



Agenda
Regular Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
December 5, 2012
7:00 p.m.

1. Call to Order

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

3. Pledge of Allegiance:

4. Invocation: Pastor Ben Lee – Living Waters Bible Church

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

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; CAG. 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.

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.

C. MCSO (Maricopa County Sheriff's Office) introduction of new Queen Creek Commander.

D. Transportation Advisory Committee – November 8, 2012

E. Budget Committee – November 21, 2012

F. Economic Development Commission – November 28, 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.

**Agenda for the Regular Session
Queen Creek Town Council
December 5, 2012
Page 2**

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 November 21, 2012 Work Study and Regular Session Minutes.

B. Consideration and possible approval of a Work Order with CPC Construction in the amount not to exceed \$46,145 for roadwork relating to drainage issues at 188th Street and Via de Palmas.

C. Consideration and possible approval of a one-year Legal Services contract with up to four possible one-year renewals with Mariscal, Weeks, McIntyre & Friedlander, PA.

D. Consideration and possible approval of a First Amendment to Contract 2012-027 between the Boys & Girls Clubs of the East Valley Queen Creek Branch and the Town.

E. Consideration and possible approval of the Final Plat for Emperor Estates Phase IV West, a request by Lennar Arizona, Inc.

F. Consideration and possible approval of the Map of Dedication for Victoria Lane, a request by Banner Health.

G. Consideration and possible approval of the 2013-2018 Corporate Strategic Plan.

H. Consideration and possible approval of a Special Event Liquor License for Hoofbeats with Heart for the Borrego Promotions Rodeo at Horseshoe Park and Equestrian Centre (HPEC) on December 22 & 23, 2012.

*I. Public Hearing and possible approval of **TA12-087 – Ordinance 522-12** a staff initiated modification to Article 6.8 of the Zoning Ordinance regulating home-based occupations.

*J. Public Hearing and possible *continuance* of **RZ12-057/SD12-058/DR12-096 Ocotillo Heights, Phase 2**, a request to rezone from R1-43 to R1-7 PAD and approval of a preliminary plat for 172 lots on 63.5 acres located west of Signal Butte Road, ½ mile south of Ocotillo Road. In addition design review approval of 11 floor plans with 3 elevations each is requested. *The applicant has requested a continuance to the December 19, 2012 Council Meeting.*

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.

**Agenda for the Regular Session
Queen Creek Town Council
December 5, 2012
Page 3**

9. Public Hearing and possible action on **Resolution 928-12** amending the water rates, fees and charges authorized by the Town Code by establishing the Water Rate Schedule for the Town's Water Enterprise operations.

10. Public Hearing and possible action on **Resolution 922-12 Major General Plan Amendment GPA12-047**, a staff initiated request to amend the text of the Land Use Element of the Queen Creek General Plan and add a new Goal 6 to the San Tan Foothills Element of the Queen Creek General Plan, increasing the permitted residential density to 1.8 du/ac in Master Planned Communities and providing environmental guidelines for Master Planned Communities.

11. Public Hearing and possible action on **Resolution 923-12 Major General Plan Amendment GPA12-048**, a request by Greg Davis on behalf of Arcus Private Capital Solutions to amend the General Plan Land Use Map for 122+/- acres at the northeast corner of Ellsworth and Empire Roads from Very Low Density Residential (0-1 dwellings per acre) to Low Density Residential (0-2 dwellings per acre).

12. Public Hearing and possible action on **Resolution 924-12 Major General Plan Amendment GPA12-049**, a request by the Rose Law Group on behalf of Fulton Homes to amend the General Plan Land Use Map for 503+/- acres of the Queen Creek Station project's 1,139 acres located on both sides of Ellsworth Road between Germann and Queen Creek Roads from Employment A to Medium High Density Residential – A (up to 5 du/ac); Mixed Use to Medium High Density Residential – A (up to 5 du/ac); Very Low Density Residential (up to 1 du/ac) to Medium High Density Residential – A (up to 5 du/ac); Medium High Density Residential – B (up to 8 du/ac) to Medium Density Residential – A (up to 5 du/ac). An amendment to the Transportation and Circulation Element of the General Plan is also requested to reflect that Ellsworth and Queen Creek Roads will retain their current alignments.

13. Public Hearing and possible action on **Resolution 925-12 Major General Plan Amendment GPA12-050**, a staff initiated request to add a new Goal 6 to the Environmental Planning Element of the Queen Creek General Plan dealing with the identification and preservation of aggregate materials.

14. Public Hearing and possible action on **Resolution 926-12 Major General Plan Amendment GPA12-051**, a staff initiated request to add a new Goal 8 to the Transportation and Circulation Element of the Queen Creek General Plan related to the realignment of Signal Butte Road.

15. Public Hearing and possible action on **Resolution 927-12 Major General Plan Amendment GPA12-052**, a staff initiated request to add a new Goal 7 to the Transportation and Circulation Element and new Goals 7 and 8 and other text modifications to the Town Center Element of the Queen Creek General Plan to encourage and promote the use of Transit Oriented Design.

**Agenda for the Regular Session
Queen Creek Town Council
December 5, 2012
Page 4**

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.

16. Discussion and possible approval of the Budget Committee's recommendation to authorize the use of \$411,556 in FY2013 General Fund Revenue to fund staffing and contractual service needs in the Development Services Department.

17. Discussion and possible action to provide comments on the Arizona Department of Transportation Passenger Rail Corridor Study.

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.

18. Adjournment

Pursuant to ARS 38-431.02 notice is hereby given to the members of the Queen Creek Town Council and to general public that the Queen Creek Town Council will hold a meeting open to the public as set forth above.

I, Jennifer F. Robinson, do hereby certify that I caused to be posted this 29th day of November 2012, the Agenda for the December 5, 2012 Regular Session of the Queen Creek Town Council in the following places: 1) Queen Creek Town Hall; 2) Queen Creek Library; 3) Queen Creek Community Center bulletin board.

Jennifer F. Robinson, MMC

The Town of Queen Creek encourages the participation of disabled individuals in the services, activities, and programs provided by the Town. Individuals with disabilities who require reasonable accommodations in order to participate should contact the Town Clerk's office at (480) 358-3000.