

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION  
GOVERNMENTAL COMMITTEE**

**Tuesday, July 27, 2021**

**4:30 p.m.**

Held Via Zoom

10585 N. 100<sup>th</sup> Street, Scottsdale, AZ 85258

**Members**

<b>Present:</b>	Larry Schmalz	Chairman
	Matt Metz	Member
	Brian Munson	Member
	Suzanne Mirasola	Member

**Members**

<b>Absent:</b>	Jeff Spiller	Member
	Bill Howard	Member

**Others**

<b>Present:</b>	Jim Riggs	Ironwood 92
	Susan Bittersmith	9400 East Shea
	Felipe Zubia	9400 East Shea
	Jamie Blackman	9400 East Shea
	Jaime Uhrich	McCormick Ranch POA
	Marilyn Teplitz	9625 E. Cinnabar Ave.
	Lynn White	9986 E. Carol Ave.
	Paul McDougall	10080 E. Mountainview Lake Drive, Unit 166

**Staff**

<b>Present:</b>	Kathe Barnes	Executive Director
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**Call to**

**Order:** Larry Schmalz called the meeting to order at 4:33 p.m.

**Approval**

**of Minutes:** **MOTION:** It was moved and seconded to approve the meeting minutes for June 21, 2021 as submitted. Motion passed.

**Ironwood 92:**

The committee reviewed the additional information that was presented by Jim Riggs. The plans still show a 57' high building with a 63' mechanical as well as a 70' T.O. parapet where the fitness center and pool will be located towards the center. This project is requesting a zoning variance from CO and a height variance from the allowed 48' building. There would be approx. 321 units.

Jim Riggs presented a traffic analysis showing that the traffic for the residential project would be considerably less than if developed as an office site.

Jim Riggs stated that they did come to an agreement to allow the 9400 East Shea ingress and egress access through his development which would allow the closure of the access through Ironwood Square Suites except for city and emergency vehicles.

(Jim Riggs left the meeting.)

**9400 East  
Shea:**

9400 East Shea is also requesting a zoning change for a 219-unit luxury, upscale mixed use. It is anticipated to go before City Council the end of August. No height variances are being requested. There was further discussion as it related to the ingress and egress easements to the south and to the east. The committee requested a copy of the easement

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agreement. Susan Bittersmith stated that per the traffic study, this project only needs the north entrance exit to Shea but the city is requesting the south access stay open.

(9400 East Shea representatives left the meeting.)

Jaime Uhrich stated that McCormick Ranch POA has given their approval for this project as it is consistent with their height and density.

(Jaime Uhrich left the meeting.)

**MOTION:** It was moved and seconded to recommend to the SCA Board of Directors to oppose the Ironwood 92 project as it is incompatible with the surrounding due to harmony, height and density. Motion passed.

The committee agreed to meet again to discuss the 9400 East Shea project once more information is received on the easements.

**Open**

**Discussion:** Brian Munson brought up the on-going water conservation discussions that have been going on throughout the state. He agreed to look into this matter more.

**Next**

**Meeting:** To be determined, as needed.

**Adjournment:** The meeting was adjourned at 6:25 p.m.