



**MINUTES
WORK STUDY SESSION
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
JANUARY 10, 2018
6:00 PM**

1. Call to Order

The meeting was called to order at 6:15PM.

2. Roll Call (one or more members of the Commission may participate by telephone)

Commissioners in attendance: Chairman Matheson, Vice Chairman Arrington, Sossaman, Alleman, Ehmke, Gough and Young.

ITEMS FOR DISCUSSION

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

3. Summary of the 2017 Town Center Plan Update (Jennifer Lindley, Economic Development Coordinator)

Jennifer Lindley, Economic Development Coordinator, gave a brief overview of the 2017 Town Center Plan Update project. Ms. Lindley summarized the project schedule and discussed the outcomes of the plan's SWAT analysis. Ms. Lindley presented an exhibit of the current Town Center boundaries and the proposed Town Center Core boundaries. Ms. Lindley presented an exhibit showing property ownership in the Town Center Core. Ms. Lindley summarized a few of the opportunities and actions recommended in the plan, including estimates in restaurants, service, retail, and office development. Ms. Lindley presented the traffic and bike lane analysis and recommendations for the Town Center Core. Ms. Lindley also summarized the next steps which include developing a Town Center Core Overlay District, Design Guidelines, Cost Analysis for capital expenditures, Drainage Strategy, Branding Strategy, Parking Management Plan, and a Pedestrian and Bicycle Connectivity study.

4. General Plan Vote Campaign (Sarah Clark, Planner II)

Ms. Clark provided a brief summary of the voting campaign in advance of the May 15, 2018 vote on the 2018 General Plan Update. Ms. Clark summarized the various outreach efforts planned for the campaign including events, partnerships, newsletters, mailers, and social media. Ms. Clark presented a list of events where Staff will a booth set up to reach out to residents and a list of events where Staff will give a presentation to community groups. Ms. Clark stated that at next month's meeting, Staff will present the marketing material that was developed as part of the campaign effort. Ms. Clark also asked the Commission for their participation in a video on the vote. Ms. Clark summarized important dates to remember, which included:

- April 16, 2018: voter registration deadline

- April 18, 2018: ballots are mailed
- May 15, 2018: election day

Commissioner Alleman asked if Staff would want the Commission to post on their social media regarding the campaign. Ms. Clark responded, stating yes the Commission would be encouraged to that and Staff will send out a list of social media outlets the Commission could post on.

ADMINISTRATIVE ITEMS

5. Recent activity update.

Brett Burningham, Planning Administrator, stated that the Ironwood Crossing Annexation Introductory presentation was heard by the Council at their December 6, 2017 Council Meeting. At the December 20, the Town Council approved the Madera Minor General Plan and PAD Amendment.

Brett reminded the Commission that the February Planning Commission meeting will be held on February 6, 2018. Mr. Burningham noted that there are a number of applications that are close to being scheduled for the Planning Commission agenda.

Mr. Burningham stated that 55 new permits were reviewed in December 2017 and he presented the total annual single-family building permit activity since 2013.

Mr. Burningham presented Sofia Mastikhina, the Town's new Planning Intern, to the Commission.

Ms. Mastikhina provided a brief introduction to herself, summarizing her schooling, previous work history, and the tasks she has worked on as a Planning Intern for the Town.

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.

None.

7. Adjournment

Motion to adjourn at 6:37PM:

1st: Matheson

2nd: Young

Vote: 7-0 (unanimous)



**MINUTES
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
JANUARY 10, 2018
7:00 PM**

1. Call to Order

The meeting was called to order at 7:00PM.

2. Roll Call: One or more members of the Commission may participate by telephone.

Commissioners in attendance: Chairman Matheson, Vice Chairman Arrington, Sossaman, Alleman, Ehmke, Gough and Young.

3. Public Comment: Members of the public may address the Commission on items not on the printed agenda. Please observe the time limit of (3) 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.

None.

4. Consent Agenda: Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote.

A. Discussion and Possible Action on the December 5, 2017 Planning Commission Meeting Minutes.

1st: Sossaman

2nd: Gough

Vote: 7-0 (unanimous)

PUBLIC HEARING:

None.

FINAL ACTION:

5. Discussion and Possible Approval of P17-0126, “Ben Franklin Church of Jesus Christ of Latter-Day Saints (LDS) Meetinghouse Site Plan”, a request by Jim King for approval of a Major Site Plan for a new 20,845 square foot LDS Meetinghouse, located at the southwest corner of Germann Road and Rittenhouse Road, within the Cortina subdivision.

Sofia Mastikhina, Planning Intern, provided a brief summary of the project location and summarized the proposed request. Ms. Mastikhina presented the zoning exhibit for the project site. Ms. Mastikhina presented the proposed Site Plan and Landscape Plan for the church site. Ms. Mastikhina summarized the site statistics for the project including building size, zoning, parking, and open space. Ms. Mastikhina presented the proposed building elevations for the church and the storage building.

Motion to approve Case P17-0117 “Ocotillo Road and Victoria Lane Preliminary Plat”, a request from Robert Johnson, of Taylor Morrison, for Preliminary Plat approval of a 148 lot, 33-acre single family detached development, located at the northeast corner of Ocotillo Road and Victoria Lane:

1st: Young

2nd: Matheson

Vote: 7-0 (unanimous)

6. Discussion and Possible Approval of Case P17-0117 “Ocotillo Road and Victoria Lane Preliminary Plat”, a request from Robert Johnson, of Taylor Morrison, for Preliminary Plat approval of a 148 lot, 33-acre single family detached development, located at the northeast corner of Ocotillo Road and Victoria Lane.

Sarah Clark, Planner II, summarized the proposed request for a 148 lot single-family development. Ms. Clark presented an aerial exhibit of the proposed project and summarized the project’s location. Ms. Clark presented a zoning exhibit for the property and noted that the MDR zoning district permits development from 0-14 dwelling units per acre. Ms. Clark presented the proposed Preliminary Plat and summarized the proposed lot sizes and composition. Ms. Clark also presented the proposed Landscape Plan and summarized the levels open space provided.

Commissioner Sossaman inquired: how is the project proposing to approach their development and access to the existing park? Ms. Clark deferred to the applicant to respond to Commissioner Sossaman’s question.

Heidi Tilson, of CVL speaking on behalf of the applicant, presented an aerial of the project site. Ms. Tilson summarized the proposed density and lot composition. Ms. Tilson presented exhibits of the proposed housing product elevations. Ms. Tilson responded to Commissioner Sossaman’s question, stating that the project proposes a trail connection to the existing park, however, the development is not currently connected to the existing Victoria Homeowner’s Association. At the time of Final Plat approval, Taylor Morrison will approach the Homeowner’s Association to become a part of the Association.

Commission Sossaman inquired: is the park used as a retention basin? Ms. Tilson responded, stating that the park is used for retention. The tot lot area will be raised and there may be standing water over the park trail, but you could access the park from the loop road.

Commissioner Sossaman inquired: what will happen if the HOA does not choose to adopt the proposed development into their HOA; how will the trail access to the existing park be approached? Robert Johnson, of Taylor Morrison, stated that Staff requested the trail be provided.

Gina Wilcoxon, resident of the Victoria neighborhood, expressed her concerns that if the HOA does not adopt the proposed development, that the new residents will cause additional wear and tear on their existing park. Ms. Wilcoxon also expressed concerns with traffic on Victoria Lane and the lack of a crosswalk to access to the existing park from the Victoria neighborhood to the west.

Commissioner Young inquired if the Victoria subdivision had other parks in the neighborhood. Ms. Wilcoxon responded, stating that there are two other parks in the neighborhood.

Commissioner Ehmke inquired: has a crosswalk at Victoria Lane been evaluated? Ms. Clark responded, stating that Staff has not evaluated the potential for a crosswalk at that location as part of the proposed project, but it is a topic that Staff can speak with the Town’s Transportation Engineer. Ms. Clark also added that if the existing HOA does not choose to adopt the proposed development, the proposed trail access to the existing park can be removed.

Commissioner Alleman suggested locating a crosswalk at 202nd Place.

Mr. Burningham stated that the suggested crosswalk will be discussed with the Town’s Transportation Engineer during the Final Plat review process.

Commissioner Sossaman stated that it is difficult to ask the existing neighborhood to pay for a crosswalk to the existing park after the development was already built and it is difficult to ask the applicant to provide a crosswalk to the neighborhood to the west when the proposed development does not need the crosswalk. Commissioner Sossaman asked the Town to review the crosswalk topic to ensure safety.

Motion to approve Case P17-0117 “Ocotillo Road and Victoria Lane Preliminary Plat”, a request from Robert Johnson, of Taylor Morrison, for Preliminary Plat approval of a 148 lot, 33-acre single family detached development, located at the northeast corner of Ocotillo Road and Victoria Lane.

1st: Ehmke

2nd: Alleman

Vote: 7-0 (unanimous)

- 7. Discussion and Possible Approval on P17-0118 “Madera Preliminary Plat”,** a request from Michelle Yerger, Communities Southwest, Inc. for approval of Preliminary Plat for a 889 lot subdivision on approximately 316 acres located on the south side of Queen Creek Road, extending approximately ½ mile between Signal Butte Road and Meridian Road (a.k.a. Moeur Road).

Christine Sheehy, Principal Planner, presented a summary of the proposed request. Ms. Sheehy presented an aerial of the project and summarized its location. Ms. Sheehy provided the history of the proposed project. Ms. Sheehy presented the proposed Preliminary Plat and summarized the lot composition. Ms. Sheehy presented the proposed entry monument features for the proposed development. Ms. Sheehy presented the open space and trails plan.

Motion to approve on P17-0118 “Madera Preliminary Plat”, a request from Michelle Yerger, Communities Southwest, Inc. for approval of Preliminary Plat for a 889 lot subdivision on approximately 316 acres located on the south side of Queen Creek Road, extending approximately ½ mile between Signal Butte Road and Meridian Road (a.k.a. Moeur Road):

1st: Alleman

2nd: Gough

Vote: 7-0 (unanimous)

ITEMS FOR DISCUSSION:

None.

ADMINISTRATIVE ITEMS

- 8. 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.

9. Adjournment

Motion to adjourn at 7:27PM:

1st: Sossaman

2nd: Young

Vote: 7-0 (unanimous)