



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

1. Call to Order

The meeting came to order at 7:05 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.

- A. Relay For Life presentation – Shelly Senter of the American Cancer Society gave a presentation on the Relay for Life event scheduled for Queen Creek on April 7-8. Ms. Senter played a video that showed some of the programs and services provided by the American Cancer Society to cancer victims and their families.
- B. Front Porch Bench winners – Front porch benches were presented to Mike Chavarria – winner from the Rancho Hacienda de Caballos Howdy Doody event and Heather Johnson – winner from the Garden Show event.
- C. Presentation to Town Council – Arizona State Parks- Heritage Fund - Pat Dutrack, Grants Coordinator for Arizona State Parks, presented the Town with two grant award checks. The grant awards are for Desert Mountain Park Ballfield Complex in the amount of 423,421 and construction of Horseshoe Park and Equestrian Centre in the amount of \$935,006.
- D. Student of the Month Award – February 2006

Mayor Feldman-Kerr and Vice Mayor Wootten presented the following with the Student of the Month Award for February 2006:

Nicole Darby – Queen Creek High School
Alyssa Cormanie – Queen Creek Middle School
Gretyl Grijalva – Jack Barnes Elementary School
Reyna Perez – Frances Brandon Pickett Elementary School
Chelsea Duke – Queen Creek Middle School

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Grace Solis – Queen Creek Elementary School
Matthew Gullow – Desert Mountain Elementary School

- 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.

None.

- 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 the February 15, 2006 Work Study and Regular Session Minutes.

B. Consideration and possible approval of purchases over \$10,000.

C. Consideration and possible approval of a lease agreement with the Chamber of Commerce for the use of Town Facilities – Annex Building.

D. Consideration of the list of Town contracts and intergovernmental agreements as required in Town Code Chapter 3, Article 3-2, Section 3-2-6 G(3).

E. Consideration and possible approval of granting an easement to SRP for the relocation of 69kv power poles along the frontage of Rittenhouse Road and located west of Hawes Road.

F. Consideration and possible approval of a professional services contract with Municipal Solutions, LLC in the amount not to exceed \$10,000 for assistance in drafting a telecommunications proposal and other related telecommunications services.

G. Consideration and possible approval of the renaming of the Police Services Task Force to Community Policing Advisory Committee and the reappointment of members to the committee.

H. Consideration and possible approval of the installation of a traffic signal at the intersection of Chandler Heights and Power Roads.

I. Consideration and possible approval of an Intergovernmental Agreement between Pinal County, Maricopa County Department of Transportation and Town of Queen Creek for the Hawes Road and Hunt Highway intersection.

J. Consideration and possible approval of a contract in the amount of \$53,127.70 with Sunland Asphalt for widening the intersection of Ellsworth and Queen Creek Roads.

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K. Consideration and possible approval of **Resolution 541-06** authorizing and directing staff to take all actions necessary to acquire road right-of-way from Donald J. & Jane Kauffman for the Ellsworth Loop Road project. (Maricopa County Assessor's Parcel #304-66-008M)

L. Consideration and possible approval of **Resolution 542-06** authorizing and directing staff to take all actions necessary to acquire real property from the Catholic Diocese of Phoenix for public facilities. (Maricopa County Assessor's Parcel #304-66-014A and 304-66-014B)

M. Consideration and possible approval of **Resolution 543-06** authorizing and directing staff to take all actions necessary to acquire real property from John S. & Jerry C. Mason for public facilities. (Maricopa County Assessor's Parcel #304-66-026A & 304-66-026B).

N. Consideration and possible approval of a Memorandum of Understanding with the Queen Creek Water Company to provide a permanent power source in exchange for use of the Town's GPS Antenna at Founders Park.

O. Consideration and possible approval of a change order in the amount not to exceed \$37,500 to the Pooled Resources Contract for Constructability Review of Improvement District Plans.

Staff requested Items E & H pulled for discussion.

Motion: Barney **Second:** Holloway

To approve the remainder of the Consent Calendar as presented.

Vote: Unanimous

Item E: Community Development Director Condit reviewed discussions with SRP and Pulte Homes regarding possible alternatives for the alignment of power poles along Rittenhouse Road adjacent to the Emperor Estates Phase III development and the recommendation for the existing 12 kV lines to be located on the 69kV poles on the north side of Rittenhouse. This option includes the collection of cash-in-lieu from the developer for future undergrounding and half-street improvements.

Motion: Holloway **Second:** Wootten

To approve Option 2 as presented in the staff report in regard to the relocation of the 69kV power poles along the frontage of Rittenhouse Road and west of Hawes Road.

Vote: Unanimous

Item H: Interim Public Works Director Noble provided an update on the conceptual plan for a roundabout at Chandler Heights and Power Roads. Mr. Noble discussed several issues as a result of the plan including drainage, utilities, residential driveways and additional right-of-way acquisition that would be required to accommodate a roundabout. Staff's recommendation is to design and install a traffic signal at the intersection and consider roundabouts at other locations on a case by case basis.

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Motion: Barney **Second:** Hildebrandt

To approve Item H as presented 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, discussion and possible action on Resolution 538-06 to amend the FY 2005-2009 Five-Year Consolidated Plan for Maricopa County Community Development.

Assistant to Town Manager LaFortune reviewed the proposed amendments to the Strategic Objectives of the Five-Year Consolidated Plan that include water/sewer improvements and sidewalk and street improvements that would help implement the recently adopted redevelopment plan. Council requested clarification on the sidewalk improvement locations and prioritization.

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

Motion: Hildebrandt **Second:** Holloway

To approve Resolution 538-06 amending the FY2005-2009 Five-Year Consolidated Plan for Maricopa County Community Development.

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.

8. Discussion on S14-05 Queen Creek Equestrian Estates, a request by Rob Bigelow of Landmark Engineering for preliminary plat and landscape plan approval for an approximate 14.62 acre, 12-lot custom home subdivision with a proposed density of .82 homes per acre. The site is located east of the southeast corner of Cloud and Power Roads.

Planner Lumpkin reviewed the site plan application and provided detail about the temporary access at Cloud Road until the road is built to the south. Council asked for additional information about the turnabout design and who would be responsible to remove the pavement at the turnabouts at such time they are abandoned. Council also requested clarification on the location and maintenance of the trail. Ms. Lumpkin responded that the trail is located along the eastern boundary of the project and the HOA will maintain the trail and is included as a stipulation in the preliminary plat. Signage re: future road closure was requested to be posted at the temporary access location.

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9. Discussion on RZ09-05/S02-05 Victoria PAD Parcels 5 & 9, a request by Dale Willis for Victoria Land Investment Group, LLC for approval of a Planned Area Development (PAD) amendment, preliminary plat and preliminary landscape plan for a 54.5 acre, 255 lot residential subdivision with an overall density of 2.87 homes per acre for both parcels. The project is located at the northwest corner of the future Ellsworth Loop Road and Ocotillo Road.

Planner McCauley reviewed the PAD amendments requested in the application that include: 1) the elimination of the 25 ft. landscape buffer between the school and adjacent residential parcels; 2) allowing view fencing with 33% openness adjacent to large open space tracts; 3) allowing 6 ft. solid side yard fencing abutting open space tracts; 4) allowing 20 ft. rear yard and 10 ft. front yard setbacks for side-entry garage designs; 5) allowing the entry monuments to exceed five (5) ft. Mr. McCauley reviewed Planning and Zoning Commission's recommendations to support the amendments except for the entry monument size and rear/front yard setbacks. Staff recommends support except for the rear/front yard setbacks.

Council asked if there were any similar amendments requested. Mr. McCauley stated only in the R-4 zoning district. Council also asked if the monument signage was consistent with other phases and whether traffic calming had been considered and if not, to address the issue now.

Assistant Town Manager Kross provided additional information regarding the front/rear yard setback requirements.

10. Discussion on RZ16-04/S17-04 Quail Creek Subdivision, a request by Mark Pugmire of Highland Homes to rezone approximately 29.8 acres from R1-43 Single Family Residential to R1-18 Single Family Residential, Planned Area Development (PAD), Preliminary Plat and Preliminary Landscape Plan for a 37.4 acre 37 lot subdivision with a density of 1.07 homes per acre. The project is located at the southeast corner of the Queen Creek Wash and Sossaman Road.

Planner McCauley reviewed the rezoning request and preliminary plat and landscape plan. The applicant is proposing 12 lots, with five one-acre lots on the east boundary of the project. Mr. McCauley stated that a stipulation is included that allows one-story homes only. The Planning and Zoning Commission recommended approval.

Council discussed the ½ street improvements and curb & gutter and sidewalk improvements on Twin Acres Drive and landscape buffer. There was also discussion on the access on Twin Acres to the future park.

11. Discussion on RZ07-05/SP10-05 Queen Creek Professional Villages, a request by Arch Ratliff of UTAZ Development for rezoning, Planned Area Development (PAD), preliminary plat, site plan, landscape plan and building elevations for an approximate 10.26 acre site, with 73,136 square feet of office condominium space. The current zoning is R1-6 Urban Development Type A (6,000 square feet per dwelling unit) and the proposed rezoning is C-1 Light Commercial. The site is located at the southwest corner of Ocotillo Road and Rittenhouse Road.

Planner Ramos reviewed the staff report and application. Mr. Ramos stated the applicant is requesting relief from the requirement for a landscape island every 10 parking spaces and to allow parking along the re-aligned Rittenhouse Road. Mr. Ramos added that the parcel has two

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frontages, along Ocotillo and Rittenhouse Roads and the applicant has eliminated parking along Ocotillo, provided enhanced landscaping and open space along Rittenhouse that would buffer the requested parking. The Planning and Zoning Commission recommended approval of the application.

Council discussed the building elevations and color

12. Discussion on DR04-06 a request from David Rohovit of Holmes Homes for five standard floor plans to be built on 36 lots within Nauvoo Station, formerly known as Emperor Estates at Heritage Town Center.

Planner Williams reviewed the proposed elevations/floor plans. Council asked if the number of elevations per plan met the requirements and indicated that colored elevations were preferred. Council requested additional work be done on the side elevations.

13. Committee Reports

A. Recreation Advisory Board – February 28, 2006

The Board discussed field allocations and sponsorships to non-profit organizations.

B. Youth Commission – February 15, 2006

The Commission members discussed the Relay for Life event; Town Hall Forum; Recruitment and possible name change for the Youth Jam.

C. Horseshoe Park Sub-Committee – The Committee discussed Horseshoe Park and signage and rules.

14. Adjournment

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

To adjourn the Regular Session at 9 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 March 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 March 15, 2006.