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## Drainage Problems – Who’s Minding The Store?

Presently, the city relies on drainage plans that are prepared by professional engineers, hired by the developer of a proposed project who attempt to determine how to deal with the flow of washes and drainage on a building lot or in a proposed development.

However, the means by which such plans are processed, approved and regulated is inadequate based on the problems that have repeatedly been reported to the Coalition.

We have spoken and met with the city staff numerous times to discuss drainage issues. It is easily the most frequent complaint and concern of residents living in the north. Mostly the problem involves diverting the natural flow of water, the result of which negatively affects downstream properties, particularly after a heavy downpour.

Nearly all of North Scottsdale lies within a landform called an Alluvial Fan. One drainage characteristic of an Alluvial Fan is unpredictable flow paths. Water can

flow across this landform as sheet flow, in minor washes smaller than 50 Cubic Feet per Second (cfs) or through major wash corridors such as the Rawhide or Reata Pass washes. The path the water may take varies from storm to storm, depending on the characteristics of each individual storm. Channeling it with any degree of predictability is difficult to impossible to accomplish. Additionally, one key objective of the Environmentally Sensitive Lands Ordinance is to allow washes greater than 50 cfs to remain in their natural state.

As more homes are built in the north, the frequency and intensity of drainage problems will increase as well. It is our opinion that the city’s present policy and process does not adequately protect present and future residents because it allows too many opportunities for error or violations of the city’s drainage regulations and too little city oversight of the process.

Presently, the city relies on an engineer,  
*(see “Drainage” on page 2)*

## Calendar of Events

- September 3 Labor Day, city offices will be closed but trash will be collected as scheduled.
- September 26 The Planning Commission will hear and vote on the year’s only General Plan Amendment request (1-GP-2007). Submitted by city planners, the purpose is to provide a cohesive land use framework for all of the WestWorld property (1-GP-2007). The City Council will vote to approve this General Plan Amendment on 10/31 or 11/1.
- October 27 Cookout at the Ranch XII, 5:30 pm-9:30 pm., MacDonald’s Ranch, Scottsdale and Jomax Road, see article 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.*

# Drainage (continued from page 1)

hired by the developer, to provide a drainage plan that will comply with city regulations to protect other upstream and downstream property owners from changes in the flow of water on the building site. Basically, no flow on the building site is to be altered so that it negatively affects the velocity and volume of water on neighboring properties.

We have found that while the city reviews drainage plans, it assumes the licensed engineer has designed a plan that complies with city regulations. As such, the process relies entirely on the skills and professional commitment of the engineer, hired by the builder, to

assure compliance with all applicable ordinances. Given our experience with drainage issues, that's a fox in the henhouse mentality and it needs to be changed.

We conveyed this concern to the City Council at its recent hearing involving drainage problems of a number of residents in the north. Council members Tony Nelssen and Bob Littlefield have raised the level of concern with the mayor and other council members.

We have recommended a policy change that would require the city to get its own drainage reports performed by either its own hydrologist or by one selected from an approved list of outside engineers. The report would

be reviewed by city staff members who have training and expertise in hydrology before the drainage plan is approved by the city. Additionally, we have urged the city to require an intense inspection regimen to assure that what gets built reasonably resembles what was approved. This is not part of present requirements.

We believe the city should do all it can, and must do more, to assure sound drainage oversight and approval. If you agree, please let the mayor and city council know you're concerned and want to see a change. You can email them at [citycouncil@scottsdaleaz.gov](mailto:citycouncil@scottsdaleaz.gov)  
The Board of Directors

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## COPP Members Address Their Concerns

Historically, we have conducted bi-annual surveys of our membership to determine how satisfied you are with the way Scottsdale is performing. In addition, the survey results provide feedback to help us focus on those issues that you feel are most important.

We thank you for taking the time to complete this recent survey and for providing us with your opinions regarding community concerns.

As in previous surveys, matters related to land use top members' concerns. This year's survey showed that when members were asked to rank the three Most Important Items, we found that Completion of the McDowell Sonoran Preserve was the over-riding concern of our responding members, followed by Zoning Decisions by City Council. Tied for third place was Level of Residential Density in North Scottsdale, and Management of State Trust Lands.

Members are most satisfied with

Trash and Recycling Services, and Fire and Police Protection. On July 1, Scottsdale's Fire Department had its second anniversary and is providing all firefighting, safety, and prevention within the city's boundaries. While these preceding services were those ranked highest in the 2005 survey, it is a fine tribute to our new fire department that it continues to be highly ranked in member satisfaction.

Lowest levels of satisfaction were with Air Quality, Control of Non-Residential Uses in Residential Zones, Completion of McDowell Sonoran Preserve, Management of State Trust Lands, and Traffic Control. Clearly, Completion of the McDowell Sonoran Preserve and the Management of State Trust Lands are priorities that many feel is not progressing quickly enough. The disappointing defeat of Proposition 106 this past fall could have played a significant role in these dissatisfaction levels.

Additional concerns refer to Henry Becker's "trashing" the neighborhood, better traffic and construction co-ordination, excessive congestion and noise, along with the need to widen Pima Road, and a desire for more aggressive involvement in Land Trust Reform.

A minority of members would like to have periodic member meetings, predominately on a quarterly basis. As we decide how we can best handle this request, we will continue to be in touch regarding various options.

Again, we thank you for the enthusiastic reply to the survey. The thoughtful results will help us prioritize our focus as we continue to work toward fulfilling our mission,

*"...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."*

The Board of Directors

### Cookout at the Ranch X11, Saturday October 27

Save the date, Saturday, October 27 and plan to attend the Cookout at the Ranch XII from 5:30 pm to 9:30 pm. Located at MacDonald's Ranch, Jomax and Scottsdale Road, the event benefits desert preservation. Sponsored by the Friends of the Scenic Drive, and supported by The Coalition of Pinnacle Peak, the evening provides a setting for dinner, western entertainment, and wildlife exhibits. Tickets are \$45.00 for adults and \$15.00 for children under twelve years. For tickets and information, phone (480) 585-0239, or refer to the Friends of the Scenic Drive web site at [www.scenicdrive.org](http://www.scenicdrive.org)

# Development Updates

## *LGE/Scottsdale & Dove Valley Commercial Parcel (40-DR-2007)*

The Coalition continues to be involved with the development of a 27.6 acre parcel, located on the southeast corner of Dove Valley and Scottsdale Road, that a number of years ago was earmarked for a Home Depot store and was defeated when the residents in the area and COPP opposed the project.

Subsequently, a Minor General Plan Amendment and change in zoning to R5 from C2 permitted multi-family residential for the eastern half of this parcel.

With COPP's involvement in the residential phase, we encouraged outreach meetings and discussions between the developer and the neighbors. Ultimately, these efforts were successful in lessening the project's future impact on the surrounding neighborhoods, Las Piedras to the east and Winfield to the north.

Since the residential parcel was approved, Shea Commercial, the developer of the remaining 13.3-acre commercial parcel, after having designed a suitable project, sold this site to LGE.

The C2 zoning, which permits office and commercial development, remains in place.

However the current submittal under Development Review has been reworked to include a higher density project consisting of seven buildings with a combination of two-story office buildings and one-story retail space. Although the zoning allows this intended use, the project is much more intense than what Shea Commercial had previously presented

to the Winfield homeowners.

The Coalition is concerned about the intensity of land use and is encouraging the developer to modify design features which we believe require attention. The applicant, LGE, could easily modify the two-story heights, and the current rectilinear design with some overall design modifications.

Some other areas of concern are:

- Landscaping – Is there a landscape plan?
- Lighting – What is the height of parking area lighting and what other types of lighting are planned?
- Deliveries and Garbage Pickup – Is there an agreement as to when deliveries will be made and when garbage will be picked up?
- Traffic – Has there been a traffic study? If so, what are the results?

We urge the current applicant, LGE to hold outreach meetings and cooperate to design a project that will help resolve homeowner concerns while keeping in mind the questions we have raised. COPP will keep you apprised on these meetings and updates as we work together for a positive solution.

With your questions and concerns, please email [COPPPeak@coppeak.org](mailto:COPPPeak@coppeak.org) or leave a message on our hotline: (602) 230-5233. In addition, you can contact the city at the Planning and Development Services Department, 7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251, phone (480) 312-7000 or fax: (480) 312-7088.

## Message from the Scottsdale Police Department

Be wary of fraudulent home repair contractors, a prevalent problem during the monsoon season.

- Be alert to contractors who may be working in the neighborhood, and have time and supplies to repair your house or who have supplies remaining from another job.
- Hire a contractor licensed by the Arizona Registrar of Contractors.
- Get several written estimates and evaluate these carefully.
- Request a list of references.

Officer Jason Glenn  
District 3 Crime  
Prevention Officer  
[jglenn@scottsdaleaz.gov](mailto:jglenn@scottsdaleaz.gov)  
Phone: (480) 312-8802

Commander William Wilton  
District 3 Commander  
[wwilton@scottsdaleaz.gov](mailto:wwilton@scottsdaleaz.gov)  
Phone: (480) 312-7318

## Scottsdale Resources: Summer Updates

### Telephone Access to General Information for Scottsdale City Offices

To increase efficiency, Scottsdale has consolidated city phone lines.

For General Information during business hours, from Monday-Friday, 8:00 am-5:00 pm, dial (480) 312-3111.

To reach the police non-emergency number, continue to dial (480) 312-5000.

### City Web Site Updated

The city has recently updated and revised most of its web site: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov). The format is easy to access, and provides a great deal of resource information in all areas of Scottsdale government.

COPP's web site at [www.coppeak.org](http://www.coppeak.org) provides direct linkage to the city. The COPP Home Page will direct you to Scottsdale's web site by clicking "Links".



**Coalition Of Pinnacle Peak, Inc.**  
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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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Phone (_____) _____	
Fax (_____) _____	
Start Date _____	End Date _____

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

Comments/Suggestions \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Office Use Only
8/07

Have a question? Call the **COPP Hotline** at: 602.230.5233 or E-mail us at: [COPPeak@coppeak.org](mailto:COPPeak@coppeak.org)  
 Make your check(s) payable as indicated above. Please return this form and your check(s) to:  
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