



Minutes
Regular Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
November 21, 2012
7:00 p.m.

1. Call to Order

The meeting was called to order at 7:00pm.

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

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

Council Member Gad was absent.

3. Pledge of Allegiance: Led by Mayor Barney

4. Invocation: A moment of silence was observed

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

A. Announcement – Queen Creek Christmas Car Show December 8, 2012 – sponsored by Maricopa County Sheriff’s Office – Queen Creek

Ret. Deputy Mike Lucas and Deputies Ivan Lopez & Larry Kratzer gave a short presentation on the 2012 Queen Creek Christmas Car Show hosted by the Maricopa County Sheriff’s Office (Queen Creek) that benefits children in need with toys and funds for the Family Resource Center. The event is Saturday December 8, 2012 in the Queen Creek Marketplace.

The meeting recessed from 7:10pm – 7:15pm.

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.

Maricopa Association of Governments Executive Committee - November 19, 2012: Mayor Barney reported on the committee discussion regarding draft EPA Exceptional

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Events Guidance Document and expanding MAG boundaries into Pinal County to create a Metropolitan Planning Area Boundary adjustment. The next meeting is January 22, 2013.

Phoenix-Mesa Gateway Airport Authority – November 19, 2012: Mayor Barney reported on the Board’s discussion and approval of employee benefits package for 2013.

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.

None.

C. Transportation Advisory Committee – November 8, 2012 (Continued to the next meeting)

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.

None.

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 7, 2012 Work Study and Regular Session Minutes.

B. Consideration and possible approval of **Resolution 921-12** amending the Council Policies and Procedures regarding committee appointments, recording of meetings and administrative support for Council; and adopting the revised document by reference.

C. Consideration and possible approval of expenditures over \$25,000.
1. Dana Kepner - \$133,000 – meters, meter fittings and services
2. NEC - \$66,500 – core switch stack project
3. Truesdell Corporation - \$187,039 – bridge maintenance

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Motion to approve the Consent Calendar as presented
(Oliphant/Barnes/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.

None.

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.

None.

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

Mayor Barney announced that the Major General Plan Amendments are being introduced and discussed only and that no public comment will be taken until the scheduled public hearing dates.

Wayne Balmer, Planning Manager, stated that six general plan amendments had been filed, three text amendments and three property/land use amendments. He reviewed the general plan amendment process that includes open houses, public meetings, website and social media posts and mailings. Mr. Balmer added that the Planning and Zoning Commission will need to have one additional public hearing tentatively scheduled for December 12, 2012 at the Queen Creek Library. Mr. Balmer continued to introduce each amendment as follows:

9. Introduction and discussion on Major General Plan Amendment GPA12-047, a staff initiated request to amend the text 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.

This amendment would add a definition for master planned community and addresses the uniqueness of Box Canyon-San Tan Foothills. The amendment would increase density up to 1.8 du/ac and add an additional General Plan Goal to the San Tan Foothills Element to provide additional guidance on development of the area.

Council asked for a comparison of what 34,000 trips per day (per the traffic study completed for GPA12-047) would be. Mr. Balmer responded it would be comparable to traffic at Ellsworth and Riggs Road.

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10. Introduction and discussion on 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).

Mr. Balmer stated that this amendment is a request to increase density to LDR 0-2 (low density residential 0-2 du/ac). He said the property has a current approved project named Pegasus Estates with 35,000 sq. ft. lots and that the owners have a rezoning request ready to submit if the general plan amendment is approved. Mr. Balmer reviewed the Planning and Zoning Commission's recommendation for a density of 1.5 du/ac and the Transportation Advisory Committee's concurrence. The staff recommendation is 1.4 du/ac.

Council asked for more information on sheet flow/drainage and the retention basin; whether increased density would result in more noise issues from the runway and how smaller lots would improve the general area. Mr. Balmer showed a slide of the current project and the conceptual plan for the new one and how the drainage would work. He also explained the setbacks and safe zones to accommodate the runway.

11. Introduction and discussion on 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.

Mr. Balmer stated that this was a two-part amendment – a modification to the Transportation/Circulation Element and a land use plan amendment. Mr. Balmer reviewed the 2007 General Plan Amendment that approved a realigned Queen Creek Road and Ellsworth Road and the land use changes. He then showed the proposed new amendment that includes no road changes (alignments stay original); reduced commercial/mixed use areas; increased residential areas with densities up to 5 du/ac and a reduced buffer between lower densities. Mr. Balmer stated staff's recommendation was a density up to 3 du/ac and the Planning and Zoning Commission's recommendation was to approve the Transportation and Circulation Element amendment as requested; density of up to 3 du/ac west of Ellsworth Road and the retention of 30 acres of Employment A at the northeast corner of "Queen Creek Parkway" and Ellsworth Road. Mr. Balmer also reviewed the Transportation Advisory Committee's recommendation to keep Ellsworth Road as currently aligned and Queen Creek Road east of Ellsworth be realigned north to meet with "Queen Creek Parkway".

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Council asked if staff's recommendation was presented to the adjacent neighborhoods; what benefits the proposed amendments might have on the community and the future access to Phoenix-Mesa Gateway Airport. There was discussion on the definition of "mixed-use".

12. Introduction and discussion on 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.

Mr. Balmer explained this amendment was a result of new legislation that requires the identification and preservation of aggregate areas. He stated that there are no such areas in Queen Creek's planning area.

13. Introduction and discussion on 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.

Mr. Balmer stated that with the realignment of Signal Butte Road and the new goal, would provide additional access to the future SR 24 and would show the alignment as approved in the Barney Farms development.

14. Introduction and discussion on 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.

Mr. Balmer explained that the new goals in the Transportation and Circulation Element and Town Center Element would encourage pedestrian/transit oriented (other than single vehicle) in the Town Center and incorporate some of the findings in the ULI Study and ASU Capstone Project. Mr. Balmer stated that the Planning and Zoning Commission recommended approval as does staff.

Council asked where a rail station might be located. Mr. Balmer showed the area north of the railroad tracks and west of Ellsworth Loop Road.

15. 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.

16. Adjournment

Motion to adjourn at 8:36pm (Benning/Oliphant/Unanimous)

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TOWN OF QUEEN CREEK

Robin Benning, Vice Mayor

Attest:

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 November 21, 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 December 5, 2012.