



Minutes
Regular Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
November 15, 2006
7:00 p.m.

1. Call to Order

The meeting was called to order at 7:20pm.

2. Roll Call

Council Members present: Barney; Coletto-Cohen; Hildebrandt; Wootten; Vice Mayor Valenzuela and Mayor Sanders. Council Member Mortensen was out of town.

3. Pledge of Allegiance

Led by Mayor Sanders.

4. Ceremonial Matters: Presentations, Proclamations, Awards, Guest Introductions and Announcements.

None.

5. Public Comment: Members of the public may address the Town Council on items not on the printed agenda and during Public Hearings. Please complete a "Request to Speak Card", located on the table at the rear of the Council Chambers and turn it in to the Town Clerk prior to the beginning of the meeting. There is a time limit of three minutes for comments.

Silvia Centoz, 26226 S. Hawes Rd., announced the performance of the "Messiah" on December 10 @ 7pm at the Queen Creek Performing Arts Center; expressed thanks to the Council for moving ahead on Horseshoe Park and announced the sale of horseshoe Christmas trees to benefit the Angel Tree program.

Michael R. Benning, 20521 E. Ocotillo Rd., stated his concerns with several General Plan policies regarding commercial development; pedestrian/vehicular orientation.

Nancy Uptain, 24910 S. Ellsworth Rd., thanked Council for moving forward with Horseshoe Park.

Jerry Chadwick, 18703 E. Via del Oro, stated the horse trails need to be completed; said he appreciated the traffic signal at Chandler Heights & Power Roads but had concerns with the existing two-lanes of Power Road from Ocotillo Road to Chandler Heights Road.

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- 6. Consent Calendar:** Matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Calendar and will be considered separately.
- A. Consideration and possible approval of line item budget reallocations.
 - B. Consideration and possible approval of purchases/expenditures over \$10,000.
 - C. Consideration and possible approval of an amendment to an existing contract with GTSI Corp., in the amount of \$18,262.09 to finalize implementation of a comprehensive data backup solution for Town operations.
 - D. Consideration and possible approval of **Resolution 617-06** modifying the Town's Sewer Service Area.
 - E. Consideration and possible approval of the Final Plat for "Queen Creek Marketplace 2" located within the southwest quadrant of the Power and Chandler Heights Roads intersection.
 - F. Consideration and possible approval of a Time & Material Construction Services Agreement with Qualex Construction, Inc., in the amount not to exceed \$64,544 to delete one final property from the floodplain as part of the Queen Creek Wash Project between Hawes and Sossaman Roads.
 - G. Consideration and possible approval of Mainline Extension Agreement and contract with the Queen Creek Water Company in the amount of \$79,627 for the construction of a mainline to the East Park site on Queen Creek Road.
 - H. Consideration and possible approval of a contract with G & G Construction Co., in the amount of \$266,129 for pavement overlay and pavement widening at various Town locations.
 - I. Consideration and possible approval of an Intergovernmental Agreement with Valley Metro for transit service to the community.
 - J. Consideration and possible approval of **SP05-013** "Midfirst Bank at Power Marketplace II" a request by Andrew North of DFD Cornoyer Hedrick, on behalf of Midfirst Bank at Power Marketplace for a bank building with three drive-thru teller lanes. The proposal consists of a 5,750 s.f. building on approximately 2.5 acres and is zoned PAD with underlying C-2 General Commercial. The project is located at the northeast corner of realigned Rittenhouse and Power Roads, in the Power Marketplace II Commercial Center.
 - K. Consideration and possible approval of a contract amendment in the amount of \$2,700 to the Sunrise Engineering Contract to revise the pipe sizes of master planned wastewater lines that will be installed beneath portions of Chandler Heights Road, Ellsworth Road and Cloud Road.

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Items H and I were removed.

Motion: Barney

Second: Valenzuela

To approve the remainder of the Consent Calendar as presented.

Vote: Unanimous

Item H: Council requested additional information on the pavement repair at Ellsworth & Ocotillo Roads. Street Superintendent Jan Martin stated the failed asphalt would be removed and replaced and added the repair wouldn't be the final or permanent repair at the intersection.

Motion: Coletto-Cohen

Second: Barney

To approve Item H as presented.

Vote: Unanimous

Item I: Council discussed concerns about providing one bus in & out of Queen Creek and having enough riders. Management Assistant Mark Young said the six-month trial run of bus service would provide additional data. Interim Town Manager John Kross added that census reports provide information on the community. Council asked if parking at Desert Mountain Park would create problems. Staff responded none are anticipated but the issue will be monitored.

Motion: Wootten

Second: Hildebrandt

To approve Item I as presented.

Vote: Unanimous

PUBLIC HEARINGS AND FINAL ACTION: If you wish to speak to the Council on an item listed as a Public Hearing or Action, please complete a Request to Speak Card and turn it in to the Town Clerk. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.

7. Public Hearing, discussion and possible action on FY07-08 CDBG/HOME Grant Applications.

Public Safety Manager Joe LaFortune reviewed the CDBG/HOME project application requirements that include low-moderate income area benefit; prevention or elimination of slum/blight areas and urgent needs. Mr. LaFortune discussed the redevelopment area within the Town Center and the 5-year consolidated plan. He presented the following possible projects for consideration: HOME – four homes; CDBG – sidewalk improvements on the south side of Ocotillo Road; sidewalk improvements at Founders Park – east side of Ellsworth; and street improvements at the new library site.

Council discussed availability of other funding for projects and prioritizing projects.

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The Public Hearing was opened. No one came forth and the Public Hearing was closed.

Motion: Hildebrandt

Second: Coletto-Cohen

To submit the recommended CDBG/HOME projects.

Vote: Unanimous

8. Public Hearing, discussion and possible action on CU06-047/SP06-080 “Danny’s Family Carwash” a request from Leo Marin of Deutsch Associates on behalf of Danny’s Family Companies LLC, for a Conditional Use Permit, site plan and building elevation approval for a 4,332 s.f. convenience store and 10,080 s.f. full service carwash and lube facility on approximately 3 acres. The property is zoned PAD with underlying C-2 General Commercial and located at the northwest corner of Ocotillo Road the future Rittenhouse Road realignment.

Planner Mike McCauley reviewed the site plan and elevation plan.

The Public Hearing was opened. No one came forth and the Public Hearing was closed.

Motion: Wootten

Second: Hildebrandt

To approve CU06-047/SP06-080 “Danny’s Family Carwash”.

Vote: Unanimous

9. Public Hearing, discussion and possible action on CU06-054/SP06-094 “Schnepf Wireless Communication Facility” a request from Rulon Anderson on behalf of T-Mobile for a Conditional Use Permit and site plan approval to co-locate an alternative tower structure (monopalm) adjacent to an existing monopalm site zoned PAD with underlying I-1 Light Industrial. The site is located in the vicinity of the northwest corner of Rittenhouse and Riggs Roads.

Planner Valerie Chambers reviewed the conditional use permit application.

The Public Hearing was opened. No one came forth and the Public Hearing was closed.

Motion: Barney

Second: Wootten

To approve CU06-054/SP06-094 “Schnepf Wireless Communication Facility”.

Vote: Unanimous

10. Public Hearing, discussion and possible action on CU06-047/SP06-043 “Queen Creek Fiesta” a request from Withey, Anderson and Morris, PLC on behalf of De Rito Partners for a Conditional Use Permit (gas pumps related to a convenience store and separate tire store), site plan, landscape plans and building elevation approval. The Queen Creek Fiesta is a general commercial development consisting of 13 buildings totaling approximately 73,500 s.f. of

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building area. The property is zoned C-2 Commercial and located approximately 1000 feet south of the intersection of Rittenhouse and Ellsworth Roads and on the west side of Ellsworth Road.

Planner Dave Williams stated the applicant had requested a continuance to the December 6, 2006 Council Meeting in order to work out some final details.

The Public Hearing was opened. No one came forth and the Public Hearing was opened.

Motion: Hildebrandt

Second: Valenzuela

To continue CU06-047/SP06-043 "Queen Creek Fiesta" to the December 6, 2006 Council Meeting.

Vote: Unanimous

11. Public Hearing on RZ06-083/SP06-033 (Ordinance 375-06) "Shoppes at Indigo Trails" a request by Jon Hanna of Whitneybell Perry, Inc., for site plan and Planned Area Development approval for the purpose of amending a previously approved site plan for approximately 10.62 acres zoned PAD with underlying C-2 General Commercial. The site is located at the southeast corner of Ocotillo and realigned Rittenhouse Road.

Planner Chris Ramos reviewed the rezoning amendment request for a revised site plan showing clustered buildings and internal parking off of Rittenhouse Road frontage. Mr. Ramos added the revised plan has improved pedestrian access and multi-tenant shops rather than a major anchor. He reviewed the proposed building elevations.

Council asked for clarification on Stipulation #9 regarding connection with future project to the east. Mr. Ramos responded that UTAZ, the developer of the project to the east had already provided the stub connection on the plat but final design would be needed.

The Public Hearing was opened. No one came forth and the Public Hearing was closed.

12. Discussion and possible action on Ordinance 375-06 (RZ06-083/SP06-033).

Motion: Hildebrandt

Second: Coletto-Cohen

To approve Ordinance 375-06/RZ06-083/SP06-033 "Shoppes at Indigo Trails" with the recommended stipulations.

Vote: Unanimous

13. Public Hearing, discussion and possible action on RZ06-033/SD06-033 "Circle G at Church Farm". *A continuance to February 7, 2007 has been requested*

The Public Hearing was opened. No one came forth and the Public Hearing was closed.

Motion: Barney

Second: Coletto-Cohen

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To continue RZ06-033/SD06-033 "Circle G at Church Farm" to the February 7, 2007 Council Meeting.

Vote: Unanimous

14. Discussion and possible action on traffic calming improvements in the Rancho Jardines Subdivision.

Traffic Engineer Mike Pacelli reviewed the status of traffic calming improvements and the current study results addressing a possible increase in cut-through traffic associated with the opening of the new charter school on Power Road. Mr. Pacelli said the results indicate a marked increase in traffic count and speed on several roads within the subdivision. He also reviewed recommended additional traffic calming improvements to be done in phases: 1: three speed humps on Via del Oro between Power Road and 186th; Phase 2: collect additional data and install three or four additional speed humps if necessary. Staff also recommended sending letters to the neighborhood and holding an open house before implementing any additional traffic calming. Other options were briefly discussed including additional signage, 4-way stop signs and diverters.

Council discussed the necessity of holding open house/neighborhood meetings before implementing any additional traffic calming. Council also discussed reviewing data results after the installation of the traffic signal at Chandler Heights & Power Roads.

Motion: Coletto-Cohen

Second: Hildebrandt

Study & review the data after installation of traffic signal at Chandler Heights & Power Roads, and based on the results, direct staff to move forward with additional traffic calming.

Vote: Unanimous

Jerry Chadwick, 18703 E. Via del Oro, spoke in opposition to any additional traffic calming, stating that the light at Chandler Heights & Power Roads has reduced traffic and speeds through the neighborhood.

15. Discussion and possible action on the ballot language for a primary property tax for Fire/EMS/Law Enforcement Services and financing options.

Public Safety Manager Joe LaFortune requested a continuance to the December 6, 2006 Council Meeting.

Motion: Coletto-Cohen

Second: Valenzuela

To continue to the December 6, 2006 Council Meeting.

Vote: Unanimous

16. Discussion and possible action on amendments to the Preliminary Plat for La Jara Farms stipulations in regards to offsite improvements to Hawes Road.

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An indefinite continuance was requested.

Motion: Valenzuela

Second: Wootten

To continue LaJara Farms preliminary plat amendments indefinitely.

Vote: Unanimous

17. Discussion and possible action on directing staff to develop a policy pertaining to possible placement and lighting of new ball fields.

Assistant Parks & Recreation Director Creighton Wright gave an overview of the new middle school site and adjacent Town park site and the possibility of partnering to with the School District to add two additional ball fields and lighting. He said there was a community need for adult ball fields for evening use as well as a dog park. Mr. Wright requested direction from Council, stating that lighting ball fields in certain zoning districts could set precedent for future lighted ball field locations.

Four options were presented for consideration: Continue working with QCUSD to build the lighted ball fields; hold neighborhood meetings; create a policy restricting lighted ball field locations; or forward the issue to Parks, Trails and Open Space.

Council preferred holding neighborhood meetings and creating a policy. There was also discussion on joint use facilities and impact of lighted ball fields in unlit established residential neighborhoods.

Frank Sanders, 19302 E. Cloud Rd., spoke in opposition to lighted ball fields in rural residential areas, stating a middle school doesn't need lighted ball fields. Mr. Sanders said he wasn't opposed to a park

Kurt Nelson, 24753 S. 194th St., spoke in opposition to lighted ball fields and adult league activities at night in unlit, low density residential areas and had concern with traffic. Mr. Nelson said that some type of park would be beneficial and supported options 2 & 3.

Don Schmuhl, 24908 S. 194th St., spoke in opposition to lighted ball fields and nighttime activities.

Bill Myers, 24958 S. 194th St., spoke in opposition to lighted ball fields.

Sorelle Norman, 18814 E. Cloud Rd., submitted written comments opposed to lighted ball fields.

Council discussed the possible affects on the Five Park Masterplan with a new policy.

Motion: Coletto-Cohen

Second: Valenzuela

- (1) Direct the Recreation Advisory Board to create a policy for lighted ball fields in certain land use designations and existing neighborhoods and forward to the Town Council for possible adoption.

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(2) Do not install lighted ball fields at the new middle school site.

Vote: Unanimous

The meeting was recessed from 9:03-9:25pm.

ITEMS FOR DISCUSSION: These items are for Council discussion only and no action will be taken. In general, no public comment will be taken.

18. Discussion on Composite Report for 2006 Major General Plan Amendments: GP06-001; GP06-002, GP06-003; GP06-004; GP06-005; GP06-006; GP06-007; GP06-008; GP04-007. *(Staff report is in separate binder)*

Planning Manager Brittingham gave an overview of each General Plan Amendment application; Public Hearing date; and reviewed the State law requirements (Growing Smarter) for General Plan amendments.

GP06-001: Text Amendment to increase density and delete transition buffer; briefly reviewed staff's recommendation for modifications on density.

GP06-002: Southwest corner of Power & Riggs Roads, within Maricopa County – Very Low Density to Neighborhood Commercial for approximately 9 acres.

GP06-003: Text Amendments for Medium-High Density and High Density Residential and commercial

GP06-004: 640 acres from Low Density and Very Low Density Residential to Medium Density (320 acres) and Low Density (320 acres).

GP06-005: Expansion of the Town Center north of Rittenhouse and west of Ellsworth.

GP06-006: 15 acres at the northwest corner of Riggs & Ellsworth Roads – Low Density Residential to Neighborhood Commercial.

GP06-007: 6 acres at Sossaman & realigned Rittenhouse Roads – Medium Density Residential to Neighborhood Commercial.

GP06-008: Text Amendment changing approximately 27 acres at Germann and realigned Rittenhouse Road from Employment Type B to High Density Residential.

GP04-007: Withdrawn

Mr. Brittingham reviewed the composite report; current projected build-out population and effects if all amendments were approved. The impact on the wastewater system was also discussed, resulting in over capacity with the Town's current share in SWRP. Council discussed the impact of the amendments on the Queen Creek School District, traffic and water.

19. Presentation and discussion on the Aquatics Feasibility Study.

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No additional discussion.

20. Discussion and status of upcoming Capital Improvement Projects for the 2007 calendar year within the Public Works Capital Program.

No additional discussion.

21. COMMITTEE REPORTS

A. Queen Creek Youth Commission – November 1, 2006 – heard a guest speaker; discussed the food drive and Tree Lighting; reviewed Robert’s Rules of Order regarding adjournment and discussed the Recreation Advisory Board meeting on November 28. The next meeting is scheduled for December 6.

B. Parks, Trails and Open Space Committee – November 7 & 14, 2006 – The PTOS Committee discussed the Five Park Master Plan and the Horseshoe Park Steering Committee discussed amenity options for Horseshoe Park. The next PTOS meeting is scheduled for December 12.

C. Economic Development Commission – November 8, 2006 – The Commission heard a summary of the ULI Williams Gateway Area Study; reviewed sales tax information and Queen Creek demographics. The next meeting is scheduled for December 13.

D. Transportation Advisory Committee – November 9, 2006 – the Committee had updates on traffic signal and intersection improvements; reviewed the Committee Mission Statement and discussed meeting schedule, future agenda items and appointment of a Chair person. The next meeting is scheduled for December 7.

22. ADJOURNMENT

Motion: Valenzuela

Second: Coletto-Cohen

To adjourn the Regular Session at 9:50pm.

Vote: Unanimous

TOWN OF QUEEN CREEK

Arthur M. Sanders, Mayor

Attest:

Jennifer F. Robinson, CMC

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I, Jennifer F. Robinson, do hereby certify that, to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the November 15, 2006 Regular Session of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present

Jennifer F. Robinson, CMC

Passed and approved on December 6, 2006.