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NEXT COPP MEMBER MEETING

September 10, 2001 at 7:00 pm

Legend Trail
Community Center
(see directions on page 4)

On the Agenda:

An update on the proposed Frank Lloyd Wright Visitors Center at the Promenade, FLW Boulevard and Scottsdale Road, including a discussion about the 125 foot spire.

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A Message from Mayor Manross

As Mayor of Scottsdale, I want to take this opportunity to express to you my deep commitment to and passion for Scottsdale's preserve. Fulfillment of the community's vision for an integrated desert open space system spanning one-third of the city has been one of my highest priorities as Mayor and as a former Councilwoman. Numerous studies have shown that open space enhances the quality of life of a community. Because open space can serve as a reprieve from the rigors of everyday life and allow residents to get away from it all, it offers psychological and spiritual benefits.

Citizens of Scottsdale have vigorously and consistently proclaimed their commitment to achieving our vision of the McDowell Sonoran Preserve. Voters have gone to the ballot box five times. Each time overwhelmingly approving the

ballot question before them, even when it involved creating a tax to make the preservation vision a reality.

We believe we have a compelling case to support our preserve. In addition to our citizen's commitment, the long lasting benefits both environmentally and economically of preserving this land are many and extend far beyond Scottsdale's borders.

Our citizens view the preserve as a lasting legacy, a message to future citizens that our generation recognized its unique ecology and shared a respect for the land. I thank you for your letters of support to Governor Hull and Mike Anable and all of your efforts. Many of you thoughtfully provided me with copies of your letters and they certainly helped. We are continuing to work with and encourage the State Land Department to support our vision. We look forward to a positive decision soon.

Calendar of Events (See details elsewhere in this newsletter)

- | | |
|--------------|---|
| September 4 | City Council hears Los Cedros Liquor License and Development Agreement <i>(for details see article on page 3)</i> |
| September 10 | COPP Member Meeting |
| September 12 | Planning Commission considers amended site plan for The Promenade – Phase II (The Spire at Scottsdale Road and FLW) |
| September 15 | Scenic Drive Clean-up |
| September 19 | Planning Commission hearing on General Plan Update |
| September 25 | City Council considers Environmentally Sensitive Lands Ordinance |

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.

Putting Neighborhoods First

A July 8 editorial in the Arizona Republic used the headline “WAKE UP! Your community is planning your daily life.” to alert residents that Valley cities throughout are currently updating their general plans, “Just mention the words, ‘city general plan’, and a sleeping pill could hardly be more effective. But heads would snap up if people realized what a general plan really decides. Where we can shop. How well traffic flows. Whether historic buildings survive. How much desert is preserved. The list touches almost every part of daily life. And now, Arizonans are getting a historic chance to decide on the general plan for their area.”

What is the General Plan?

The General Plan is Scottsdale’s blueprint for the future. Imagine building a house without plans depicting the location of the kitchen, bedrooms, and doors... or baking a cake without first knowing the ingredients you will need to make it!

The General Plan is mandated by Growing Smarter legislation, and is a legal document that guides development in Scottsdale. The draft document is structured around six guiding principles that focus on neighborhoods, economic vitality,

open space, livability, transportation and character & lifestyle.

It is very important to convey that the General Plan is just that – a document with general policy statements to guide decision makers – the specifics are outlined in other documents such as the Parks Master Plan, the Transportation Master Plan, the Water Resources Master Plan, etc.

Why should you care?

If you don’t help shape Scottsdale’s future, who will? Well, somebody else... possibly driven by desires or intentions that may not represent your point of view. Citizen input is the cornerstone of planning. Without you and your neighbors’ ideas, the 2001 General Plan may not reflect the values you find important in your community.

The General Plan is a comprehensive document that covers a wide range of community related topics. The City’s website provides a brief overview of each of the elements in the draft plan – not all the elements may be of interest to residents – but several have a neighborhood focus, i.e. the Neighborhood element, the Housing element, the Character & Design element, the Community Mobility element and the Community Involvement Element.

Growing Smarter legislation also requires that the update is ratified by voters. The General Plan Update [Referendum] will be on the March 12, 2002 ballot. Because of this new requirement, the city of Scottsdale is strongly encouraging residents to become familiar with the draft document and provide input on the draft policies being proposed. Beginning August 22, there will be a series of public hearings to provide opportunity for public comment. Residents are strongly encouraged to attend these public hearings.

Remember, it is important that we all become involved in this process as it effects our future.

For more information:
<http://www.ci.scottsdale.az.us/generalplan/Draft2001GP/>
and city staff contact:
Teresa Huish, Senior Planner
(480) 312-7829
thuish@ci.scottsdale.az.us

General Plan Update Public Hearing Schedule

The following dates are tentatively scheduled for review of the General Plan update:

August 22 (August 23 if needed)	Planning Commission remote hearing, 5:00 p.m. Horizon Community Center, 15440 N. 100th Street
September 19 (Sept. 20 if needed)	Planning Commission regular hearing, 5:00 p.m. City Hall Kiva, 3939 N. Drinkwater Blvd.
October 29	City Council hearing, 5:00 p.m. at the Kiva
March 12, 2002	General Plan Update [Referendum] Community ratification

Volunteers Needed For Scenic Drive Cleanup

On Saturday, September 15, from 7:30 – 10:00 a.m. Friends of the Scenic Drive needs volunteers to help pick up litter along Scottsdale Road from Happy Valley Road to the Carefree Highway

Volunteers should report at 7:30 a.m. at the Scenic Drive monument sign on the east side of Scottsdale Road just south of Jomax, or at the Scenic Drive entry sign on the west side of Scottsdale Road just south of Carefree Highway at the Terraviva Marketplace. Volunteers will be assigned a cleanup area and given a safety vest, pickup stick and plastic trash bags. Gloves and long pants are recommended. Free coffee, donuts and water will be provided at both sign-in locations.

CCAAN Update (Coalition Concerned About Aircraft Noise)

CCAAN is a valley-wide federation of anti-aircraft noise groups dedicated to finding an optimum balance between the economic need for viable air transportation in the Phoenix metropolitan area and the need to maintain the quality of life that attracted residents to the Valley in the first place. CCAAN's mission is to bring the two issues back into balance by working with the residents, homeowner associations, air transport industry, FAA, and municipalities on technically sound ways of planning air traffic routes to have a minimal effect on those living below.

CCAAN is pleased that the FAA has extended the public process for the Northwest 2000 Plan by 45 days, but it is not enough.

CCAAN has asked the FAA to put the Northwest 2000 plan on hold

until the Governor can appoint a Citizens' Task Force to look at all the issues surrounding aviation planning in the Valley. The FAA is determined to put route changes in place by November.

CCAAN continues to be active in writing letters and contacting government officials at all levels asking for support, and providing information to the press at every opportunity.

CCAAN helped engineer a FAA Northwest 2000 update at the Scottsdale City Council meeting on Monday August 21, 2001 which was attended by political leaders from Tempe, Mesa, Fountain Hills, and State Representative Steve May. The East Valley will present a new proposal to FAA, which has been endorsed by the group including the Salt River Pima-Maricopa Indian Community.

The community alternative would route the flight-paths east of Scottsdale and Fountain Hills and north of Mesa. Scottsdale's aviation staff is working to secure a meeting date for this presentation and to obtain critical feedback.

CCAAN continues to encourage the Council to push the state government for a Citizens' Task Force to address regional air transportation planning. The East Valley group agreed that the communities must form a working group to address the many current and future issues regarding regional aviation issues.

COPP Board member Wayne Ecton also serves on the CCAAN Board of Directors. If you have questions or need more information on CCAAN and its efforts you can reach Wayne at (480) 488-1033.

Development Updates

Los Cedros

Los Cedros is the Arabian Horse facility located on the west side of Pima Road at Black Mountain Road. When the owners of Los Cedros applied to the city for a Use Permit to build a commercial stable in a residential area, their application stated: "Aside from the day-to-day operation of the site, the applicant also proposes to hold as many as three events per year, each of which could bring between 50 and 250 people to that site.

That application was approved and, to our knowledge, there were no neighborhood concerns expressed about the operation until it was noted in the local newspapers that the owner intended to host "seminars, weddings,

dinner and other functions" for as many as 1,500 guests and hold about 100 such events annually. It was also brought to our attention that the owner was applying for a liquor license, which reinforced the greatly expanded use of the facility.

Los Cedros' Liquor License application is accompanied by a development agreement which, if approved, would allow the following venue of events.

- Equine seminars, clinics, small-scale shows and training demonstrations, which may include catered gatherings, for groups typically ranging from 50-250, up to a maximum of 350 guests, shall not be limited in number throughout the year.
- Shows designed to promote the training, breeding and sales components of the Los Cedros operation, which

may include catered gatherings, for groups in excess of 350 guests, shall be limited to an average of four per month between October and May for a maximum of 32 shows during that period.

- Events for groups over 750 guests shall require a Special Event Permit. Special Event permits shall be limited to a total of 8 per year for all types of special events.

Over the past few months we have been meeting with the owner of Los Cedros and his representatives. Our concern was and still is the excessive number and kind of events included in their application. We believe that the proposed schedule of events goes well beyond what was originally represented to the City Council when the initial use permit was granted.

(see "Development Updates" on page 4)

Development Updates (continued from page 3)

While we do not object to a reasonable and managed level of entertainment that is directly related to the business of promoting and selling Arabian horses, their proposal would turn this facility into a large-scale entertainment facility for events unrelated to the Arabian Horse business. We are interested in trying to find a reasonable solution that would satisfy the business requirements of the owner, and at the same time be responsive to the residents in the surrounding area.

The Development Agreement and Liquor License application were continued until September 4 by the City Council. In continuing the case, the City Council instructed the applicants to hold outreach meetings with neighboring residents and as a result of those meetings to come back with a scaled down schedule of events and a better definition of "event" to make certain that their events directly relate to the business of breeding, training, promotion and sales of Arabian horses.

Whisper Rock Phase III

COPP Board members and representatives from Winfield and Terravita recently met with Greg Tryhus, President of Grayhawk Development, to learn more about their plans for Whisper Rock Phase III. Grayhawk has applied to the City of Scottsdale for a General Plan Amendment, rezoning, and amended development standards on the 115 acre parcel of land that surrounds the Summit.

Grayhawk has an option to purchase the property owned by State Farm where Home Depot wanted to build a "Big Box" warehouse store. Because Grayhawk is a residential developer and does not do commercial projects, they are searching for a commercial developer willing to develop this property into a "lifestyle" center similar to the Kierland Center. If they cannot find someone to develop this commercial property by February 2002, they will not exercise the purchase option. State Farm would then place the land back on the market. However, Grayhawk would still develop the residential property as described below and continue to work with the neighborhoods.

Of the 115 acres included in this proposal, there are two industrial parcels that Tryhus wants to rezone into a combination of Commercial and Residential.

Grayhawk wants to rezone 26 acres on the SE corner of Ashler Hills and Scottsdale Roads from R1-43 (single family residential) to R-4 (townhouse residential). The townhouses would be similar to the villas in Winfield.

The property adjacent to Winfield is currently zoned, 41 acres I-1 (industrial park) and 8 acres R1-43 (single family residential). Grayhawk's proposal would change all 49 acres to R1-5 (single family residential). There will be 85 to 90 patio homes built on this property. They will be very similar to the Winfield semi-custom homes with 2,500 to 3,200 square feet of living space.

There are 14 acres directly behind the Summit designated for a Neighborhood Park and for a Library. These parcels are currently zoned R1-70 (single family residential, and I-1 (industrial park). Grayhawk is requesting that these 14 acres be rezoned R-5 (single family residential), and they have offered to sell this land to the City. If the proposed zoning changes are approved, the City has one year from the date of approval to get public input as to what amenities the park would have and to purchase the land.

Grayhawk has agreed to drop plans for a gas station / convenience store. Their proposal includes a 150-foot natural area buffer zone along Scottsdale Road and between Dove Valley Road and the Winfield villas.

The Cultural Center has not been included in the latest plan. The City has advised Grayhawk and the Scottsdale Center for the Arts that no money will be available for this project until the downtown Scottsdale revitalization project is completed. If this proposal resurfaces sometime in the future, Grayhawk is amenable to donating some land to the City in another area of Whisper Rock for that purpose.

Legend Trail Community Center directions:

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.

City Meeting Replays Changed to Assist Viewers

Replays of Scottsdale City Council and Planning Commission meetings have been changed to make it easier for citizens to view them. The meeting replays take place on CityCable Channel 11, Scottsdale's municipal television station. The new schedule is:

- Monday's regular City Council meetings (first and third Mondays of the month) will be replayed the following Friday at 5:00 p.m.
- Tuesday's regular Council meeting (first and third Tuesday's of the month) will be replayed the following Saturday at 5:00 p.m.
- City Council Study Sessions (second and fourth Tuesdays of the month) will be replayed the following Friday at 5:00 p.m.
- Planning Commission meetings (second and fourth Wednesdays of the month) will be replayed the following Saturday at 5:00 p.m.





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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 Donation of \$ _____ I would like to volunteer

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 Fax (_____) _____
 E-mail _____

Alternate Address

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

In what neighborhood/HOA do you live? _____

In which city do you vote? _____

Comments/Suggestions _____

Office Use Only

Have a question? Call the COPP Hotline at: 602.230.5233 or E-mail us at: COPPeak@coppeak.org
 Make your check payable to COPP. Please return this form and your check to:
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