



**MINUTES**  
**SPECIAL WORK STUDY SESSION**  
**QUEEN CREEK PLANNING & ZONING COMMISSION**  
**QUEEN CREEK TOWN HALL, 22350 S. ELLSWORTH ROAD**  
**COUNCIL CHAMBERS**  
**December 5, 2013**  
**6:00 PM**

1. **Call to Order:** The meeting was called to order at 6:04 p.m.
2. **Roll Call** (one or more members of the Commission may participate by telephone)

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

**Commissioners absent:** Turley

**ITEMS FOR DISCUSSION**

Items are for discussion only and no action will be taken. In general, no public comment will be taken.

**3. Discussion on the 2013 applications for the Major General Plan Amendments**

Mr. Balmer provided an overview of the agenda items that will be discussed during the Special Session Meeting to follow.

- How staff processes General Plan Amendments.
- Whether or not the projects are consistent with the General Plan and the Town's Goals?
- Do the projects meet the Finding of Fact Analysis?
- Summary of the Transportation Advisory Committee draft minutes.

Commissioners inquired what recommendations were made by the Transportation Advisory Committee for the Proposed 2013 General Plan Amendments. Mr. Balmer responded that Transportation Advisory Commission reviewed the Proposed Amendments and provided comments that pertained only to transportation related issues; Mr. Balmer included the Transportation Advisory Commission comments in the case reviews below.

Commissioner inquired what the proposed time frame for processing the update of the Town's General Plan is. Mr. Balmer stated that staff anticipates to present the project to the Planning Commission in April of 2015, to Council in May of 2015, and to place this item on the 2016 ballot.

- A. Discussion on GP13-025, La Jara Farms.** The applicant is Lindsay Schube; on behalf of VIP Homes. Request to modify the General Plan for 140.76 acres at the Southwest corner of Hawes Road & Germann Road, from Employment Type A to Very Low Density Residential (up to 1 du/ac). Current Zoning is R1-43, Single Family Residential.

No comments provided.

- B. Discussion on GP13-026, Estates at Queen Creek Station.** The applicant is Ralph Pew on behalf of RSF Property, L.L.C and RSF Queen Creek Property, L.L.C. The request is to modify the General Plan for 156 acres at the Southeast of Ellsworth and Germann Rd., from Employment Type A to Low Density Residential (up to 2 du/ac). Current Zoning: R1-43, Single Family Residential.

Mr. Balmer stated that Transportation Advisory Commission was not in favor of this project; based on the commercial transportation network in this area: New Freeway, Germann Road (regionally significant), Ellsworth Rd., and the proximity to the airport.

- C. Discussion on GP13-027, Meridian Crossings Applicant.** The applicant is Mario Mangiamele on behalf of Westcor/Queen Creek L.L.C. Request: The request is to rezone 466 acres west of the Railroad Tracks on the South side of Riggs Rd., from Regional Commercial to Medium Density Residential (up to 3 du/ac). Current Zoning: The land is not located within Town Limits. Mr. Balmer explained that this area had previously been designated as an Employment Center that has since been reconfigured to the Regional Mall designation. He stated that Transportation Advisory Commission expressed concerns with increased traffic, adding that roadway design is underway; and construction funding for the roadways need to be obtained from agencies such as: MAG, the Town, ADOT, Maricopa County, and others.
- D. Discussion on GP13-028, Barney Farms.** The applicant is Mario Mangiamele; on behalf of Dane Chaffee, Ken Barney, Newell Barney, Gail Barney, and Pamela Barney. The request is to rezone 241 acres at the Northeast corner of Signal Butte and Queen Creek Rd., from Employment Type B and Recreation/Conservation to Mixed Use and Medium High Density Residential (up to 8 du/ac). Current Zoning: I-1, Heavy Industrial.

Mr. Balmer stated that Transportation Advisory Commission is in support of the road realignment, and the reconfiguration of the park as it provides better street access. Mr. Balmer stated that Jason Barney is present and ready to give a presentation on this project. Ms. Jane Morris from the Gateway Airport Authority is present and plans to speak during the meeting. Ms. Morris will go over the need to update the Part 150 Study for the airport.

- E. Discussion on GP13-029, The Vineyards.** The applicant is Ralph Pew for Healy Faulkner LLC. The request is to rezone 55 acres west of Ironwood Road at the north side of Combs Rd., from Commercial and Mixed Use to Medium Density Residential (up to 3 du/ac). Current Zoning: R1-43, Single Family Residential.

Mr. Balmer stated that a representative from the Neighborhood Association was present at the Joint Council Meeting on 12/4/13, and that the issues she has raised are private matters regarding deed restrictions. Mr. Balmer stated the Town has no authority to get involved in those types of issues, as they would need to be resolved privately between the property owners.

- F. Discussion on GP13-030, Sonoqui Creek Village.** Applicant is Ralph Pew; on behalf of KEMF Hawes & Riggs, L.L.C. The request is to rezone 107 acres at the NWC of Hawes and Riggs Rd., from Very Low Density Residential (up to 1 du/ac) to Low Density Residential (up to 2 du/ac). Current Zoning: R1-35, Single Family Residential.

Mr. Balmer stated that one of the neighbors will be making a presentation at the meeting, and that the applicant Sean Lake may ask for a continuance. If the Commission decides to continue this project, that may be an issue since the item will be presented to Council on December 18, 2013.

Commissioner asked how Proposed General Plan schedule will be affected if any of these cases are postponed. Mr. Balmer responded that if any of the applicants request to continue their cases to the January 22, 2014 Planning & Zoning Meeting, the cases may be heard by the Council on December 18, 2013 without a recommendation from the Planning Commission, if no recommendation is provided.

#### **ADMINISTRATIVE ITEMS**

##### **4. Recent activity update.**

Mr. Balmer stated that Commission packets will now be posted online and available on the Town's website, and that iPads are now being provided to Commissioners to allow them to access the material.

Ms. Kim Clark, Business Systems and IT Training Analyst, Workforce Technology Department at the Town of Queen Creek attended the Study Session and issued Commissioners iPads to use for Planning & Zoning projects.

- Provided brief overview on the Town user agreement and how to use the iPads.
- Assisted commissioners with the set-up and demonstrated how to access the Planning & Zoning material.

##### **5. Review of upcoming agenda items.**

To date, there is one case scheduled for the January 8, 2014 Planning & Zoning Commission meeting.

Mr. Burningham provided a brief overview on Cloud Estates. This project is on the agenda for the Commission's December 11, 2013 meeting. The applicant is currently working to address concerns that adjacent neighbors have regarding property access and existing horse privileges.

**6. 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.

None

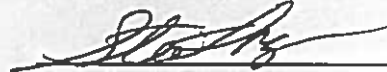
**7. Adjournment:** Motion to adjourn 6:54 pm

**1st: Sossaman**

**2nd: Robinson**

**VOTE: Unanimous**

PLANNING AND ZONING COMMISSION



Steve Ingram, Chair

Attest:

  
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 December 5, 2013, Special Work Study 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 January 8, 2013*