



MINUTES
SPECIAL WORK STUDY SESSION MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK TOWN HALL, 22350 S. ELLSWORTH ROAD
COUNCIL CHAMBERS
January 22, 2014
6:00 PM

1. **Call to Order:** The meeting was called to order at 6:05 pm
2. **Roll Call:** (one or more members of the Commission may participate by telephone)

Commissioners present:

Chair Ingram, Vice-Chair Arrington; Robinson (by phone); Sossaman; Nichols; Matheson; Turley.

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.

5. **Update on the Fiscal Impact Analysis of the 2013 General Plan Amendments.**

Mr. Anaradian, Development Services Director at the Town of Queen Creek provided a detailed overview on the Fiscal Impact Analysis being prepared by TischlerBise. He explained the report is being completed in a post recession environment; staff is currently working to determine how to move forward and plan for the Town's future development.

Mr. Anaradian is requesting additional time to work on the proposed General Plan Amendment applications; to further study the information provided in the Fiscal Analysis Study being prepared by TischlerBise; determine what the Town's current land use inventory is and what the Town's future needs are; start exploring options on how to provide infrastructure to the under developed areas in the Town.

Mr. Anaradian has asked Ms. Doreen Cott, the Town's Economic Development Director and Mr. Paul Gardner, the Town's Utilities Department Director to participate in the review of the Fiscal Analysis provide feedback and comments from their departments.

Mr. Anaradian added that staff plans to take a closer look at properties proposed as commercial, and compare them to the most recent studies completed by MAG.

Mr. Anaradian stated that Ralph Pew, the applicant for GP13-030 Sonoqui Creek, has asked for a continuance.

Commissioner Sossaman asked what has to be done in order to keep these cases in compliance by State Law. Mr. Anaradian responded that the Commission needs to provide some type of recommendation on these cases; motions to either approve, deny or continue.

Chair Sossaman asked when the Town is actually required to complete a General Plan update. Mr. Anaradian replied that the Town is required to update the General Plan by 2018.

ITEMS FOR DISCUSSION:

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

6. Discussion on the 2013 Applications for the Major General Plan Amendments

a. Discussion 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

b. Discussion 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

c. Discussion 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

d. Discussion 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

e. Discussion 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. Burningham stated that the applicant may be presenting updated information including an updated Concept Plan for this project.

ADMINISTRATIVE ITEMS

7. **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.

Mr. Anaradian inquired if the Commission would be interested in utilizing some of the time traditionally set aside for study sessions as an opportunity to hear from other departments that specialize on transportation issues and infrastructure projects, whenever possible. The Commission agreed that would be a good opportunity to receive updates. Mr. Anaradian stated he will start these updates in March or April of this year.


8. **Adjournment Motion to adjourn 6:52 pm**

1st: Sossaman

2nd: Arrington

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, Work Special 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 February 12, 2014