



**MINUTES
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
FEBRUARY 6, 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 Arrington, Vice Chairman Alleman, Commissioner Sossaman, Commissioner Ehmke, and Commissioner Young (Commissioner Matheson was absent).

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 January 10, 2018 Planning Commission Meeting Minutes.**
- B. Discussion and Possible Approval of P17-0172 “Lennar at Ocotillo Heights Phase I Residential Design Review”.** Lennar is requesting approval of four (4) new standard plans with three (3) elevations each to be constructed on 67 lots in Phase I of the Ocotillo Heights subdivision located at the southwest corner of Ocotillo and Signal Butte Roads.
- C. RZ16-045 “Malone Place Planned Area Development (PAD) Scrivener’s Error Correction”,** a request by staff to correct a scrivener’s error by adding C-2/PAD to the Planning Commission Staff Report and correcting Ordinance 621-16. The original case included approximately 377 acres generally located at the southeast corner of Signal Butte Road and Queen Creek Road.

Motion to approve the Consent Agenda:

1st: Sossaman

2nd: Ehmke

Vote: 5 – 0 (Commissioner Matheson was absent for the vote)

PUBLIC HEARING:

- 5. Discussion and Possible Action on “Allstate Utility Construction Rezone (P17-0176): Request to rezone 4.84 acres from R1-43 (Rural Estate District) to EMP-A (Employment Type-A), to allow for a utility construction business east of the SEC of Germann and Rittenhouse Roads.**

Commissioner Alleman recused himself for a conflict of interest.

Sofia Mastikhina provided a summary of the project location. Ms. Mastikhina provided a summary of the proposed request. Ms. Mastikhina presented an exhibit of the General Plan designation and an exhibit of the zoning designation for the site. Ms. Mastikhina noted that a Site Plan application for the project will be submitted in the coming weeks.

Move to approve “Allstate Utility Construction Rezone (P17-0176): Request to rezone 4.84 acres from R1-43 (Rural Estate District) to EMP-A (Employment Type-A), to allow for a utility construction business East of the SEC of Germann and Rittenhouse Roads.

1st: Ehmke

2nd: Young

Vote: 4-0 (Vice Chairman Alleman recused himself for the vote and Commissioner Matheson was absent for the vote)

6. **Discussion and Possible Action on Case P18-0005 “Small Cell Wireless”**, a staff-initiated request to amend Section 6.9 of the Zoning Ordinance, “Wireless Communications”, including new provisions related to small wireless facilities; and, an amendment to Town Code Chapter 16 “Utilities” including new provisions related to small wireless facilities and rates and fees for the use of the public right-of-way and Town structures.

Commissioner Alleman returned to the dais.

Brett Burningham, Planning Administrator, provided a summary of a new state statute to allow utility poles in public rights of way. Mr. Burningham noted that the Town’s legal counsel has helped with this effort to make sure text amendments are in place to accommodate the new application.

Mr. Burningham presented photo examples for utility facilities in public rights-of-ways and on streetlights. Mr. Burningham summarized a few of the key items in the text amendments including:

- Allowing wireless facilities in the public R-of-W, with conditions
- Encouraging tall mono poles in appropriate areas, not in the right-of-way
- Allowing a “standard” design to be approved administratively
- Requiring a Conditional Use Permit for exceptions

Mr. Burningham summarized the next steps for the proposed text amendment.

Commissioner Young inquired: how many of the small wireless facilities does it take to provide the same amount of services as a monopalm? Bruce Gardener, Assistant Town Manager, noted that these types of facilities are used to supplement monopalms. Ms. Gardener added that these facilities will be installed in the urban center, like Phoenix and Scottsdale, first and will expand outwards to Queen Creek and to the County. Mr. Gardener stated that he is working with the cell providers to encourage facility installation in the Town because improved cellular service is needed.

Move to approve case P18-0005 “Small Cell Wireless”, a staff-initiated request to amend Section 6.9 of the Zoning Ordinance, “Wireless Communications”, including new provisions related to small wireless facilities; and, an amendment to Town Code Chapter 16 “Utilities” including new provisions related to small wireless facilities and rates and fees for the use of the public right-of-way and Town structures:

1st: Sossaman

2nd: Young

Vote: 5-0 (Commissioner Matheson was absent for the vote)

FINAL ACTION:

None.

ITEMS FOR DISCUSSION:

None.

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. Burningham introduced Steven Ester, a new Planner I on Staff and Sofia Mastikhina, Planning Intern and expressed his appreciation for their hard work. Commissioner Sossaman stated that quality applicants are a reflection of quality Staff and management who can attract high caliber applicants.

8. Adjournment

Motion to adjourn at 7:17PM.

1st: Alleman

2nd: Sossaman

Vote: 5-0 (Commissioner Matheson was absent for the vote).

Town of Queen Creek Planning & Zoning Commission



Gregory Arrington, Chairman

ATTEST:  _____

Sarah Mertins, Planner II

I, Sarah Mertins, do hereby certify that, to the best of my knowledge and belief, the forgoing Minutes are a true and correct copy of the Minutes of the February 6, 2018 Regular Meeting of the Queen Creek Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.



Sarah Mertins, Planner II

Passed and approved on March 14, 2018.