



MINUTES OF THE WORK STUDY SESSION OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION

WEDNESDAY, JANUARY 9, 2008 6:00 P.M.
Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85242

1. **Call to Order** The meeting was called to order at 6:01 P.M.

2. **Roll Call**

Present

Chairman Ingram
Commissioner Atkinson
Commissioner Brown
Commissioner Moore
Commissioner Sossaman

Absent

Vice-Chairman Trapp Jackson
Commissioner Perry

Staff Present

Community Dev. Director Condit
Planning Manager Brittingham
Principal Planner McCauley
Planning Consultant Wayne Balmer
Engineering Manager Leubner
Administrative Assistant Elizabeth Martin
Administrative Assistant Sonia Rivera

Absent

Planning Assistant Moats

ITEMS FOR DISCUSSION

3. **DISCUSSION ON SD06-001, H2C RANCHES** A request by H2C Homes for Preliminary Plat and Landscape Plan approval for a 6-lot single family residential; subdivision on approximately 10 acres. The Property is zoned R1-54 and is located at the southwest corner of Sossaman Road and Sun Dance Drive.

Principal Planner McCauley began asking if there were any questions that the board of commissioners would have, all attendees answered with a no, he then proceeded with a description of the submittal, he mentioned Belle estates 7-lot subdivision was approved diagonally west side. They are requesting a simple plat approval they're not interested in rezoning. There will be 1.71 homes to the acre and all access to existing streets. Mr. McCauley also added they want to be more consistent.

Planning Manager Brittingham added they want to preserve the Desert Mountain Feature.

Chairman Ingram had a question on driveways and if they're going to be accessible through the main roads.

Mr. McCauley answered "Yes".

Commissioner Moore asked if the flows Dictates because it's 5 ft minimum.

Engineering Manager Leubner said "Whatever was there before won't be changing, however lot 2 is an interesting lot, there is a segment in front of the drainage easement allowing to re-channel, and they would need a permit because as it stands the building would be behind the channel."

Commissioner Moore questioned on down stream development.

Mr. Brittingham stated "We want it to be safe and maybe by designing a bridge or access with some sort of unique items".

Mr. Leubner said there were stipulations with easements, and that driveways might need to change. Stipulation #9 and #10, we don't want 1, 2 or 3 driveways per lots.

Commissioner Atkinson asked if there are restrictions.

Mr. Leubner said on #12 they didn't do it with the current drainage report and added that lot 2 is developed but also depends what they come in with.

Mr. Brittingham finalized by saying that custom homes make them unique and adds some beauties.

4. **DISCUSSION AND STATUS REPORT ON GENERAL PLAN UPDATE** An update on the results of the December 19, 2007 town Council meeting and preparation for the next General Plan Open House on January 23.

Planning Consultant Balmer started with mentioning that there will be changes with the General Plan with a strong Power Point presentation and asked the board if they wanted it to be used for the meeting.

We want people to realize that we're listening to their requests, we have combined all A, B and C to create a D plan, we've also added these lined areas that mean that they can change in the future, we're trying to be more proactive, so we ask if this is a good idea!

Chairman Ingram said he thought from a residents point of view that it was a good idea, because they now are aware that changes might occur in the future without being shocked.

Commissioner Moore also agreed to the idea, he said it gives landowners and idea.

Mr. Balmer said these areas can be used as mixed commercial services for example offices, shops and bakery.

Commissioner Moore noted that "When you look at the General Plan you usually see the parcel another shape not a circle like it's shown right?
Are you taking other lots in consideration?
How specific is the map?"

Mr. Balmer answered that the idea is of a major and minor amendment residential or non residential amendment so that changing lower density can occur, people with time might want to change their land to mixed use to office due to traffic in major streets.

Commissioner Moore asked "Why would you down zone? You should up zone".

Mr. Brittingham answered were trying to give more ability to build.

Commissioner Moore asked if the main idea was to be able to come in whenever to see what's going on and if there was a possibility to make some changes in towards to building.

Commissioner Sossaman stated "The Town has a policy, which no more than two corners with commercial activity at a time will be allowed.

Mr. Balmer mentioned that he and Fred had already discussed that situation and gave examples on how certain corners might have commercial, homes or offices.

Mr. Brittingham mentioned that Council will consider this if a good reason is given explaining why more than two corners are proposed, so it's mainly up to Town Council if they'll approve or not.

Commissioner Moore stated that the bottom line was that it is a possibility that it may happen in the future and so that residents are aware of this possible change he concluded with "Great idea, I like it".

Everybody present agreed to this statement.

Commissioner Moore asked if they had addressed the Master Plan

Mr. Balmer answered that they were allowing cluster.

Commissioner Sossaman had a last comment on the coloring of the map, it seemed confusing and mentioned it should be changed he also asked if the ovals would be gone and that maybe by using bigger font size the majority of the white spaces would disappear.

Mr. Brittingham concluded in saying that they just wanted to give the Board a heads up before the January 23rd meeting, and so they can have an idea of what will be presented on the General Plan Map.

ADMINISTRATIVE ITEMS

- 5. **REVIEW** None during this session.
- 6. **REPORT** None during this session.
- 7. **COMMUNICATION** None during this session.
- 10. **ADJOURNMENT**

Motion: Chairman Ingram

To adjourn.

Second: Commissioner Atkinson

Vote: All ayes. Motion carried (5-0)

The meeting adjourned at 7:00 P.M.

PLANNING AND ZONING COMMISSION

By: _____
Steve Ingram, Chairman

Sonia Rivera, Administrative Assistant

I, Sonia Rivera, 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 9, 2008 Work Study of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 9th day of January, 2008.

Passed and Approved this 9th day of January, 2008.