Calendar" on page 2)

COPP's mission is to educate the public and hold government officials accountable to the public on any issue that poses a threat to neighborhoods, the environment, and fiscal responsibility.

2006

(continued from page 1)

for our important tourism industry? Deciding height issues on a project by project, developer by developer ad hoc basis is not sound planning and will surely erode the open skies and mountain views that make our city so special. We will pursue this issue with the city council in 2007.

One of the more contentious and emotional issues that surfaced during the past year was the question of how churches should be regulated when they locate in a residential district that is essentially low density, as in most of north Scottsdale.

COPP believes there is room for negotiations on the issues that are important to homeowners when a church locates in a purely residential district. While churches are permitted in a residential district, residents are concerned about how the use may negatively affect their quality of life on a day to day basis. For example, intrusive traffic, noise and lighting.

COPP has raised these concerns with the City and with church representatives. We have never opposed churches in north Scottsdale. With minor exceptions, all have been sensitive to their residential neighbors and added to the religious and cultural life of the area. We are hopeful that an acceptable mutual understanding will guide the way to a positive solution in the near future.

The Board of Directors

Selection of Permanent Site Underway for Scottsdale Fire Station

A major goal of the Scottsdale Fire Department is to decrease the response time of emergencies to four minutes or less, 80 percent of the time. Based upon achieving this goal, the Department is working with the neighbors of the area bounded by Dynamite Boulevard, Hayden, Jomax and Scottsdale Roads to find a permanent site to replace the temporary facility at the intersection of Jomax and Pima Roads.

Because of neighborhood opposition to a two-acre site at Jomax and Miller Roads, the Fire Department under the direction of City Council, is currently studying more than 20 other locations in this vicinity.

Residents from Monterra and the surrounding area, in a meeting on January 11, stated to SFD Chief Willie McDonald that they moved to their rural locations to avoid disruptive noise and traffic. The major site under consideration, located on Jomax Road,

is subject to flooding and would impede response times.

With many available options identified by city staff, selecting one of the proposed sites on Dynamite will move the station further west, away from the immediate residential area, and result in a favorable outcome for the Fire Department as well as for the neighbors.

COPP has urged Chief McDonald to pick a location that is less intrusive to neighborhood residents that would also satisfy response time requirements for the area.

A follow-up meeting will be held February 1 at Redeemer Lutheran Church, 7670 E. Jomax Road, at 7:00 pm.

With questions or comments please contact the COPP hotline at (602) 230-5233 or at COPPeak@coppeak.org. Chief Willie McDonald can be reached at: (480) 312-1880 or fire@scottsdaleaz.gov.

Calendar of Events (continued from page 1)

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|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| February 14 | Planning Commission Meeting to reevaluate and vote on zoning updates to the Sign Ordinance, Kiva, Scottsdale City Hall, 3939 N. Drinkwater Blvd. 5:00 pm. Refer to article on page 3. |
| February 17 | Preserve Connection; 8:30 am-1:00 pm. Join a free guided four-mile hike in the McDowell Sonoran Preserve to Balanced Rock. Meeting point is the Granite Reef Senior Center. For details, please phone (480) 312-7957. |
| February 19 | Presidents Day, City offices are closed. However, trash will be collected as scheduled. |

Development Updates

Planning Commission Delays Decision

The proposed text amendment regarding restricting temporary political and commercial signs remains undecided. On January 10, the Planning Commission voted to continue studying the proposed text amendments and updates to the Sign Ordinance.

Under the previous direction of City Council, city staff proposed an amendment of the current ordinance to support more restrictions, concise language, and stronger enforcement.

Signs on Public Property and in the Public Rights-of-Ways (12-TA-2006)

The proposed updates would prohibit all types of private temporary signs on city streets and in the public rights-of-ways. Exceptions would include traffic management signs, government signs, street name signs, and banners of special events on public property. **Private Signs on Private Property (13-TA-2006)**

This related text amendment affects all types of private temporary signs on private property by restricting their location and size. The updated ordinance would restrict these signs from the currently approved 16 square feet to 8 square feet. The signs would be required to be oriented perpendicularly to the street in orderly, freestanding rows, and be spaced at least 10 feet apart.

The Planning Commission appears to be more supportive of banning Signs on Public Property and in the Public Rights-of-Ways (12-TA-2006) and less inclined to limit Private Signs on Private Property (13-TA-2006).

Currently, the Planning Commission will reevaluate and vote on these updates at their February 14 meeting, Kiva, Scottsdale City Hall, 3939 N. Drinkwater Blvd. 5:00 pm. The City Council will ultimately make the final decision at a date to be determined.

Further information can be

obtained from KWauwie@scottsdaleaz.gov or by phone (480) 312-7898. The detailed city fact sheets are available online. Refer to: www.COPPeak.org; Links; City of Scottsdale, and Case Files.

Grayhawk Rezoning Request Includes Increased Heights

Grayhawk owners have filed a rezoning request to amend building heights on a portion of a 34-acre site located at the northwest corner of Thompson Peak and Pima Roads from Resort/Townhouses Residential District, Planned Community District (R-4R PCD) to Central Business District, Planned Community District (C-2 PCD) with Amended Development Standards.

Part of the initial development plan for the community is a resort, along with related private residences to be built adjacent to the Grayhawk Golf Club. The purpose of the request is to rezone approximately three + acres to support potential resort-related activities including free-standing restaurants, art galleries, and other tourist-related businesses.

Under the planning stages, the developer is working to resolve questions involving heights, parking, and signage. The developer has submitted a plan to build a 40 foot high structure. This would make the building the tallest in the area and would negatively impact viewpoints from surrounding low scale and largely residential neighborhoods.

Consideration needs to be given to the project's density and the additional traffic that would be generated from the proposed project.

In an earlier hearing, the Planning Commission continued a decision in order that the developer could rework some of these requested amended standards to bring the project into compliance with existing city ordinances

that will not negatively affect the lifestyle of those residents in the surrounding area.

In order for the approval of any amended standards, and to amend the existing development agreement, the case must be heard by the Planning Commission and the City Council

At this point, the project plans are being updated, neighborhood outreach meetings are continuing, and a hearing date will be scheduled sometime in the near future. The Coalition will remain vigilant, and report details as they occur.

Message from the Scottsdale Police Department

Effective lighting has proven to be the only thing that reduces outdoor crime at night. Motion sensors serve as a deterrent to intruders. If you park your car on your driveway, you can reduce the chance of theft by installing dusk to dawn motion sensor lights. These fixtures have to be adjusted to make certain that they are not activated by small desert animals or birds. As with all lighting, it is required to conform to the regulations of the Environmentally Land Ordinance.

Officer Jason Glenn
District 3 Crime Prevention Officer
jglenn@scottsdaleaz.gov
Phone: 480-312-8802

Commander William Wilton,
District 3 Commander
wwilton@scottsdaleaz.gov
Phone: 480-312-7318



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Join COPP today! Your support will help COPP continue its mission as a volunteer organization serving the Northeast Valley.
 If you cannot join COPP right now, please consider making a donation.

COPP's mission is to educate the public and hold government officials accountable to the public on any issue that poses a threat to neighborhoods, the environment, and fiscal responsibility.

I support COPP's mission and would like to join COPP. Your membership and/or donation is greatly appreciated.

- Annual Membership** \$50 per household (Make check payable to COPP, Inc.) **COPP Political Committee Donation** of \$ _____ (Make check payable to COPP Political Committee)

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 Fax (_____) _____
 E-mail _____

Alternate Address	
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City _____ State _____ Zip _____	
Phone (_____) _____	
Fax (_____) _____	
Start Date _____	End Date _____

In what neighborhood/HOA do you live? _____ In which city do you vote? _____

Comments/Suggestions _____

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Have a question? Call the **COPP Hotline** at: 602.230.5233 or E-mail us at: COPPeak@coppeak.org
 Make your check(s) payable as indicated above. Please return this form and your check(s) to:
COPP • 8912 East Pinnacle Peak Road, PMB 275 • Scottsdale, Arizona 85255-3649

Action Needed!

Thanks to the many messages she received from COPP Members and others concerned about growth management and conservation in Arizona, Governor Janet Napolitano did address these issues in her State of the State Address.

Specifically, here's what she said:

“In addition to protecting our air quality, we must also protect our access to open space, particularly in our urban counties. Without state trust land reform, our ability to protect these lands for their conservation values may be in question. We need time to find the answers. In the meantime, let me assure those communities that have reclassified trust lands under the Arizona Preserve Initiative: We will not move those lands to market for other than conservation purposes without local consent.”

The Governor needs to hear from you again! Thank the Governor for making this commitment in her State of the State Address, and tell her this is a commitment she needs to keep. The State land applied for by Suncor Development is within the Preserve Boundary approved by Scottsdale voters, was included in Scottsdale's API application, and includes 255 acres of land reclassified as suitable for conservation. It includes a planned major access area at Pima and Dynamite, land fronting on Scottsdale Road's Scenic Drive, as well as important wash and trail corridors.

In keeping with the commitment made by the Governor in her State of the State Address, the approximately 1700 acres of land applied for by Suncor Development needs to come off the market until answers to Land Trust Reform are found.

You can contact the Governor at <http://azgovernor.gov/contact.asp> or by fax at (602) 542-1381. Please write today. Ask the Governor to honor her campaign promises to better manage Arizona's explosive growth by including Land Trust Reform as a critical component of that effort. Urge her to take the land applied for by Suncor Development off the market until a meaningful Land Trust Reform measure has been approved.

Send a copy of your message to the Scottsdale Republic at ne.letters@scottsdalerepublic.com or by fax at (602)444-6875. If you are using the above web address to reach the Governor, you will have to copy the body of your message onto an email message screen to send it to the Republic.

Also, please contact State Senator Carolyn Allen and State Representatives Michelle Reagan and John Kavanagh. Ask them to take a proactive role in supporting Land Trust Reform in this Legislative session, and to urge the Governor take this 1700 acres off the market until Land Trust Reform has been accomplished. Contact information is:

Senator Allen

callen@azleg.gov

Fax: (602) 417-3155

Representative Regan

mregan@azleg.gov

Fax: (602) 417-3008

Representative Kavanagh

jkavanagh@azleg.gov

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