



**MINUTES**  
**REGULAR SESSION MEETING**  
**QUEEN CREEK PLANNING & ZONING COMMISSION**  
**QUEEN CREEK TOWN HALL, 22350 S. ELLSWORTH ROAD**  
**COUNCIL CHAMBERS**  
**NOVEMBER 13, 2013**  
**7:00 PM**

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: Vice-Chair Arrington, Nichols, Robinson, Matheson, Sossaman, Turley**  
**Commissioners absent: Chair Ingram**

3. **Public Comment:** Members of the public may address the Commission on items not on the printed agenda. Please observe the time limit of (3) three minutes. Request to Speak Cards are available at the door, and may be delivered to staff prior to the commencement of the meeting. Members of the Commission may not discuss, consider, or act on any matter raised during public comment.

Bruce Gardner, Town of Queen Creek Director of Work Force & Technology, gave an update on upcoming upgrades that will be made to the Founders Room in the Town Hall that will include:

- New overhead projector and technology, replace existing lighting, install new microphones that include electronic voice voting features, and installation of lap tops in the dais area.

Mr. Gardner discussed how Commissioners currently receive their packets, and provided options on how they can replicate the way the Town Council currently receives their packets for the Commissioners.

- Upload and view Commission packets from the Town's website at least one week prior to the meeting dates.
- Packets will be accessible under the Town Calendar, under the appropriate meeting date listed.
- Agendas, packets and minutes will be easily accessed all in one area.
- This process will allow for overall easier access in PDF format.

iPads will be issued to Planning & Zoning Commissioners to provide easy access to Planning & Zoning information and packets. An iTunes account is needed to access the system.

Commissioner asked if the glare on large projection screen will be eliminated with the upgrades to the Founders Room. Mr. Gardner is hopeful that the new system will eliminate glare, and that the new lighting will have the ability to be dimmed when presentations are being made.

Commissioner asked how he will be impacted if he has his own iPad. Mr. Gardner stated he would be able to use his own iPad.

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 October 15, 2013 Minutes (Special Session)**

**Motion to approve the Consent Agenda as presented**

**1st: Matheson**

**2nd: Robinson**

**VOTE: Unanimous**

**ITEM FOR DISCUSSION:**

5. **Discussion and Possible Action on the Hangars at the Pegasus (SD13-032 & SP13-033).** Brett Burningham, Principal Planner discussed the request for approval of a Site Plan and Preliminary Subdivision Plat to facilitate the development of (3) new hangar buildings at the Pegasus Airpark Subdivision to accommodate small aircraft storage and aircraft parking.

- Site is generally located north of Empire Boulevard at the Crismon Road Alignment (within the Pegasus Airpark subdivision).
- Development will gain access from the existing airport entrance on Empire Boulevard, through a gated entrance.
- Development will connect to the existing airport system through paved connections to the taxiway to the north and adjacent airport hangars west of the site.
- Subdivision plat proposes a total of 31 new individual hangars in 3 buildings.
  - Building 1 will have (6) units.
  - Building 2 will have (9) units.
  - Building 3 will have (16) units.
- Hangar buildings will be constructed of fabricated metal/steel, and is proposed to match the existing hangars on the site.

The applicant conducted a Neighborhood Meeting on October 30, 2013. One resident attended in support of the project.

Nelson Garrison – is the applicant for this project and was present at the meeting.

Staff recommendation is for approval of the cases, subject to the Conditions of Approval outlined in the staff report.

Commissioners inquired if the area has always been planned as residential, or if it was planned as an area for use as hangars; if the surrounding properties are currently undeveloped; and if they hangars are privately owned. The applicant responded the area on the plan had always been proposed as hangars, and that the plan has been updated to accommodate requests for larger hangar space, adding that the development's occupancy rate is 100%, and that the hangars are privately owned.

Commissioner inquired what the maximum aircraft sizes are for the project; if there are limitations for the airstrip; and what the set sizes are for the aircrafts for this site. The applicant responded that the ratings on the airpark restrict the set sizes on the aircrafts that can utilize the airpark. Set aircraft size limits are 12,000 pound aircrafts that typically seat a maximum of 6-8 passengers. When building this project the applicant surveyed Falcon Field, Williams Gateway, and Chandler Airpark to determine the demand for this specific use, the availability, and the price points.

Commissioner inquired what the likelihood is of a resident housing a jet at this site. Applicant responded that currently one resident does have a small jet.

**Motion to approve the Hangars at the Pegasus (SD13-032 & SP13-033) as presented**

**1st: Sossaman**

**2nd: Matheson**

**VOTE: Unanimous**

6. **Discussion and Possible Action on Cloud 15 (RZ13-034 & SD 13-035).** Staff received a request in writing to continue this project to the December 11, 2013 Planning & Zoning Meeting.

The applicant received feedback at the neighborhood meeting that was held, as well as feedback from staff. Based on the comments received the applicant has decided to postpone the hearing to address the comments received.

**Motion to continue Cloud 15 (RZ13-034 & SD 13-035)**

**1<sup>st</sup>: Matheson**

**2nd: Nichols**

**VOTE: Unanimous**

**ADMINISTRATIVE ITEMS**

7. **Recent activity update**

Staff stated the next Planning & Zoning meeting will be a Special Joint Meeting with the Town Council on December 4, 2013. During this meeting TischlerBise will present the Fiscal Impact Analysis Study that was completed for the Proposed 2013 General Plan Amendments. The Planning & Zoning Commission will hear the presentation at the same time as the Council.

December 4, 2013 – Special Joint Meeting with the Planning & Zoning Commission and the Town Council

Staff is currently reviewing infill projects that have recently been completed in adjacent communities. Staff is reviewing alternate infill project design options such as: single points of entry, cul-de-sac design, private entrances, fire sprinklers in homes, etc.

Commissioner inquired about the status of the proposals on the theater complex. Staff responded that no agreement was made with the Maya Theater. A second Request for Proposals (RFP) has been issued for an Entertainment District, (3) proposals have been received.

The Harkins Theater is located at the Queen Creek Market Place is currently working through the Building Plan Review Process, and is anticipated to begin construction in the first quarter of 2014.

8. **Review of Upcoming Agenda Items.**

December 4, 2013 - Special Joint Meeting of the Planning & Zoning Commission and the Town Council

- TischlerBise Fiscal Impact Study

December 5, 2013 - Special Planning & Zoning

- Public Hearing for the Proposed 2013 General Plan Amendments

December 11, 2013 – Regular Planning & Zoning Meeting

- Cloud 15 (RZ13-034 & SD13-035)

9. **Summary of Events From Members of the Commission and Staff.** The Commission may not propose, discuss, deliberate or take action on any matter in the “summary” unless the specific matter is properly noticed on the Regular Session agenda.

10. **Adjournment:** Motion to adjourn 7:32

**1st: Turley**  
**2nd: Sossaman**  
**VOTE: Unanimous**

PLANNING AND ZONING COMMISSION

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Steve Ingram, Chair

Attest:

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Amy Morales-Olea, Planning Assistant

*I, Amy Morales-Olea, 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 13, 2013, Special Session of the Queen Creek Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.*

*Amy Morales-Olea*  
*Passed and approved on December 5, 2013*