



**Minutes**  
**Regular Session**  
**Queen Creek Town Council**  
Queen Creek Town Hall, 22350 S. Ellsworth Road  
Council Chambers  
October 17, 2012  
7:00 p.m.

**1. Call to Order**

Mayor Barney called the meeting to order.

**2. Roll Call** (one or more members of the Council may participate by telephone)

Council Members present: Barnes; Brown; Gad; Oliphant; Wheatley; Vice Mayor Benning and Mayor Barney.

**3. Pledge of Allegiance:** Led by Skylar Mayhew, Scout Troop 82

**4. Invocation:** Pastor Aaron Pennington – Central Christian Church – Queen Creek

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

Mayor Barney read the following proclamation:

- Proclamation – Arizona Cities & Towns Week October 22-26, 2012
- Presentation of ICMA (International City/County Management Association) Award for Performance Measurement

Mayor Barney and Town Manager Kross presented Kevin Johnson, Bruce Gardner, Samantha McPike, Wendy Kaserman, Tracy Corman, Traci Polk and Joe LaFortune with the ICMA (International City/County Management Association) Certificate of Distinction Award for Performance Measurement and commended them on the Town's achievement of achieving the 2<sup>nd</sup> level of the award.

**6. Committee Reports**

A. Council summary reports on meetings and/or conferences attended. This may include but is not limited to Phoenix-Mesa Gateway Airport; MAG; East Valley Partnership; CAAG. The Council will not propose, discuss, deliberate or take legal action on any matter in the summary unless the specific matter is properly noticed for legal action.

Mayor Barney reported on the following meetings:

**Minutes for the Regular Session  
Queen Creek Town Council  
October 17, 2012  
Page 2**

East Valley Mayor's Luncheon – October 11, 2012: these meetings are held every other month to discuss issues facing the East Valley communities.

Maricopa Association of Governments Executive Committee – October 15, 2012: The committee discussed expanding MAG's planning area boundaries and the negative outcome to Arizona's aerospace and aviation industries if sequestration takes place. The next meeting is November 19, 2012.

Governor's Transaction Privilege Tax Task Force – October 15, 2012: Updates were given by three work-groups of the Task Force: State & Local Standardization, Online Retail and Contracting. An overview of construction sales tax was also given.

Phoenix-Mesa Gateway Airport Authority – October 15, 2012: The East Valley Partnership gave a presentation on the "Gateway Next" project – a follow-up to the 2006 ULI report for the Williams Gateway area; and the Board approved the recruitment process for hiring a new Executive Director. The next meeting is November 19, 2012.

B. Partner agencies quarterly or periodic updates to Council. This may include but is not limited to Queen Creek Chamber of Commerce; Queen Creek Performing Arts Center; Boys & Girls Club of East Valley; and Maricopa or Pinal County Board of Supervisors or other governmental agencies. The Council will not propose, discuss, deliberate or take legal action on any matter in the summary unless the specific matter is properly noticed for legal action.

- Queen Creek Chamber of Commerce – 1<sup>st</sup> Quarter Report

Marquis Scott, Executive Director of the Chamber, reviewed the 1<sup>st</sup> Quarter highlights including luncheon/mixer presenters; preparations for the Chamber's move to new offices along with the QC Incubator; 2012 membership drive and upcoming events.

- Queen Creek Performing Arts Center – 1<sup>st</sup> Quarter Report

Molly Jacobs, Director of QCPAC, thanked the Town, Queen Creek School District and Queen Creek Cultural Foundation for the support given to the Arts Center and reported on event attendance, upcoming movie night series, Community Theatre auditions and show schedule.

C. Town Center Committee – October 10, 2012: Council Member Barnes reported on the Committee's approval of Façade Improvement Program applications for Queen Creek Veterinary Clinic and Mountain View Funeral Home; discussion and approval of the Old Town Queen Creek Alliance banner proposal which will be forwarded to the Town Council for possible approval; and the discussion on Queen Creek's historically significant buildings. The next meeting is November 14, 2012.

D. Transportation Advisory Committee – October 11, 2012: Committee Chair Ryan Nichols reported on presentations and discussion on the Transit Planning scope of work

**Minutes for the Regular Session  
Queen Creek Town Council  
October 17, 2012  
Page 3**

and Small Area Transportation Study (SATS). There was also review and discussion on several design concepts for Meridian Road. The next meeting is November 8, 2012.

**7. 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.

Chad Cummard, Queen Creek, representing Little League, discussed his concerns with the fee increases for sports partners and requested that the fees be reconsidered. Mr. Cummard stated that the League would like to host a national tournament but would be unable to get the scoreboards necessary because of the increased fees.

Jason Henry, San Tan Valley, representing QC Heat, discussed his concerns with the fee increases. He stated that QC Heat is the largest softball league in the state and registration fees will have to be increased \$20-25 as a result. Mr. Henry said he would prefer a gradual increase.

**8. Consent Calendar:** Matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion and one vote. Public Hearing items are designated with an asterisk (\*). Prior to consideration of the Consent Agenda, the Mayor will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Council and or staff may remove any item for separate consideration.

A. Consideration and possible approval of the appointment of Dennis Brierton and Perry Rea to the Economic Development Commission.

B. Consideration and possible approval of **Resolution 919-12** amending the Standard Form By-laws for Town Committees, Boards, and/or Commissions; Section II(B) Appointment of Town Council Members and Committee Chair; and Section II(D) minimum and maximum number of committee members.

C. Consideration and possible approval of an amendment to the service agreement with Orange Screen Productions, LLC (Contract 2010-056) in an amount not to exceed \$9,600 for the filming and broadcasting services of the Town Council Work Study Sessions.

**Motion to approve the Consent Calendar as presented  
(Wheatley/Benning/Unanimous)**

**PUBLIC HEARINGS:** If you wish to speak to the Council on an item listed as a Public Hearing, 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.

**Minutes for the Regular Session**  
**Queen Creek Town Council**  
**October 17, 2012**  
**Page 4**

9. Public Hearing and possible action on **RZ12-054/SD12-055/DR12-069, “The Preserve at Hastings Farms” – Ordinance 521-12** a request submitted by Greg Davis of iPlan, for rezoning from R1-43, R1-18 and R1-7 PAD to R1-7 PAD and R1-9 PAD; a preliminary plat for 344 lots on 147 acres in addition to a request for Design Review approval of seven (7) floor plans with three (3) elevations each to be constructed on Parcel D. The property is located on the north side of Cloud Road at the Crismon Road alignment.

Planner Williams reviewed the proposal for rezoning with PAD, preliminary plat and design review for “The Preserve at Hastings Farms”. Mr. Williams explained that the current approved density of 2.3/dua would increase to 2.45/dua which is still in compliance with the General Plan. Mr. Williams reviewed the proposed lot sizes and distribution throughout the parcels; location of the equestrian trail; and reviewed the elevations of the proposed homes for Parcel D. He stated that the applicant is not requesting any changes to the design standards and the Planning and Zoning Commission recommended approval.

Council discussed the current size of lots in comparison to the request and landscape buffer tract. There was also discussion on the number of lots along the Queen Creek Wash and whether two-story homes would be allowed. Mr. Williams responded that one in three homes would be allowed adjacent to the wash as in the original approval. He added that the open space tract along the Wash had already been dedicated to the Town. Council also asked for clarification on the type of fencing proposed. Staff responded view fence is required along the wash.

Greg Davis, of iPlan, representing the applicant (Circle G & Maracay Homes) gave a presentation on the request which would increase the lots from 193 to 344 and the open space provided would be 27%. Mr. Davis stated that the revised plan provides for better vehicle and pedestrian circulation, trail connections and additional open space with enhanced amenities. He also discussed the stipulation regarding the 8ft. multi-use trail and the flexibility available for the final alignment and platting.

Mr. Davis commented that the changing market is the focus the requested changes and believes that the requests are balanced with the additional open space provided and overall theme of Hastings Farms.

The Public Hearing was opened.

Keith Pharr, Queen Creek, spoke in support of the trail through Hastings Farms and the interconnection with the Queen Creek Wash, which he believes is a huge amenity to the Town.

The Public Hearing was closed.

Council asked the applicant for more information on the lot sizes and side entry garages. Mr. Davis explained that at the time the original rezoning was approved, a

**Minutes for the Regular Session  
Queen Creek Town Council  
October 17, 2012  
Page 5**

specific housing product was not identified. He also addressed the side entry garages and stated that they would be for specific lots only.

Council also commented on the location of the equestrian trail being more appropriate at the eastern boundary rather than through the middle of the subdivision. Council asked Mr. Pharr to offer his preference on the location. Mr. Pharr responded further east would be preferable.

Council had further discussion on increased density; changing the look & feel of the subdivision and setbacks and purpose of front porches. Mr. Davis responded that lighting would be provided along the pathways and by streetlights. Traffic calming measures were also discussed. Mr. Davis showed where roundabouts would be located at intersections.

Mr. Davis provided clarification that the request for front-yard setback is not a deviation, but only applies to the front porch. Council asked if this request applied to Plan 5521 and whether it would apply to the optional side entry garage.

**Motion to approve RZ12-054/SD12-055/DR12-069, “The Preserve at Hastings Farms” – Ordinance 521-12 for rezoning from R1-43, R1-18 and R1-7 PAD to R1-7 PAD and R1-9 PAD; a preliminary plat for 344 lots on 147 acres in addition to a request for Design Review approval of seven (7) floor plans with three (3) elevations each to be constructed on Parcel D (Hastings Farms-Maracay Homes) (Barnes/Wheatley/6-1 – Brown) MOTION PASSED.**

**FINAL ACTION:** If you wish to speak to the Council on an item listed under Final 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.

*Mayor Barney declared a conflict of interest and stepped down from the dais. Vice Mayor Benning conducted this part of the meeting.*

**10.** Consideration and possible approval of **Ordinance 520-12** authorizing the exchange of 127 acres of Town-owned property located at Queen Creek Road east of Signal Butte Road for a 127-acre parcel of real property located north of the northeast corner of Queen Creek Road and Merrill Road, owned by the Barney Family Sports Complex, LLLP, for the purpose of a beneficial location for a possible future park site.

Assistant Town Manager Flynn introduced this item as being a land use, transportation, road alignment and development issue.

Planning Administrator Balmer gave a presentation that included the location of the two 127-acre parcels; preliminary designs to ensure the planned recreational facilities would fit on the “new” parcel and still allow for the Public Works Yard and possible future fire station to be located as well. The costs to the Town and to the Barney Family were reviewed. Mr. Balmer added that the exchange would benefit the Town with frontage

**Minutes for the Regular Session  
Queen Creek Town Council  
October 17, 2012  
Page 6**

access from Signal Butte and Merrill Roads; a more useable parcel; better access to SR 24 and provide employment/retail opportunities nearer the freeway. He also discussed the benefits to the Barney Family of having a larger parcel to develop with more flexibility and better street planning.

Council asked for clarification on the location of the Barney Sports Complex relative to the new park site; cost share of road improvements to Signal Butte Road and discussed the mutual benefits of the land swap.

**Motion to approve Ordinance 520-12 authorizing the exchange of 127 acres of Town-owned property located at Queen Creek Road east of Signal Butte Road for a 127-acre parcel of real property located north of the northeast corner of Queen Creek Road and Merrill Road, owned by the Barney Family Sports Complex, LLLP, for the purpose of a beneficial location for a possible future park site (Oliphant/Benning/Unanimous (6-0))**

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

*None.*

**11. Motion to adjourn to Executive Session:** The Council may reconvene the Executive Session for any of the items listed on the Executive Session Agenda.

*None.*

**12. Adjournment**

**Motion to adjourn at 8:36pm (Barnes/Brown/Unanimous)**

TOWN OF QUEEN CREEK

\_\_\_\_\_  
Gail Barney, Mayor

Attest:

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Jennifer F. Robinson, MMC

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 October 17, 2012 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, MMC

Passed and approved on November 7, 2012.