



Transportation Advisory Committee Minutes

Thursday, November 14, 2013 6:30–8:30 p.m.
Municipal Services Building – San Tan Conference Room

Committee Members:

Chair Chris Clark	Present
Vice Chair David Bond	Present
Robin Benning, Council Member	Absent
Steve Conklin	Present
Nichelle Williams	Absent
Philomena Van Etten	Present
Karen Fabritiis	Present
Todd Broadhead	Present
Kenn Burnell (non-voting)	Absent

Public: There were no members from the public in attendance.

Town Staff Members:

Troy White, Public Works Division Manager	Present
Wayne Balmer, Planning Administrator	Present
Mohamed Youssef, Traffic Engineer	Present
Alisha Noble, Sr. Administrative Assistant	Present

1. **Call to Order:** Chair Chris Clark called the meeting to order at 6:32 p.m.
2. **Introductions:** The committee welcomed two new Town Staff members, Mohamed Youssef, and Alisha Noble. Round table introductions were conducted.
3. **Public Comment:** None.
4. **Items for Discussion and Possible Action:**

A: Consideration and Possible Approval of October 10, 2013 minutes

Chair Chris Clark

Motion to approve the October 10, 2013 minutes, as presented:

1st: Todd Broadhead

2nd: Karen Fabritiis

VOTE: Unanimous

B: Discussion on transportation elements related to the 2013 Proposed Major General Plan Amendments:

Wayne Balmer

Wayne Balmer gave a brief presentation on the 2013 Proposed General Plan Amendments. Wayne discussed why communities have General Plan Amendments, their value, and the impacts to the General Plan. Wayne then discussed the six specific general plan amendments the town received this year. The General Plan Amendments discussed were;

- **La Jara Farms (GP13-025)**

- Applicant – Lindsay Schube
- 140.76 acres located at the southwest corner of Hawes and Germann Roads
- Change from employment Type A to Very Low Density Residential (up to 1 du/acre)
- Currently zoned R1-43, Single Family Residential

Committee let GP13-025 pass without comment

- **Estates at Queen Creek Station (GP13-026)**

- Applicant – Ralph Pew
- 156 acres located at the southeast corner of Ellsworth and Germann Roads
- Change from employment Type A to Low Density Residential (up to 2 du/acre)
- Currently zoned R1-43, Single Family Residential

Committee discussed their concerns/comments on the GP13-026 which included:

- Committee is against this general plan because the area favors commercial opportunities due to the transportation network in the area that consists of;
 - The New Freeway
 - Germann Road, which is road of regional significance
 - Ellsworth road
- Better suited for employment because of the airport as well.

- **Meridian Crossing (GP13-027)**

- Applicant – Mario Mangiamele
- 466 acres located at the south side of Riggs Road. West of railroads
- Change from Regional Commercial to Medium Density Residential (up to 3 du/acre)
- Not located in Town Limits

Committee discussed their concerns/comments on the GP13-027 which included:

- Concerns with higher traffic with proposed commercial area then with residential.
- Committee was concerned that commercial area is too small and will pose ingress, egress issues due to the 5 pointed intersection that includes the Rail Road.
- From a Transportation perspective – Applicants should demonstrate to The Town that the commercial corner would work with the council approved Meridian Design concept report.

- **Barney Farms (GP13-028)**

- Applicant – Mario Mangiamele
- 241 acres located at the northeast corner of Signal Butte and Queen Creek Roads
- Change from employment Type B and Recreation/Conservation to Mixed Use and High Density Residential (up to 8 du/acre)
- Currently zoned I-1, Heavy Industrial

Committee discussed their concerns/comments on the GP13-028 which included:

- Committee feels there will be complaints 10 years down the road from airplane noise
- Committee agrees with the plan the applicant has come up with, yet they are not ok with the residential part in the flight path
- Committee agrees their plan does improve the future transportation plan for this area

- **The Vineyards (GP13-029)**

- Applicant – Ralph Pew
- 55 acres located west of Ironwood Road and the north side of Combs Road
- Change from Commercial and Mixed Use to Medium Density Residential (up to 3 du/acre)
- Currently zoned R1-43, Single Family Residential

Committee let GP13-029 pass without comment

- **Sonoqui Creek Village (GP13-030)**

- Applicant – Ralph Pew
- 170 acres located at the northwest corner of Hawes and Riggs Roads
- Change from Very Low Density Residential (up to 1 du/acre) to Low Density Residential (up to 2 du/acre)
- Currently zoned R1-35, Single Family Residential

Committee let GP13-030 pass without comment however;

The committee would like applicants to consider access to the Multimodal transportation areas including Trail Connections to the Sonoqui Wash

Action: None required

5. **Request for future agenda items**

- No request for future agenda items were made

6. **Announcements:**

- Parade is December 7th
- Committee still needs to raise \$7,000 and are looking for sponsors
- Ellsworth from Ocotillo to Rittenhouse Road is scheduled to bid in Mid-January. Construction to be started in March and completed in December of 2014
- Committee agreed to take month of December off and will return 2nd week of January

7. **Adjournment:** The meeting adjourned at 8:40 p.m.

Motion to adjourn as presented:

1st: David Bond

2nd: Karen Fabritiis

VOTE: Unanimous

PREPARED BY:

Alisha Noble, Sr. Administrative Assistant

PASSED AND APPROVED ON: **February 13, 2014**

Chair Chris Clark, Transportation Advisory Committee Chairman