



Minutes
Regular Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
February 1, 2006
7:00 p.m.

1. Call to Order

The meeting was called to order at 7:10 p.m.

2. Roll Call

Council Members present: Barney; Coletto-Cohen; Hildebrandt; Holloway; Valenzuela; Vice Mayor Wootten and Mayor Feldman-Kerr.

3. Pledge of Allegiance

Led by Mayor Feldman-Kerr.

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

Mayor Feldman-Kerr recognized Neighborhood Preservation Coordinator John Lichtenberger with a Certificate of Appreciation for his work in establishing neighborhood programs in the Town and acknowledged his leave of absence to serve in Iraq, training the new police officers.

A. Student of the Month Award – January 2006

Mayor Feldman-Kerr and Council Member Holloway presented the following with the Student of the Month Award for January 2006:

- Zenia Ellis – Desert Mountain Elementary School
- Blake LeComte – Frances Brandon Picket Elementary School
- Colton Burgess – Benjamin Franklin Charter School
- Karobin Towner – Queen Creek High School
- Katie Robinson – Queen Creek Elementary School
- Brandon Gray – Barnes Elementary School

B. Five-Year Service Award

Mayor Feldman-Kerr presented Plans Examiner Bruce Johnson and Parks & Recreation Facility Supervisor Dennis Perry with five-year service awards.

C. Presentation to Town Council from Arizona State Parks – Heritage Fund

Pat Dutrack, Grants Coordinator for Arizona State Parks, presented the Town with a check in the amount of \$499,500. The grant award was used for the purchase of 33 acres at the northeast corner of Sossaman and Chandler Heights Roads.

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- 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.

Irene Roard-Jasso, 20861 E. Orchard Lane, requested that the Council increase the senior program budget to \$50,000. She commented on the current senior program.

Lorena Deniz, representing the Queen Creek Youth Commission, reported on the January 18, 2006 meeting. Ms. Deniz stated that the commission revised the by-laws to increase membership and gave an update on the canned food drive results. The canned food was donated to the Queen Creek Family Resource Center.

- 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 a contract amendment in the amount of \$3,729.17 with Eubanks Consulting for additional work completed related to the Development Services Building.

B. Consideration and possible approval of a new part-time Help Desk position in the Information Technology Division.

C. Consideration and possible approval of the reallocation of \$40,370.36 within the Sewer Utility Enterprise Fund.

D. Consideration and possible approval of a Pre-Design Contract with J2 Engineering and Environmental Design for the Horseshoe Park and Equestrian Centre project in an amount not to exceed \$217,161.

E. Consideration and possible approval of a CM@Risk contract with Johnson Carlier, Inc. for Horseshoe Park and Equestrian Centre, Phase 1, in the amount of \$71,685 for pre-construction services.

F. Consideration and possible approval of a contract with Allied Waste in regard to the operation and closure of the landfill.

G. Consideration and possible approval of an amendment to the Intergovernmental Agreement with Maricopa County in regard to the operation and closure of the landfill.

H. Consideration and possible approval of the Compensation & Classification Strategic Document.

I. Consideration and possible approval of a Consulting Contract with Rick Garcia in the amount not to exceed \$2,600 for database consulting services.

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Items A & D were pulled from the Consent Calendar for discussion.

Motion: Hildebrandt **Second:** Wootten

To approve the remainder of the Consent Calendar as presented.

Vote: Unanimous

Item A: Council requested some additional information on the additional contract charges. Assistant Town Manager Kross provided clarification on the charges.

Motion: Wootten **Second:** Coletto-Cohen

To approve Item A on the Consent Calendar.

Item D: Council was concerned with wording in the contract that listed Eubanks as owner. Parks Development Coordinator Lisa Padilla stated the intent was to appoint Eubanks as the Town's (owner) project representative/manager and that the contract would be amended to show that.

Motion: Wootten **Second:** Hildebrandt

To approve Item D on the Consent Calendar.

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 and discussion on the proposed development fees for Parks, Recreation and Open Space; Library; Wastewater; Town Facilities & Equipment; Public Safety; and Transportation.

Chris Cullinan, of Tischler Bise, gave a brief review of the Work Study Session discussion on the proposed development fees. Mr. Cullinan explained that existing Town Facilities & Equipment Fee has been renamed "Town Buildings & Vehicles Fee" and reviewed the Wastewater fee.

The Public Hearing was opened.

Lauren Barnett, HBACA, stated that development fees were important to infrastructure. She said that the Working Group meetings were greatly appreciated and that the HBACA doesn't oppose development fees that let new growth pay a fair share and in accordance with the state statutes. She did have some concern with the Parks, Recreation and Open Space in regard to future operation and maintenance of parks.

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Kyle Robinson, 18551 E. Ranch Rd. submitted written comments in favor of the development fees.

The Public Hearing was closed.

8. Public Hearing, discussion and possible action on RZ07-05/SP10-05/S09-05 – Queen Creek Professional Village- a request submitted by UTAZ Development, for rezoning, PAD, preliminary plat and site plan approval for an approximate 10.26 acre site located at the southwest corner of Ocotillo Road and Rittenhouse Road. The applicant is proposing 73,136 sq.ft. of C-1 Light Commercial (office condominium) in conformance with the Town Center Plan and Queen Creek General Plan. The current zoning is R-6 Urban Development Type A (6,000 sq.ft. per dwelling unit). *A continuance to March 15, 2006 has been requested.*

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

Motion: Valenzuela **Second:** Barney

To continue RZ07-05/SP10-05/S09-05 to the March 15, 2006 Council Meeting.

Vote: Unanimous

9. Public Hearing, discussion and possible action on RZ12-05/S07-05- Power Marketplace Business Park, a request from Chris Reed of Sunbelt Holdings, Inc., regarding 56.9 acres, currently zoned I-1 to amend the existing Planned Area Development (PAD) for the Power Market Place to allow alterations to the wall design and locations in addition to requesting a 60-foot easement for landscape buffer on the north and south sides of the project. This project proposes 25 Industrial lots (I-1) with a minimum lot size of one acre. This project is located in the Employment Type “B” Land Use Designation of the Queen Creek General Plan Land Use Map, east of Power Road and extends from Germann Road on the south to the future realigned Rittenhouse Road on the north. *A continuance to February 15, 2006 has been requested.*

Planner Dave Williams reviewed the staff report and applicant’s request for a PAD amendment that include: 1) 60-foot landscape buffer; 2) perimeter fencing on east & west boundaries of property to be on the property line; 3) 8-foot solid wall instead of view fence; 4) decorative elements placed every 300ft instead of 200ft. Mr. Williams noted that the entries to the business park had been increased to allow additional landscaping.

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

Motion: Coletto-Cohen **Second:** Barney

To continue RZ12-05/S07-05 to the February 15, 2006 Council Meeting.

Vote: Unanimous

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

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10. Discussion on RZ13-03/S10-03 – Vaquero Estates, a request from Mike Delmarter, Kimley-Horn and Associates, Inc. to rezone approximately 81.89 acres from R1-43 Single Family Residential to R1-18 Single Family Residential (1.81 homes per acre) and approval of a 112-lot preliminary plat subdivision and landscape plan. The site is bordered on the north by the Ocotillo Road/Sanoqui Wash alignment, on the west by Recker Road, and on the east by the undeveloped Sossaman Estates PAD. The property is designated as Low Density (1-2 dwelling units per acre) on the Queen Creek General Plan Land Use Map.

Planner Dennis Cady reviewed the rezoning request and site plan including the open space & trails plan and lot locations. Council comments were in regard to how the parks offset the street design; traffic calming locations; buffer/landscaping between Vaquero Estates and the existing development on the south and the existing easement. Council requested that additional traffic calming be added on Appaloosa and Colt Streets approaching the central park.

11. Discussion on RZ15-05/SP14-05 – Cottage at Queen Creek Boutique- a request from Randy & Debbie Greene to rezone an approximately 6,700 sq. ft. lot from R1-6 Single Family Residential to C-1 Light Commercial and approval of a site plan, building elevations and landscape plan for a floral and gift shop at 22033 S. Ellsworth Rd.

Planner Mike McCauley reviewed the rezoning request, proposed elevations and landscaping & parking plans. Council discussed the rear fence location.

12. Discussion on S11-05 – Sossaman Estates III – Phase A, a request by Engle Homes for preliminary plat and landscape approval for 119 lots on approximately 75 acres. The project is zoned R1-9 (minimum 9,000 sq.ft lot size) and designated as Medium Density Residential (2-3 homes per acre) on the Queen Creek General Plan Land Use Map and proposes a density of 1.7 homes per acre. The project is located on the west side of Sossaman Road and extends from the south boundary of the Cortina subdivision to the south bank of the Queen Creek Wash.

Planning Manager Fred Brittingham gave an overview of the Sossaman Estates development and the preliminary plats for Sossaman Estates III-Phase A & B. Mr. Brittingham pointed out that Phase B has a 20-acre central open space with ballfields and a community center for residents of that phase and a school site. Mr. Brittingham also reviewed the proposed entry monuments and fencing details.

13. Discussion on S12-05 – Sossaman Estates III – Phase B, a request by Engle Homes for preliminary plat and landscape plan approval for 344 lots on approximately 160 acres. The project has three (3) zoning designations: R1-7 (minimum 7,000 sq. ft. lot size); R1-9 (minimum 9,000 sq.ft. lot size) and R1-12 (minimum 12,000 sq. ft. lot size) and designated as Medium Density Residential (2-3 homes per acre) on the Queen Creek General Plan Land Use Map and proposes a density of 2.2 homes per acre. The project is located on the west side of Sossaman Road and extends from the south boundary of the Queen Creek Wash to approximately the midpoint between the wash and Ocotillo Road.

Discussion was held under Item 12.

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14. Discussion on S06-05 – Emperor Estates Phase IV, East, a request by Pulte Homes Corporation for preliminary plat and landscape plan approval for 80 lots on approximately 31.5 acres. The project consists of two-(2) zoning designations: R1-8 (minimum 8,000 sq. ft lot size) and R1-18 (minimum 18,000 sq. ft. lot size). The parcel is designated as Medium Density Residential (2-3 homes per acre) on the Queen Creek General Plan Land Use Map and proposes a density of 2.76 homes per acre. The parcel adjoins the southern right-of-way of Rittenhouse Road and is located between Sossaman and Hawes Road, north of Queen Creek Road.

Planner Mike McCauley reviewed the preliminary plat. Council discussed the buffer between Emperor Estates and the large lots to the north in the county island.

15. Committee Reports

A. Queen Creek Youth Commission – January 18, 2006 – report given under Public Comment.

B. Recreation Advisory Board – January 24, 2006 – The Board discussed interim field allocations for Little League; field use fees and Town scheduling of school district fields. The next meeting is February 28, 2006.

16. Adjournment

Motion: Valenzuela **Second:** Wootten

To adjourn the Regular Session at 8:47 p.m.

Vote: Unanimous

Jennifer F. Robinson, CMC

TOWN OF QUEEN CREEK

Wendy Feldman-Kerr, Mayor

Attest:

Jennifer F. Robinson, CMC

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 February 1, 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 February 15, 2006.