



IN THIS ISSUE

- Small Cases Are Important Too
- Calendar of Events
- Dust Control Measures
- Desert Discovery Center Workshop
- Development Updates:
 - Safeway at the Summit Fuel Station
 - Dream Church and School Plans
- Message from Scottsdale Police Department
- COPP Member Meeting

NEXT COPP MEMBER MEETING

Thursday
March 20, 2008 at 7:00 pm

Legend Trail
Community Center

(North on Pima Road past
Lone Mountain 1.5 miles.

To Legend Trail Parkway on right –
then 1.5 miles on right to
Community Center.)

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Small Cases Are Important Too

The Coalition has gone on record in opposition to the proposed rezoning of a 20-acre parcel, located at 36180 N. Windmill from R1-190 ESL (one single-family dwelling per five acres) to R1-70-ESL (one single-family dwelling on just under 2 acres), with amended development standards to develop eight lots. At the February 5 City Council meeting, this case was continued 7-0, with the possibility that the applicant might withdraw the project prior to a future Council hearing.

While small in size, this case is important nonetheless. The applicant is a California developer looking for a quick return on his investment. While asking the city for an increase in density which will increase the value of his investment, he has the property up for sale.

A rezoning of this nature should clearly demonstrate a significant benefit to the

surrounding neighborhood and the community in general. Nothing has been presented to demonstrate that the proposed rezoning benefits anyone other than the California property owner.

Given the development of the surrounding area, we believe that there is no compelling reason to support this proposal, while the reasons for denial are overriding.

One major consideration is that the neighbors in the area are opposed to the increase in density. This parcel is one of the few remaining 5-acre zoned parcels in the city. The existing zoning is in character with the area's General Plan Land Use designation of Rural Neighborhoods, and adds to life style choices of Scottsdale residents, present and future.

Rezoning such as this, will have a domino effect on other similarly zoned

(see "Small Cases" on page 2)

Calendar of Events

- | | |
|----------|---|
| March 3 | State-Mandated Dust Control Measures, Open House, Via Linda Senior Center, 10040 E. Via Linda, 5:30-7:30pm refer to story, page 2. |
| March 8 | Desert Discovery Center Open House, Brett's Barn WestWorld, 8:00am-4:00pm, refer to article, page 2. |
| March 18 | City Council to hear and vote on Dust Control Ordinance, 5:00pm Kiva, Scottsdale City Hall. |
| March 20 | COPP Member Meeting, 7:00pm. Legend Trail Community Center, Agenda: Ms. Jean Knoedler, Vice President and Administrator of Scottsdale Healthcare Thompson Peak Campus will discuss new state of the art hospital. |
| April 5 | Household Hazardous Waste Collection; 7:30am-2:00pm, Corporation Yard, 9191 East San Salvador, phone (480) 312-5600 for details. |

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.

Small Cases

(continued from page 1)

but as yet undeveloped parcels in North Scottsdale, undermining the desired low-density, rural character of the area.

Several years ago, members of APS' Community Working Group were successful in convincing APS to abandon its plans to place a 20+ acre substation within our Preserve Boundary, ostensibly to meet future power needs in northeast Scottsdale. They were successful because they were able to prove that if Scottsdale builds out at its currently allowed densities, power from that substation will not be needed here. If we start approving this and other random density increases that are sure to follow, the APS may very well revisit that decision.

Recently, the city announced a series of improvements in our storm water management process. One very clear way to improve storm water management and oversight is to refuse to increase densities on parcels traversed by washes. The existing zoning on this parcel allows for appropriate development without encroaching on the washes and adversely impacting property owners downstream.

Increases in density in this area will have a potentially inflationary effect on the price of the state land to the east across Pima Road which will have to be borne by Scottsdale taxpayers in the city's future acquisition of that land for inclusion in the McDowell Sonoran Preserve.

For the above stated reasons, we believe that nothing has been presented to demonstrate the proposed rezoning benefits anyone other than the property owner, and we are hopeful that the project will be withdrawn by the applicant or denied upon further hearing by City Council.

The Board of Directors

Dust Control Measures

Arizona is mandating dust control measures state wide for all municipalities by the end of March as required under a 2007 state law. The controls affect unpaved areas, vacant land, off-road vehicles, and leaf blowers.

The city is required to comply with the Environmental Protection Agency (EPA) air quality standards for dust particulates (PM-10), fine dust particles that are known health hazards.

The aspect of the proposed Dust Control Ordinance that will pertain to residential properties will be in addition to other measures previously adopted by Scottsdale. Included will be the following:

- Limit leaf-blower use. Debris will be prohibited from being blown onto public streets, where the substances can be ground into finer dust by passing automobiles and returned into the atmosphere.
- Require dust control for large, unpaved areas at residences. Property owners with unpaved driveways, turn-around areas, or other unpaved areas would be required to pave or stabilize surfaces. The city is developing a list of approved surface treatments for dust control, and will be seeking public input.
- Require owners of vacant land to control dust or access by vehicles.

Owners whose property is used by All-Terrain Vehicles (ATV's) or other vehicles would be responsible for stabilizing the unpaved area or keeping the vehicles off their property with fences, walls, ditches or other barriers.

Prior to adoption of city dust control, adherence to the Environmentally Sensitive Lands Ordinance must be addressed, i.e. Barriers such as wire can keep out ATV's without obstructing a wash, while still allowing unimpeded wildlife access and movement.

- Broaden prohibition on All Terrain Vehicle (ATV) use so that the vehicles would not be allowed on unstabilized surfaces, even if riders on private property have the owner's permission. Owners of vacant lots could be cited if vehicles repeatedly trespass on their property creating dusty areas that are sources of dust pollution.

The city has scheduled an Open House, Monday, March 3, 5:30 pm-7:30 pm at the Via Linda Senior Center, 10040 East Via Linda to provide further information and to seek public input.

On Tuesday, March 18, the City Council is expected to hear and vote on the Dust Control Ordinance. Email your comments to citycouncil@scottsdaleaz.gov.

Desert Discovery Center Workshop

Various Scottsdale leaders, including Bob Vairo, who are involved in the city's civic, tourist, environmental, ecological, and business areas are continuing to work together to develop concepts, themes, and content ideas for the Desert Discovery Center, for the planned Gateway to the Preserve to be located on the east side of Thompson peak Parkway north of Bell Road.

Much planning and coordinating of efforts is necessary to create a center that best represents the essence of Scottsdale and highlights the uniqueness of the Sonoran Desert.

A Desert Discovery Center Workshop Open House will be held to encourage public review and comment on ideas that are in the development stages. Plan to attend and submit your input: Brett's Barn at WestWorld, Saturday March 8, 8:00 am-4:00 pm.

Directions: Loop 101 S, Exit at Frank Lloyd Wright, follow signs to WestWorld. Brett's Barn is at the end of a one-mile road within the WestWorld complex.

Development Updates

Success: Safeway at the Summit Fuel Station

Ongoing cooperation with the surrounding neighbors, the Coalition, and Safeway has resulted in the recent successful opening of the fuel station at the Safeway at the Summit. Neighborhood concerns have been addressed and resolved in a positive manner to maintain the beauty and integrity of the area.

The Fuel Station will have the same operating hours as the Safeway, from 6:00 am-11:00 pm daily. To be as unobtrusive as possible, the fuel station is set back from the street by more than 200 feet and screened with a double row of trees. A screen wall was added to keep headlights from encroaching on the properties across Scottsdale Road. Abiding by the Environmentally Sensitive Lands Ordinance (ESLO), lighting is recessed to prevent spillage into the neighborhood.

“Exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible from residential development in the area or from a public viewpoint.”

In addition, the free-standing kiosk has been reduced to 250 square feet from the initially proposed 850 square feet. It will serve only as a walk-up with no entry for the public. Thus, there are no outdoor vending machines.

Architecturally, Safeway enhanced both the kiosk and fueling areas to complement the center. The landscape areas left of the fuel station were revegetated to their former Natural Area Open Space, (NAOS), with adherence to the Environmentally Sensitive Lands Ordinance (ESLO).

“In those cases where cleared areas are to be restored, the plant species and density shall be determined by matching what existed to the site prior to the clearing.”

We welcome the Fuel Station as new neighbors at the Summit, and appreciate the goodwill that has resulted in our cooperative efforts over the past several years.

Dream Church and School Plans

Scottsdale First Assembly (Dream Church) located on the west side of Pima Road just north of Dynamite Boulevard held an Open House in early February to discuss plans to start a school within its current facility for about 200-250 students. No additional structures, variances, or zoning changes are being requested.

As required by the city, the church is in the process of applying for a Conditional Use Permit which would allow for the creation of the school.

The school will operate on a standard academic schedule, Monday-Friday, 8:00 am-3:30 pm. The current facility provides ample parking with adequate ingress and egress.

A traffic study as required by the city will be undertaken, and the results will be sent to COPP for study. The neighbors have been adequately notified, and those living within 750 feet of the church have no objections to the proposed school.

Therefore, as the church is in compliance with city regulations, and the neighbors have no objections, the Conditional Use Permitting process will move forward with public hearings before the Planning Commission and City Council at a future date. The Coalition will continue to monitor progress and notify members of updates as they become available.

Message from the Scottsdale Police Department

Use caution when answering the door to strangers. Illegal soliciting can be a front for burglars casing your neighborhood. Remember, personal safety should always be a priority. If you have solicitors in your neighborhood and you question their validity, call the Police Department's non-emergency number: (480) 312-5000.

Officer Jason Glenn
District 3 Crime Prevention Officer
jglenn@scottsdaleaz.gov
Phone: (480) 312-8297

Commander William Wilton
District 3 Commander
wwilton@scottsdaleaz.gov
Phone: (480) 312-8803

COPP Member Meeting Thursday March 20

7:00 pm, Legend Trail Community Center

Agenda: Ms. Jean Knoedler, Vice President and Administrator
Scottsdale Healthcare Thompson Peak Campus

Topic: New facilities: State of the Art Technology, Personalized Health Care and Emergency Services



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

Comments/Suggestions _____

Office Use Only
2/08

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:
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