



**Amended Agenda**  
**Regular and Possible Executive Session**  
**Queen Creek Town Council**  
Queen Creek Town Hall, 22350 S. Ellsworth Road  
Council Chambers  
February 5, 2014  
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:**

**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.

1. Queen Creek Chamber of Commerce – 2<sup>nd</sup> Quarter Report
2. Boys & Girls Club Queen Creek Branch – 2<sup>nd</sup> Quarter Report

C. Economic Development Commission – January 22, 2014

**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.

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**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 December 4, 2013 Work Study and Regular Session Minutes.

B. Consideration and possible approval of Expenditures over \$25,000:

1. Vertech – SCADA Services for Utilities Department: \$305,650 (Budgeted in FY13/14)
2. Crafcoc – asphalt crack sealant material: \$50,000 (Budgeted in FY13/14)

C. Consideration and possible approval of an Intergovernmental Agreement (IGA) with Maricopa County and Pinal County for improvements to the intersection of Empire Boulevard and Meridian Roads at no cost to the Town of Queen Creek.

D. Consideration and possible approval of a Contract with Gammage & Burnham, P.L.C. in the amount not to exceed \$100,000 for consultant services for the update of the Queen Creek Zoning Ordinance. *(Budgeted in FY13/14)*

E. Consideration and possible approval of an agreement between Union Pacific Railroad and the Town in the amount not to exceed \$805,000 for the reconstruction and widening of the existing Ocotillo Road at-grade crossing. *(Budgeted in FY13/14)*

F. Consideration and possible approval of **Resolution 978-14** adopting by reference and **Ordinance 542-14** amending Town Code Chapter 2, Mayor & Council relating to Elections in compliance with recent legislation; Arizona Revised Statutes and Council Policies & Procedures Handbook and renumbering Articles & Sections.

G. Consideration and possible approval of the appointment of Council Member Jason Gad to replace Council Member Robin Benning on the East Valley Partnership Aviation & Aerospace Committee.

H. Consideration and possible approval of the Nauvoo Station Phasing Plan, a request by Quantum Capital.

I. Consideration and possible approval of **Resolution 974-14** Intention to Order the Purchase of Electricity and **Resolution 975-14** Ordering the Improvements for the purpose of purchasing electricity for Streetlight Improvement District #73 2014-001 Dorada Estates.

J. Consideration and possible approval of **SP13-044** Aaron's Store, Inc., a request by Single Tenant Retail LLC for site plan approval of an Aaron's Store generally located east of the southeast corner of Ocotillo and Rittenhouse Roads in the Shoppes at Indigo Trails commercial development.

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\*K. Public Hearing and possible approval of **RZ13-041/Ordinance 541-14** "Church Farm Planned Area Development (PAD) Amendment", a request by William Lyon Homes for a PAD amendment to increase the maximum lot coverage for the R1-7/PAD District for Parcels C and K from 40/45% to 50/55% for single-story homes only, generally located at the southeast corner of Ocotillo Road and Signal Butte Road.

**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.

**9.** Public Hearing and possible action on **Resolution 979-14** Major General Plan Amendment GP13-025 – La Jara Farms, a request by Lindsay Schube on behalf of VIP Homes to amend the General Plan Land Use Map for 140.76 acres at the southeast corner of Hawes and Germann Roads from Employment Type A to Very Low Density Residential (up to 1 dwelling per acre).

**10.** Public Hearing and possible action on Major General Plan Amendment GP13-026 – Estates at Queen Creek Station, a request by Ralph Pew on behalf of RSF Properties, LLC and RSF Queen Creek Properties, LLC to amend the General Plan Land Use Map for 156 acres at the southeast corner of Ellsworth and Germann Roads from Employment Type A to Low Density Residential 2 dwellings per acre).

**11.** Public Hearing and possible action on Major General Plan Amendment GP13-027 – Meridian Crossing, a request by Mario Mangiamele on behalf of Wescor/Queen Creek LLC Company to amend the General Plan Land Use Map for 466 acres at the south side of Riggs Road, west of the Union Pacific Railroad from Regional Commercial to Medium Density Residential (up to 3 dwellings per acre).

**12.** Public Hearing and possible action on Major General Plan Amendment GP13-028 – Barney Farms, a request by Mario Mangiamele on behalf of Ken, Newell, Gail and Pamela Barney and Dane Chaffee to amend the General Plan Land Use Map for 241 acres at the northeast corner of Signal Butte and Queen Creek Roads from Employment Type B and Recreation/Conservation to Mixed Use and High Density Residential Type B (up to 8 dwellings per acre).

**13.** Public Hearing and possible action on Major General Plan Amendment GP13-029 – The Vineyards, a request by Ralph Pew on behalf of Healy Faulkner LLC to amend the General Plan Land Use Map for 55 acres west of Ironwood Road on the north side of Combs Road from Commercial and Mixed Use to Medium Density Residential (0-5du/ac).

**14.** Public Hearing and possible action on Major General Plan Amendment GP13-030 – Sonoqui Creek Village, a request by Ralph Pew on behalf of KEMF Hawes & Riggs, LLC to amend the General Plan Land Use Map for 107 acres at the northwest corner of Hawes and Riggs Roads from Very Low Density Residential (up to 1 dwelling unit) to Low Density Residential (up to 2 dwellings per acre).

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**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.

15. Discussion and possible action on addressing not-for-profit (NFP) funding process in the Town budget.

16. Discussion and possible action on Town issues affected by the timing of consolidated elections.

17. Discussion and possible approval of **Resolution 977-14** supporting restoration of Highway User Revenue Fund (HURF funding).

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

18. Update on the SRP Aesthetics Program.

19. Quarterly marketing update.

20. **Motion to adjourn to Executive Session:** The Council may reconvene the Executive Session for any of the items listed on the Work Study Executive Session Agenda.

**21. 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, Joy Maglione, do hereby certify that I caused to be posted this 4<sup>th</sup> day of February 2014, the Agenda for the February 5, 2014 Regular and Possible Executive 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.

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Joy Maglione, Town Clerk Assistant

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.