



**MINUTES OF THE WORK STUDY MEETING OF THE QUEEN CREEK  
PLANNING AND ZONING COMMISSION**

**Wednesday, March 12, 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 6:03 p.m.
2. **ROLL CALL**

**Present**

Chairman Ingram  
Vice-Chairman Trapp-Jackson  
Commissioner Brown  
Commissioner Moore  
Commissioner Perry

**Absent**

Commissioner Atkinson  
Commissioner Sossaman

**Staff**

**Present**

Planning Manager Wayne Balmer  
Community Development Director Condit  
Principal Planner Brittingham  
Planner Williams  
Sr. Administrative Assistant Murella

**Absent**

**ITEMS FOR DISCUSSION**

3. **DISCUSSION ON TA08-44, AMENDMENT TO THE TOWN OF QUEEN CREEK ZONING ORDINANCE, ARTICLE 6, SECTION 16, SIGN REGULATIONS**

A request by Town Staff for a text amendment of the Town of Queen Creek Zoning Ordinance, Article 6, Supplemental Use of Regulations, Section 16 Sign Regulations: Temporary Signs not Requiring a Permit, Portable Signs, and Grand Opening and Special Event.

Chairman Ingram referring to Page 3 of 4 6.16 (5) (a) suggested that the word "Religious Institution" be used all throughout the text for consistency.

Commissioner Perry referring to the line on 6.16 (5) (a) "These signs may be located on any private property" should be clarified with regards to getting consent from the owner of the property.

Commissioner Perry suggested to give a specific time frame for Item 6.16 (2) wherein operable vehicles are utilized to identify a business through paint or permanently affixed signs.

There was no further discussion.

4. **DISCUSSION ON SD07 -202, "POWER AND RIGGS CENTER PERLIMINARY PLAT"** A request by Robert Kubicek Architects, on behalf of Bruno Properties, for Preliminary Plat approval to create five lots on 15.7 acres. The property is zoned C-2 General Commercial, and is located at the northeast corner of Power and Riggs roads.

Planner Williams informed the group of the different phases of the project: Phase 1, Office Buildings; Phase 2, Mini-storage and Phase 3, Individual pad sites. He also mentioned that off-site improvements are included in Phase 1.

There was no further discussion.

5. **REQUEST FOR CONTINUANCE ON DISCUSSION ON SD 08-045, "POWER AND RIGGS COMMERCIAL CENTER CONDOMINIUM PLAT"**

Power and Riggs Commercial Center Condominium Plat (SD08-045) was advertised for the March 12, 2008 Planning and Zoning Commission Meeting; however, staff is requesting an indefinite continuance. The Condo Plat will be processed after final plat recordation

#### **ADMINISTRATIVE ITEMS**

6. **REVIEW** of next month's agenda items.

Community Development Director Condit reviewed the following projects, scheduled for the April 09, 2008 Planning & Zoning Commission Meeting:

- SP08-005, Shawn Stole Construction at Inverness Industrial Park;
- SP07-203, Office/Industrial Bldg. Lot 13
- DR08-028, Village Estates by Kjay Homes
- TA08-048, Expansion of Legal Non-Conforming Uses

New Planning Manager Wayne Balmer presented the Queen Creek General Plan Update 2008 Cover Sheet. He recognized Planning staff Chris Ramos and Amy Sandidge for their effort toward this project. He also encouraged the group to give feedback/comments possibly by March 18<sup>th</sup>.

Principal Planner Brittingham suggested the "Data and Analysis (Volume II)" line be placed on the upper right-hand portion of the page.

The group was reminded that the next meeting will start at 5:30 p.m. to give time to the Town of Gilbert's presentation.

7. **REPORT** on Town Council Action

Director of Community Development Condit reported on action taken at the following Town Council meetings:

February 20, 2008

- Council approved HQ Ranches, William Lyon Homes and the Sonoqui Landscape plans
- Council approved Four Measures for Air Quality Controls to comply with EPA requirements with effectivity based on the following dates:
  - March 31, 2008----- Measure 2
  - October 2008----- Measure 3
  - October 2009----- Measure 4
- The US Post Office acquired a four-acre land on Ellsworth Loop Road and broke ground in January 2008. The target opening date is September 2008.
- Presentation by Town Manager John Kross of the 07-08 Budget.

March 5, 2008

- Approved 40 Million funding for the Queen Creek Water Company; WIFA Loan was also approved; All the employees of the Queen Creek Water Company accepted the Town of Queen Creek's offers.
- Presentation on Recycling and Solid Waste
- Approved Design-Build Contract for Fire Station 2 on Cloud and Sossaman
- Approved Pegasus Airport Plat 5
- Presentation on a Pinal County Zoning Case involving the proposed Borgata project and its effects on the General Plan

Dedication of the Sonoqui Wash Bridge is on March 20 at 10:00a.m.

9. **COMMUNICATION** from members of the Commission and Staff.

Community Development Director Condit presented the Town's new Planning Manager, Wayne Balmer.

10. **ADJOURNMENT**

**Motion:** **Commissioner Perry**

**To adjourn.**

**Second:** **Vice Chairman Trapp-Jackson**

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

**The meeting adjourned at 6:40 P.M.**

**PLANNING AND ZONING COMMISSION**

By: \_\_\_\_\_  
Steve Ingram, Chairman

\_\_\_\_\_  
Regina Murella, Sr. Administrative Assistant

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I, Regina Murella, 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 March 12, 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 17<sup>th</sup> day of March, 2008.

Passed and Approved this day of , 2008 .