



MINUTES OF THE REGULAR SESSION MEETING OF THE QUEEN CREEK PLANNING AND ZONING COMMISSION

WHEN: WEDNESDAY JULY 10, 2013
WHERE: TOWN HALL COUNCIL CHAMBERS
TIME: 7:00 p.m.

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Queen Creek Planning and Zoning Commission and to the general public that the Queen Creek Planning and Zoning Commission will hold its Regular Session Meeting open to the general public on **WEDNESDAY, JULY 10, 2013 AT 7:00 P.M.** in the Town Hall Council Chambers located at 22350 South Ellsworth Road, Queen Creek, Arizona.

1. **Call to Order:** The meeting was called to order at 7:03 p.m.
2. **Roll Call:** One or more members of the Commission may participate by telephone.
Commissioners present: Chairman Sossaman, Vice-Chairman Ingram, Nichols, Robinson, Matheson, Arrington. ABSENT: Commissioner Turley
3. **Public Comment:** There were no public comments.
4. **Consent Agenda:** Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote.
 - A. Discussion and Possible Action on the June 12, 2013 Minutes (Work Study & Regular)
 - B. Discussion and Possible Action on DR13-024, "Ryland Homes at La Sienterro", a request from Ryland Homes for design review approval of 11 floor plans with 5 elevations each to be constructed on 283 lots zoned R1-6, R1-8, and R1-12 located south of Rittenhouse Road and Creekside Court.

Motion to approve the Consent Agenda as presented.

1st: Nichols

2nd: Arrington

VOTE: Unanimous.

FINAL ACTION: If you wish to speak on an item listed under Final Action, please complete a Request to Speak Card and turn it in to Town staff. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.

5. **Discussion and possible action on the appointments of Chair and Vice-Chair for the Planning and Zoning Commission.** Many citizens in the audience were waiting for agenda Item #6. Chairman Sossaman chose to change the agenda order list. This item was discussed after agenda item #6.

Motion to appoint Steve Ingram as Chair of the Planning and Zoning Commission (FY13-14).

1st: Sossaman

2nd: Arrington

VOTE: Unanimous.

Motion to appoint Gregory Arrington as Vice-Chair of the Planning and Zoning Commission (FY13-14).

1st: Robinson

2nd: Matheson

VOTE: Unanimous.

6. Discussion and Possible Action on a request to begin the statutory 60 day public agency comment period for the 2013 applications for Major General Plan Amendments.

Wayne Balmer; Planning Administrator, presented this (staff) request. State law directs the review/approval process for the General Plan Amendments (GPA). Applications are accepted only once a year and must be considered as a group, acted upon within the same year as filed. This year's application deadline was June 13. Staff is requesting approval to begin the 60 day public comment period for the 2013 Major General Plan Amendments. Six GPA applications were filed this year as follows.

• **GP13-025, La Jara Farms**

- Applicant: Lindsay Schube for VIP Homes
- Zoning change zoning from Employment Type A to Very Low Density Residential (up to 1 du/ac)
- 140.76 acres at the southwest corner of Hawes and Germann roads
- Currently zoned R1-43, Single family residential

• **GP13-026, Estates at Queen Creek Station**

- Applicant – Ralph Pew for RSF Property LLC and RSF Queen Creek Property LLC
- Change from Employment Type A to Low Density Residential (up to 2 du/ac)
- 156 acres at the southeast corner of Ellsworth and Germann roads.
- Currently zoned R1-43, Single family residential

• **GP13-027, Meridian Crossings**

- Applicant – Mario Mangiamele for Westcor/Queen Creek LLC Company
- Zoning change from Regional Commercial to Medium Density Residential (up to 3 du/ac)
- 466 acres on the south side of Riggs Road, west of the railroad
- Currently not in the Town

• **GP13-028, Barney Farms**

- Applicant – Mario Mangiamele for Ken, Newell, Gail and Pamela Barney and Dane Chaffee
- Zoning change from Employment Type B and Recreation/Conservation to Mixed Use and Medium High Density Residential (up to 8 du/ac)
- 241 acres at the northeast corner of Signal Butte and Queen Creek roads.
- Currently zoned I-1, Heavy Industrial

• **GP13-029, The Vineyards**

- Applicant – Ralph Pew for Healy Faulkner LLC
- Zoning change from Commercial and Mixed Use to Medium Density Residential (up to 3 du/ac)
- 55 acres on the north side of Combs Road, west of Ironwood Road.
- Currently zoned R1-43, Single family residential

• **GP13-030, Sonoqui Creek Village**

- Applicant – Ralph Pew for KEMF Hawes & Riggs LLC
- Zoning change from Very Low Density Residential (up to 1 du/ac) to Low Density Residential (up to 2 du/ac)
- 107 acres at the northwest corner of Hawes and Riggs roads.

- Currently zoned R1-35, Single family residential

- **Questions from the Commission:**

Q: Last year the Commission approved a GPA to realign Signal Butte Road (GPA12-051). Is GP13-028, Barney Farms a follow up to last year's amendment? Yes, last year the Commission did approve GPA12-051 to realign Signal Butte Road. Signal Butte Road dead ends at Ocotillo Road. This year's GPA (GP13-028, Barney Farms) is a request to realign Meridian Road.

Q: Can the applicants change/modify their proposals after they meet with citizens and receive feedback to their proposal? Yes, applicants can propose an amendment to their original request. The Town encourages all applicants to engage the public as much as possible during the GPA process.

Q: The 60 day public comment period kicks off the start of public feedback for the proposed General Plan Amendments. Yes, the GPA process is a rather a lengthy one that lasts 5-6 months so that every effort is made to engage the public and solicit feedback. There will be plenty of opportunities during the next few months for the public to comment on the proposed General Plan Amendments (see GPA Schedule in tonight's presentation). The Town will host two Open Houses, the first one on August 28 at Queen Creek Library and the second one will be held in Council Chambers on September 25. Applicants will host their own neighborhood meetings as well. The General Plan Amendment proposals will come before the Commission on November 5, 2013 for possible action.

Q: Many of this year's proposal requests ask for a transition from an employment designation to a residential designation, thereby reducing the Town's employment base. There are two basic themes emerging from this year's applications. Applicants are either requesting a General Plan change from a non-residential to residential designation or a change from low density residential to a higher density designation.

Q: Should the Commission focus on land we have control over? It would be helpful to have a map showing what vacant land remains in the Town. Yes, the Commission should focus on the vacant land remaining within the Town planning area, deleting available state land use. Maps will be presented later in the GPA process so the Commission can see the privately held property available to help evaluate each land use proposal.

- **Public Comment:** The public comment session began 7:16 p.m. Tonight, the Commission will only be taking possible action to begin the 60 day public comment period for the 2013 Major General Plan Amendment (GPA) proposals. Possible final action on the GPA proposals is scheduled for the November 5, 2013 Planning and Zoning Commission (regular) meeting. All citizens are encouraged to participate in the GPA process and attend the November 5, 2013 meeting to give their comments for public record.

Speaker Marie D'Angelo, Sonoqui Creek Subdivision, Queen Creek, AZ 85142

Opposed: Initiated petition against GP13-030, Sonoqui Creek Village. Submitted petition list and comments for the official record.

Speaker Joyce Riggs, Sonoqui Creek Subdivision, Queen Creek, AZ 85142

Opposed: The developer is known to build houses vertically rather than horizontally. Opposed to any proposal to build two-story homes near her property. Concern for possible traffic and safety issues that may result if development is approved.

Speaker Tammy Cunha, Sonoqui Creek Subdivision, Queen Creek, AZ 85142

Opposed: Will attend Open Houses and Commission/Council possible action meetings to offer further feedback.

Speaker Brandee Calderon, Sonoqui Creek Subdivision, Queen Creek, AZ 85142

Opposed: Opposed to construction of any two-story homes and opposed to density change.

Scott Soave, Sonoqui Creek Subdivision, Queen Creek, AZ 85142

Opposed: Opposed to zoning change. Keep original General Plan.

Troy Humpert, Sonoqui Creek Subdivision, Queen Creek, AZ 85142

Opposed: No further comment.

Fay Humpert, Sonoqui Creek Subdivision, Queen Creek, AZ 85142

Opposed: No further comment.

Bill Smith, Sonoqui Creek Subdivision, Queen Creek, AZ 85142

Opposed: Keep original General Plan.

Bob & Laurel Pauley, Sonoqui Creek Subdivision, Queen Creek, AZ 85142

Opposed: Proposal approval brings more noise, pollution and (traffic) congestion to Sonoqui Creek subdivision.

Judith Green, Sonoqui Creek Subdivision, Queen Creek, AZ 85142

Opposed: Proposal approval disrupts quality of life. Keep original General Plan.

Justin Jones, Sonoqui Creek Subdivision, Queen Creek, AZ 85142

Opposed: Proposal approval will disrupts quality of life and may decrease property values within Sonoqui Creek. Increased traffic congestion and crime. Keep original General Plan.

Paul D., Sonoqui Creek Subdivision, Queen Creek, AZ 85142

Opposed: Proposal calls for construction of track housing too close to an equestrian center. Keep original General Plan.

ADMINISTRATIVE ITEMS

7. **Review of August 14, 2013 agenda items:** One design review for Maracay Homes at Hasting Farms.
8. **Report of Town Council Action:** Maya Theaters is no longer being considered by Council. A new Request For Proposal for Town owned land will be issued shortly (bistro/restaurant proposals).
9. **Summary of Events from members of the Commission and Staff:** No further items were brought forward.
10. **Adjournment:** The meeting adjourned at 8:01 p.m.

Motion to adjourn.


1st: Ingram

2nd: Matheson

VOTE: Unanimous.

PLANNING AND ZONING COMMISSION

By:


Chair Ingram

ATTEST:


Laura Catanese, Senior Administrative Assistant

I, Laura Catanese, 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 July 10, 2013 Regular Session of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 11th day of July 2013.