



MINUTES
SPECIAL SESSION MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK TOWN HALL, 22350 S. ELLSWORTH ROAD
COUNCIL CHAMBERS
January 22, 2014
7:00 PM

1. **Call to Order** The meeting was called to order at 7:08 pm
2. **Roll Call**: One or more members of the Commission may participate by telephone.

Commissioners present: Chair Ingram, Vice-Chair Arrington; Sossaman; Nichols; Matheson; Turley.
Commissioners absent: Robinson

3. **Public Comment**: Members of the public may address the Commission on items not on the printed agenda. Please observe the time limit of 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.
4. **Consent Agenda**: Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote.

None.

ITEM FOR DISCUSSION:

Mr. Anaradian stated that staff has requested the proposed General Plan Cases: GP13-026, GP13-027, GP13-28, and GP13-029 be continued until March 12, 2014. He further explained that staffs preferred option is to receive a 2-month continuance to allow staff additional time to continue internal discussions based on the new information received; allowing everyone involved the opportunity to consider all the options in order to achieve the best results for the Town. Based on this request staff has anticipated possible outcomes:

1. The additional 2-month continuance may result in an additional estimated 9-month planning process; requiring the applicants to withdraw their cases. Allowing time to review new information that has been received and time to gather additional updated information such as: demographic, economic, housing and commercial data in order to complete a full Update for the Town.
2. If a continuance is not granted, the Commission may deny the cases. This is not a preferred option; staff prefers to be given until March 2014 to continue to cooperatively work with the applicants to assimilate all the information jointly.

Chair Ingram stated the due to the number of people who are present and have submitted a speaker card, the agenda items will be heard out of order. GP13-030 will be heard first, then the cases will be heard in the original order as set in the agenda.

5. Discussion and Possible Action on the 2013 Applications for the Major General Plan Amendments

e. Discussion and Possible Action on GP13-030, "Sonoqui Creek Village"

- Applicant – Ralph Pew for KEMF Hawes & Riggs LLC
- 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.

Mr. Anaradian provided a brief overview of the project; the application is a request to change the existing land use and change the land density. He said the applicant has recently submitted an updated concept plan, and that the applicant has submitted a written request for this case to be continued.

The applicant, Mr. Pew stated that they are requesting that this case be continued to the March 12, 2014 Planning and Zoning Commission meeting. Mr. Pew said they have had multiple meetings with the residents at which multiple issues have been brought up. Mr. Pew stated that Mr. Chris Naroncic is the spokesperson for this project and represents a group of residents who have expressed their opposition to this project.

The residents are in agreement with the applicant that at this time it is in the best interest of the project and to the Town to continue this case to the March 12, 2014 Commission meeting. The applicant would like the additional time to make arrangements with the neighbors to work to reduce and resolve the issues related to this case.

Public Comments.

Scott Soave is a Queen Creek resident who resides in Sonoqui Creek Ranch and is opposed to this case. He feels that progress has been made and they are closer to coming to an agreement, and has specific concerns related to the Equestrian Center.

Steve D'Angelo is a Queen Creek resident who resides in Sonoqui Creek Ranch and he is opposed to this case. He does not support the proposed addition of 88-additonal homes to the neighborhood. He is not opposed to the applicants request for additional time to work out a solution with the residents.

Pam Swicegood is a Queen Creek resident who resides in Sonoqui Creek Ranch and she is opposed to this case. She stated that the current General Plan designates this area as rural, and allows horse property with horse trails. She said that the applicant is proposing something completely different from what this area was originally planned to be.

Chris Naroncic is a Queen Creek resident who resides in Sonoqui Creek Ranch and was originally opposed to this case. He said that he has been conducting some research and has found that his

original assumptions were inaccurate. He supports the applicants request for a continuance to allow additional time to develop an updated plan that will better meet the neighborhood needs.

Ron Hutt is a part time Queen Creek resident and is not against the entire project; he is opposed to the high density component of this project.

Commissioner Sossaman asked if there is a specific date that the applicant is requesting a continuance for. Mr. Anaradian responded that the applicant has requested that this case be continued to the Planning and Zoning Commission meeting on March 12, 2014.

Motion to continue GP13-030, "Sonoqui Creek Village" to the March 12, 2014 Planning and Zoning Commission meeting at 7:00 p.m.

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

a. Discussion and Possible Action on 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

The applicant, Mr. Pew stated that they are requesting that this case be continued to the March 12, 2014 Planning and Zoning Commission meeting. Mr. Pew understands and agrees with Mr. Anaradian and the issues he has outlined. Mr. Pew stated that realistically, these issues cannot be resolved in a few months. Additional time is needed to allow all parties involved to take a closer look at all the new information provided in the Fiscal Analysis Study being prepared by TischlerBise and the new MAG data. Mr. Pew added the additional time will be used to out the details, and make a more informed a decision as a group.

No public comments.

Motion to continue GP13-026 "Estates at Queen Creek Station" to the March 12, 2014 Planning Commission Meeting.

**1st: Matheson
2nd: Arrington
VOTE: Unanimous**

b. Discussion and Possible Action on GP13-027, "Meridian Crossings"

- Applicant – Mario Mangiamele for Westcor/Queen Creek LLC Company
- 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

Mr. Anaradian stated staff is requesting this case be continued to the March 12, 2014 Planning and Zoning Commission based on the information stated previously.

The applicant Mr. Jason Barney reiterated the request to continue this case to the March 12, 2014 Planning and Zoning Commission meeting.

No public comments.

Motion to continue GP13-027 “Meridian Crossing” to the March 12, 2014 Planning Commission Meeting.

1st: Nichols
2nd: Sossaman
VOTE: Unanimous

c. Discussion and Possible Action on GP13-028, “Barney Farms”

- Applicant – Mario Mangiamele for Ken, Newell, Gail and Pamela Barney and Dane Chaffee
- 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

Mr. Anaradian stated staff is requesting this case be continued to the March 12, 2014 Planning and Zoning Commission based on the information stated previously.

The applicant, Mr. Jason Barney reiterated the request to continue this case to the March 12, 2014 Planning and Zoning Commission meeting. Mr. Barney added that he is very appreciative of staff’s efforts, and feels that the additional 2-months will provide a better opportunity to obtain a better understanding of the entire process that will be involved with this project.

No public comments.

Motion to continue GP13-028 “Barney Farms” to the March 12, 2014 Planning Commission Meeting.

1st: Arrington
2nd: Turley
VOTE: Unanimous

d. Discussion and Possible Action on GP13-029, “The Vineyards”

- Applicant – Ralph Pew for Healy Faulkner LLC
- Change from Commercial and Mixed Use to Medium Density Residential (up to 3 du/ac)
- 55 acres at the north side of Combs Road, west of Ironwood.

- Currently zoned R1-43, Single family residential

Mr. Anaradian stated staff is requesting this case be continued to the March 12, 2014 Planning and Zoning Commission based on the information stated previously. He also stated that he is very appreciative of the Commission taking the time to hear staffs concerns.

The applicant Mr. Pew reiterated the request to continue this case to the March 12, 2014 Planning and Zoning Commission meeting.

No public comments.

Motion to continue GP13-029 "The Vineyards" to the March 12, 2014 Planning Commission Meeting.

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

ADMINISTRATIVE ITEMS

6. **Summary of Events from members of the Commission and staff.** The Commission may not deliberate or take action on any matter in the "summary" unless the specific matter is properly noticed on the Regular Session agenda.

Commissioner Sossaman stated for the record; he feels that staff's recommendation to create a specific area plan is the right decision and would have the best outcome for the Town. As an applicant he would feel a little bit "cheated" at this point in the process for the amount of time, money and effort that they have put into this plan. However; this process in light of the studies that have come out will get the applicants and the Town the best outcome. Commissioner Sossaman is in favor of supporting a specific area plan to focus in on areas that are very important to the Town financially; everything is often reviewed on a large scale basis and sometimes very important areas are overlooked. He feels that this approach is the best use of the Town's resources, and would be in support of creating a specific area plan. He also stated that when these cases are brought back to Planning and Zoning Commission on March 12, 2014, he would like everyone to have a better understanding of the process and is hopeful that the Council will also support this action.

Commissioner Nichols agrees with Commissioner Sossaman and based on the information that he has received to date, he has significant concerns with approving the General Plan Amendments as presented at this meeting if they do not go through the process to create a special area plan. He stated that if these cases do not include the creation of special area plans he is then requesting:

- Additional information outlining how much land is actually needed for these areas
- To be provided with very specific recommendations on where the land use designations should be located in the Town.

Chair Ingram agrees with Commissioners Sossaman and Nichols and is sorry that the applicants have had to put so much time and resources into this and believes in the end they will have a much better outcome.

7. Adjournment Motion to adjourn 7:43 p.m.

1st: Sossaman
2nd: Matheson
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 January 22, 2014, 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 February 12, 2014