



**MINUTES OF THE WORK STUDY MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION
Wednesday, January 10, 2007 6:00 P.M.
Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85242**

1. **CALL TO ORDER**

2. **ROLL CALL**

Present

Chairman Schweitzer
Vice-Chairman Shifman
Commissioner Atkinson
Commissioner Trapp-Jackson

Absent

Commissioner Ingram
Commissioner Perry
Commissioner Sossaman

Staff

Present

Community Development Director Condit
Planning Manager Brittingham
Principal Planner McCauley
Planner Williams
Planning Assistant Moats

Absent

3. **DISCUSSION ON RZ06-127/SP06-126, "CANYON STATE ACADEMY"/"RITE OF PASSAGE"** A request submitted by Greg Davis of I Plan Consulting, for Rezoning from R-43 to PQP, Site Plan, Landscape Plan, and Building Elevation approval for two academic buildings, two dormitories and a kitchen expansion on approximately 95 acres. The property is located at the southeast corner of Hawes and Rittenhouse Roads.

Commissioner Atkinson questioned where the original dining hall is. Planner Williams responded the location has not changed. The existing building is being expended by 3,400 square feet.

Chairman Schweitzer directed everyone's attention to the floor plan, noting the overall perimeter is 3,400, but stated the size of the existing building, as well as the square footage of the expansion is unknown.

Vice-Chairman Shifman reviewed plan A-1. Planner Williams stated that by looking at the plan, it is unknown where the existing building stands. He will get clarification from the applicant.

Chairman Schweitzer asked if a bus area parking area is needed for special events. Mr. Williams responded the site is set up for bus parking at the ball field.

Chairman Schweitzer asked if it is necessary for the Town to do any notification to the property owners to the east (Vestar). Planning Manager Brittingham responded that notification is not necessary since this is not a subdivision plat. Notification will be done for the land to the south of the project site, since that is residential.

Vice-Chairman Shifman asked if the new dormitories will be one or two-story. Mr. Williams responded they will be one-story dormitories.

Planning Manager Brittingham added that this will be a nice addition to the community and the community that is served by Canyon State Academy/Rite of Passage.

There were no further questions from the Commission.

4. **DISCUSSION ON RZ06-033/SD06-033, "CIRCLE G AT THE CHURCH FARM"** A request submitted by Greg Davis of iPlan Consulting for PAD Rezoning, Preliminary Plat, Site Plan, and Landscape Plan approval for a master planned single-family subdivision with 1745 units on approximately 885 acres, located at the southeast corner of Signal Butte and Ocotillo Roads. The site is currently zoned Rural-43 and requests a Planned Area Development (PAD) with underlying zoning districts of R1-43, R1-18, R1-12, R1-7, R-2, and C-2. **This item was continued from the November 8, 2006 and December 13, 2006 Planning Commission Meetings. It will be continued indefinitely from this meeting.**

Planning Manager Brittingham explained the cause of the delay on this project is that staff is facing bigger challenges with the phasing plan, and reviewing infrastructure needs, while at the same time trying to reduce the number of stipulations.

Chairman Schweitzer asked for clarification the proper motion for Regular Session. Mr. Brittingham responded this will be continued indefinitely. When the applicant comes back, they will not be required to pay another fee; but staff will re-advertise.

There were no further questions from the Commission.

5. **PRESENTATION BY SENIOR MANAGEMENT ASSISTANT MARK YOUNG ON SUPERSTITION VISTAS**

This presentation will be done at the February Work Study meeting.

6. **OVERVIEW OF PROPOSED SCHEDULE FOR QUEEN CREEK GENERAL PLAN UPDATE BY WAYNE BALMER**

Consultant for the Town Wayne Balmer presented a proposed timeline for the General Plan Re-Write process, noting a lot has changed since the last General Plan update in 2002.

Mr. Balmer reviewed the timeline, noting that proposals are due this Friday, January 12, 2007.

Mr. Balmer stated staff is currently working very diligently on this project, and would like the Planning Commission to be very involved in the process as well. He stated that consultant interviews will be conducted before the February 14, 2007 Planning & Zoning Commission Meeting. Mr. Balmer would like a volunteer from the Planning & Zoning Commission to be on the interview panel. He anticipates the total number of interviewers to be between five and seven. The interview dates have not yet been scheduled. Once the proposals have been received and it is known how many interviewees there will be the schedule will be discussed. Most likely, the interviews will take place during the day the week of January 29, 2007. Chairman Schweitzer noted that in 2002, two Commissioners were on the interview panel. In addition, the Commission met twice a month during the General Plan update process.

Mr. Balmer noted this will be a very interesting project with all the new development and Town projects currently happening.

Commissioner Trapp-Jackson and Vice-Chairman Shifman expressed interest in the being on the interview panel. Commissioner Atkinson is interested as well; however, he withdrew his name from the list since he is already booked the week of January 29, 2007.

Commissioner Trapp-Jackson suggested possibly sharing the responsibility during this process, in case at times Commissioners' schedules conflict with the General Plan re-write schedule.

Mr. Brittingham expressed appreciation to the Commission for their assistance in this process, as it will be long and involve a lot of work.

7. **STATUS UPDATE ON SAN TAN FOOTHILLS SPECIFIC AREA PLAN**

Planning Manager Brittingham gave a presentation on the San Tan Foothills Specific Area Plan, and the accomplishments related to this project to date, including the following:

- Developed Base Mapping and Existing Conditions; Identified Four Special Planning Areas.
- Public and Stakeholder Outreach Held
- Developed Policy Analysis for Earth Fissures in Southwestern United States
- Created Planning Area Vision for the Future
- Developed Focus Areas and Goals
- Developed Preferred Land Use Alternative

In addition, the following public and stakeholder involvement took place:

- Held Staff/Consultant Partnering Session
- Four Meetings with Technical Advisory Committee
- Held Public Issues Forum
- Meeting with Pinal County Planning Staff
- Meeting with Pinal County Supervisor
- Project Website Link

Mr. Brittingham stated that all participants were very positive towards the project. He asked for comments and input from the Commission.

Chairman Schweitzer asked what type of comments staff is looking for from the Commission since the Master Plan fringe (northeast corner of plan) is already laid out and platted. Mr. Brittingham responded that in that instance, the Commission could make a recommendation to take out that area from the plan.

Chairman Schweitzer asked how communication on Pinal County zoning issues takes place. Mr. Brittingham explained that they are required by law to notify anyone in their planning area. Once notified, Town staff compiles a report to the Queen Creek Town Council, requesting direction on providing comments to Pinal County. If the area is not within, but is close to, the Town's planning area, the Town may still wish to comment.

Chairman Schweitzer asked what the benefit of the park is. Mr. Brittingham responded that the Town does not control development of that, only the development of the blue boundary area. One of the questions that may be asked during the General Plan update process is "do we change our planning boundaries?"

There were no further questions. Chairman Schweitzer asked for Commissioners' comments by January 19, 2007.

8. **UPDATE/FOLLOW-UP ON FEBRUARY 16, 2006 SPECIAL PLANNING COMMISSION/STAFF WORKSHOP MEETING REGARDING THE DEVELOPMENT PROCESS AND REPORT PREPARATIONS**

Planning Manager Brittingham asked for input from the Commission on how staff has met their needs since the working meeting held in February, 2006.

Chairman Schweitzer responded that the email communication has been beneficial.

Vice-Chairman Shifman asked if the Work Study Session can begin later than 6:00 p.m. for times when there is a short Work Study agenda. Mr. Brittingham will look into this possibility.

Chairman Schweitzer said that in order to avoid confusion, he would like to see a set time that does not change.

Commissioner Trapp-Jackson suggested reviewing the administrative process, and possibly filling in extra time with updates, presentations, or just-in-time trainings. Mr. Brittingham responded that this could be done as long as the notice is posted 24 hours prior to the meeting.

Commissioner Trapp-Jackson also suggested excerpts from staff trainings that the Planning Department has been doing. Chairman Schweitzer asked Planning Assistant Moats to email Commissioners in order to solicit their comments.

Chairman Schweitzer also requested the local 4-H club be contacted to do their 15-minute presentation during an upcoming Work Study meeting.

ADMINISTRATIVE ITEMS

9. **REVIEW** of next month's agenda items.

Planning Manager Brittingham reported on the following cases which are currently scheduled for the February 14, 2007 Planning & Zoning Commission agenda:

- Town Center Apartments – approximately 180 units;
- Pendragon Industrial Building
- Empire Service Facility
- Text Amendment for Revised Fence Standards

Also, staff has discussed approximately 16 possible text amendments to the Zoning Ordinance. These changes will clean up unclear, inaccurate or erroneous information that is now contained in the Zoning Ordinance.

Mr. Brittingham stated that Staff will be suggesting allowing equestrian privileges on 35,000 square foot lots. These proposed changes will be brought forward as potential text amendment to the Zoning Ordinance, as well as signs, parking ratios/guest parking requirements for multi-family units, etc.

10. **REPORT** on Town Council Action

Due to the lateness of the hour, this item was presented during Regular Session.

11. **COMMUNICATION** from members of the Commission and Staff.

Due to the lateness of the hour, this item was presented during Regular Session.

5. **ADJOURNMENT**

Motion: **Vice-Chairman Shifman**

To adjourn.

Second: **Commissioner Trapp-Jackson**

Vote: **All ayes. Motion carried (7-0).**

The Work Study Session adjourned at 6:59 p.m.

PLANNING AND ZONING COMMISSION

By: _____
Paul Schweitzer, Chairman

Laura Moats, Planning Assistant

I, Laura Moats, 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 January 10, 2007 Work Study of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 12th day of January, 2007.

Passed and Approved this 14th day of February, 2007.