

16-460 Discussion of a Major General Plan Amendment on a 4.4-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Rd

Senior Planner Paul Michaud presented an application by Doug Jorden, P.C. on behalf of Town Triangle, L.L.C. for a Major General Plan Amendment to change the land use designation from “Low Density Residential” to “Medium Density Residential” on a 4.4 acre-property located at the northwest corner of the Northern Ave alignment and Scottsdale Road. The intention was to develop eight single-family residential lots. The Planning Commission was simultaneously considering five additional applications to amend the zoning code, rezone the property, a conditional use permit for private roads, a special use permit for a private gate, and a preliminary plat for eight lots. He reported that, at the applicant’s request, the Planning Commission voted on December 6 to continue the associated applications and voted 4 to 0 to recommend denial of the General Plan Amendment application. Since Arizona law requires the Town to conduct a hearing on General Plan amendments in the same year they are submitted, this action would permit the applicant to continue the request at a future date.

The Council discussed the applicant’s need to obtain a letter of flood map revision through the Federal Emergency Management Agency because portions of the property on in a flood plain and flood way. In the time since the last FEMA FIRM map was released construction of a bridge in the vicinity by the City of Scottsdale and the dumping of fill dirt on the property have changed the property’s drainage.

The Council requested staff to investigate when the fill dirt was added to the property and if it was permitted.

There was Council consensus to put a deadline on the General Plan Amendment application continuance. Moreover, if the applicant does decide to proceed with the application, staff was directed to re-advertise the public hearings.

16-465 Discussion of the 2017 Legislative Agenda

Ms. Buckland presented the revised 2017 Legislative Agenda based on direction from the Council at the December 1st meeting.

The Council discussed changing the tone of the “Guiding Principles” to be less adversarial and rather focus on concepts that both the legislature and the town would agree on such as allowing towns to preserve what is unique about them. There was consensus to eliminate the “Guiding Principles” and rework the opening section to be an introductory paragraph highlighting the Town’s reputation as a beacon of limited government and exceptional resort properties which benefit tourist destinations state-wide. There was further consensus to only include the following main bullet points under the “Current Issues and Interests” section:

- Transaction Privilege Tax (TPT) Construction Sales Tax at job site
- Zoning/Preservation of Quality of Life
- Pension Reform
- Rights of Way Use
- Public Safety/Smart Technology
- State Shared Revenues