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## McDowell Sonoran Preserve Celebrates 13th Anniversary

This October marks the thirteenth anniversary of Scottsdale's McDowell Sonoran Preserve.

Established by resolution of the Scottsdale City Council on October 3, 1994, the original Preserve covered approximately 2,860 acres or 4 1/2 square miles of City land. Supported by six public votes, the city's vision is to preserve approximately 36,460 acres, nearly 1/3 of the City of Scottsdale, as a sustainable natural desert habitat.

- In May, 1995, Scottsdale voters approved a .2% sales tax increase to purchase land in the 16,460 acre original Recommended Study Boundary (RSB) of the Preserve. Proceeds from this tax can

only be used for the acquisition of land within the Preserve boundary.

- In September, 1996, voters approved the use of Revenue Bonds to acquire land using proceeds from the sales tax increase.
- In November, 1998, voters approved expanding the boundary in which the Preserve tax could be used for land acquisition to include an additional 19,940 (bringing the total acreage to 36,460) and changed the City charter to provide further assurance that land put in the Preserve would be permanently protected.
- In September, 1999, voters approved the use of up to \$200 million in general obligation bonds, with the intent of

*(see "McDowell" on page 2)*

## Calendar of Events

- October 1-31 McDowell Sonoran Month; For activities planned to mark the thirteenth anniversary of the McDowell Sonoran Preserve, refer to [www.mcdowellsonoran.org](http://www.mcdowellsonoran.org), or phone (480) 998-7971.
- October 13 Electronic Recycling Day, 9191 E. San Salvador Drive, 7:30 am - 2:00 pm. For acceptable items, refer to [www.scottsdaleaz.gov/recycle](http://www.scottsdaleaz.gov/recycle) or phone (480) 312-5602.
- October 18 Mayor and City Council Breakfast tentatively featuring Governor Janet Napolitano; Granite Reef Senior Center, 1700 N. Granite Reef Road, 7:30 am - 9:00 am, admission is free and open to the public.
- October 20 Friends of the Scenic Drive, Cleanup; 7:45 am Refer to [www.scenicdrive.org](http://www.scenicdrive.org) for details.
- October 27 Cookout at the Ranch XII Saturday, October 27, 5:30 pm - 9:30 pm, MacDonald's Ranch, Scottsdale and Jomax, refer to 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.*

# McDowell

(continued from page 1)

using Preserve tax proceeds to pay off the bonds.

- In May, 2004, voters approved a .15% sales tax increase to acquire land within the RSB for the Preserve. Proceeds from this tax will be used primarily for land acquisition but can also be used for access area amenities.
- In May, 2004, voters approved the use of up to \$500 million in general obligation bonds with the intent of using Preserve tax proceeds to pay off the bonds.

Today the Preserve Boundary includes 11,710 acres of city-owned land and 1,713 acres preserved through zoning, 16,100 acres of State Trust Land reclassified as suitable for conservation and 3,543 acres not reclassified. It includes over 100 miles of trails, two improved public access areas and 4 additional parking areas outside but near the Preserve that through trails connect to the Preserve trail system.

All the privately-owned land within the Preserve Boundary has been acquired or is in the process of being acquired for inclusion in the Preserve. The remaining land within the Preserve Boundary that has yet to be acquired is State Trust Land. The City's ability to purchase these lands for inclusion in the Preserve is dependent on the success of attempts to reform how these Trust Lands are managed. Previous attempts at Land Trust reform have failed.

The Coalition was pleased to learn recently through Senator Carolyn Allen that Governor Janet Napolitano has made meaningful Land Trust reform a priority of her last term in office. We look forward to the successful conclusion of that effort.

## Water's Natural Flow: Averting Drainage Problems

Professional engineers and knowledgeable hydrologists who study water flows in the Sonoran Desert are aware that attempts to alter the natural flow of washes and drainage will be met with catastrophic results. As more homes continue to be built, the frequency and intensity of problems will continue to increase.

During the heavy monsoon rains of late July, it became evident that the city's protective policies, regulations, ordinances, and procedures are not sufficient to prevent the devastation created by the unpredictable flow of the water within North Scottsdale's alluvial fan.

As the diversion of the flow of water is one of the most frequent complaints and concerns by northern residents, the Coalition, is continuing to bring awareness of this serious problem before the public and the City Council.

The city, demonstrating its increased level of concern, has devised, with input from COPP and other concerned citizens, a Stormwater

Impact Mitigation Analysis (SIMA).

Viable solutions the Coalition have been promoting are as follows:

- The city will hire additional full time qualified engineers or hydrologists and drainage inspectors.
- 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 plan is approved by the city.
- The City will send inspectors into the field to check the feasibility of the plan
- The developer will execute the approved drainage plan.
- The city will send an inspector into the field to determine that the approved drainage plan has been executed. We recommend an intense inspection regimen and scrutiny.

To assure sound drainage, oversight, and approval, please acknowledge your concern to the mayor and city council by emailing [citycouncil@scottsdaleaz.gov](mailto:citycouncil@scottsdaleaz.gov).

## Join us for the Cookout at the Ranch XII

Plan to attend the Cookout at the Ranch XII, located at MacDonald's Ranch, Jomax and Scottsdale Road on Saturday October 27 from 5:30 pm-9:30 pm.

Sponsored by the Friends of the Scenic Drive, Friends of Pinnacle Peak Park, Greater Pinnacle Peak Association, the McDowell Sonoran Conservancy, and the Rotary Club of Pinnacle Peak, these non-profit associations enhance desert and wildlife preservation.

Advance 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 Friends of the Scenic Drive website at [www.scenicdrive.org](http://www.scenicdrive.org).

The Coalition of Pinnacle Peak will be one of the exhibitors at the Cookout. The Board invites you to stop by our exhibit and reserved table to visit with us.

# Development Updates

## *Dove Valley Commercial and Residential Parcel*

The development of a 27.6-acre parcel, located on the southeast corner of Dove Valley and Scottsdale Road continues to remain in flux. A number of years ago, this was the parcel that Home Depot selected for a site, and ultimately withdrew after COPP and the surrounding neighbors were able to defeat this proposal through overriding opposition.

Currently, the parcel is divided into two segments. The 13.3-acre Commercial Parcel, zoned C2, permits office and commercial development, remains in place. Last month, we reported that Shea Commercial recently sold this site to LGE, who are proposing new, greater intensity of land use plans, now under review by the city (40-DR-2007).

In December, 2006, the eastern half of this parcel was rezoned under a minor General Plan Amendment from C2 to R5 to permit multi-family residential.

With COPP's involvement in this residential phase, we were successful in lessening the project's future impact on the surrounding neighborhood, Las Piedras to the east and Winfield to the north.

We have recently learned that the developer of the residential, townhouse project has decided to withdraw this

proposal and sell the eastern parcel of the property. If the property is sold, and the new owner wants to develop the property for commercial use, it would become necessary for the new owner to make a new rezoning application for C2.

Furthermore, a new owner would also be aware of the Coalition's historical involvement in lessening the impact of the project on the surrounding area. COPP's opposition to three story buildings and higher density resulted in cooperation between the developer and the surrounding neighbors to lower height limits to one-story adjoining Dove Valley Road and Las Piedras to the east and to provide minimum setbacks of 75 feet. Two-story buildings were also proposed for the balance of the project.

At this point, we will wait to see what transpires as the land is sold, and we learn the new owner's future intentions.

Additionally, we will update you with any further information regarding LGE, the current applicant of the Commercial Parcel (40-DR-2007). Please contact the city at the Planning and Development Services Department by calling (480) 312-7088 with further questions.

## Message from the Scottsdale Police Department

The Scottsdale Police Department reports that fifty percent of crimes within the city are vehicle related. Crime reports indicated that two-thirds of these vehicles were not locked.

To promote safety: Lock your cars and keep valuables out of sight.

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

## Pinnacle Peak Road Improvements

Plans to widen Pinnacle Peak Road, from Pima to Miller Road, a bond project approved by voters in 2000, has been placed on an indefinite hold by the city. Due to unforeseen construction cost increases, the City Council, after having received a recommendation from the city Bond Commission, voted in August to transfer \$9.5 million earmarked for the Pinnacle Peak Road Project to complete the Indian Bend Road wash crossing, another project also approved in the 2000 bond election.

Thirty percent of the earlier budget has been allocated to design and has almost been completed. Ultimately, culverts will be built to help control flooding along the washes and the road. In addition, the road will be elevated about four feet to help minimize erosion. Rubberized asphalt, a recycled material, will mitigate the impact of traffic noise. Crosswalks will be built north-south to allow for safe pedestrian crossing,

and multi-use paths will permit access for bikers, hikers, and equestrians. Desert plantings and materials will enhance the medians and road setbacks. The energy and environmental standards of the city as well as the Environmentally Sensitive Lands Ordinance will be adhered to.

Due to COPP's persistence, it was determined that Pinnacle Peak Road west of Miller to Scottsdale Road, as part of Silverstone's agreement with the city, will be widened to four lanes prior to development.

The city's delay with the Pinnacle Peak Road improvement project will not affect Silverstone's project timeline.

Until the city can determine a realistic funding mechanism, road improvements will be determined on an individual basis. A top priority expressed by city staff is to have two north turn lanes at the Pima and Pinnacle Road intersection.

We will keep you updated as more information becomes available.



**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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 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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9/07

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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