



**MINUTES
WORK STUDY SESSION
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
MAY 9, 2018
6:00 PM**

1. Call to Order

The Meeting was called to order at 6:00PM.

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 Young, and Commissioner Spall (Commissioner Matheson and Commissioner Ehmke were absent).

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. Better Roads Ahead – Roadway Improvements (Troy White, Public Works Director)

Troy White, Public Works Director, provided a brief presentation on the Annual Transportation Program. Mr. White identified roadway projects planned for the 2018 – 2022 years. Mr. White summarized roadway plans for roadway connections running north and south which are located outside of the Town's municipal boundaries including Ellsworth Road, Signal Butte Road, and Meridian Road. Mr. White summarized the impact San Tan Valley has had on traffic in Queen Creek and identified roadway constraints which exacerbate traffic problems. Mr. White identified the current traffic volumes for Ellsworth and Ironwood roads, which exceed roadway capacities. Mr. White provided scenarios on how roadway connections to the future SR-24 extension would balance traffic volumes across the arterial street system. Mr. White noted that this presentation is being presented at ADOT, MAG, neighboring cities and other valley municipal organizations to assist with strategies to provide roadway connections to SR-24.

Commissioner Sossaman inquired: when will SR-24 connect to Ironwood Road? Mr. White responded, stating that construction is intended to begin in 2019 and completion is envisioned in 2020, but it could be 2021.

Chairman Arrington inquired: how are the proposed roadway connections to SR-24 being received by the City of Mesa? Mr. White responded, stating that it was slow at first, but the City of Mesa is warming up to the idea that something needs to be done.

Commissioner Spall inquired: would an exit be added at Signal Butte road after SR-24 when the SR-24 is built? Mr. White noted that the exits will be built at Signal Butte with the construction of SR-24.

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

Sarah Clark, Planner II, noted that as a reminder May 9th was the last day voters could mail in their ballot. There are ballot drop off locations at the Queen Creek Library where the deadline to drop-off ballots is Tuesday May 15th at 7:00PM and the Municipal Services Building where the deadline to drop-off ballots is May 15th at 6:00PM. The results of the election will be available a few days following the May 15th election.

5. National Planning Conference Summary (Commissioner Young and Brett Burningham, Planning Administrator)

Brett Burningham, Planning Administrator, provided an introduction to the 2018 National Planning Conference and thanked management for allowing Staff and Commission members to attend. Mr. Burningham provided a list of courses attended. Commissioner Young provided a summary of his experience at the conference. Commissioner Young referenced particular course topics including, public engagement, resilient communities, parks, and infrastructure. Mr. Burningham stated that other interesting courses included effects of e-commerce and autonomous vehicles, and rideshare programs and their impact on communities including parking. Other presentations included updates on sign code and web-based plans. Mr. Burningham summarized upcoming conferences and training opportunities.

Chairman Arrington noted that Chandler is reviewing their code to encourage autonomous vehicles and asked if the Town would be taking this approach. Mr. Burningham stated that Staff has a list of items to update in the Zoning Ordinance and this item is included.

Commissioner Sossaman noted that tours provided at the national conferences provide excellent opportunities to observe new and creative ideas implemented in other communities.

ADMINISTRATIVE ITEMS

6. Recent activity update.

Mr. Burningham noted that Staff has not received a full report from the Homebuilder's Association, but 103 new homes were permitted in the month of April. Mr. Burningham summarized recent activity at the May 2nd Council Meeting where the Zoning Ordinance text amendment was approved on the Consent Agenda, the Fulton Homes at Barney Farms PAD Amendment was approved unanimously, the Queen Creek Crossing Rezone and Site Plan was approved unanimously, and the West Park Rezone was approved with a vote of 5-2.

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.

Chairman Arrington announced his resignation from the Planning Commission.

8. Adjournment

Motion to adjourn at 6:35PM.

1st: Sossaman

2nd: Young

Vote: 5-0 (Commissioner Matheson and Commissioner Ehmke were absent for the vote).



**MINUTES
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
MAY 9, 2018
7:00 PM**

1. Call to Order

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

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, Commissioner Young, and Commissioner Spall (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 April 11, 2018 Planning Commission Meeting Minutes.

B. Discussion and Possible Action on case P18-0048 "Light Sky Ranch Preliminary Plat Extension" a request by Jackie Guthrie, of EPS Group, for a Preliminary Subdivision Plat Extension as originally approved by Town Council on June 4, 2014 (Case SD13-037). This project is located on the southeast corner of Crismon Road and Queen Creek Road.

Motion to approve Consent Agenda:

1st: Sossaman

2nd: Young

Vote: 6-0 (Commissioner Matheson was absent for the vote)

PUBLIC HEARING:

5. Public Hearing and Possible Action on "Pecan Lakes Planned Area Development (Case P17-0188) and Minor General Plan Amendment (Case P18-0011)", a request from Lonnie McCleve, for a Planned Area Development and a Minor General Plan Amendment for a master planned development which includes commercial, residential, church, and Agritainment uses. This project site is generally located west of the northwest corner of Ellsworth Road and Riggs Road, east of the Horseshoe Park and Equestrian Centre.

Sarah Clark, Planner II, provided a brief overview of the project request. Ms. Clark noted the project location, current General Plan land use designation and the current zoning for the site. Ms. Clark summarized the request for a Minor General Plan Amendment and Rezone to accommodate a Planned Area Development with the underlying zoning districts of R1-5, R1-18, C-2, and Agritainment. Ms. Clark presented the proposed development plan for the project, which included a 47-lot gated community, three commercial sites, an LDS church, a reception center, a greenhouse, and demonstration gardens. Ms. Clark presented 3D exhibits provided by the applicant which illustrate the demonstration garden concept. Ms. Clark noted that the applicant is requesting to allow a reception center as a permitted use in the Agritainment district. Ms. Clark stated that a Neighborhood Meeting was held on March 5, 2018 with 35 members of the public in attendance who were generally supportive of the request. Seven residents submitted comment cards expressing their support for the proposed project.

Randy Carter of Sketch Architecture introduced the proposed project and introduced Lonnie McCleve, property owner and applicant.

Justin Rohner, member of the project team, summarized the components of the Agritainment portion of the project including the lake, stream, demonstration gardens, greenhouse, and future reception center. Chairman Arrington inquired: who maintains the demonstration gardens? Mr. Rohner responded, stating that demonstration gardens are maintained by certified agriscaping technicians. Commissioner Spall inquired: will homeowners be able to grow food in the demonstration gardens? Mr. Rohner responded, stating that due to food safety laws, they will not be able to but, homeowners will be able to learn how to grow crops on their own properties. Commissioner Alleman inquired: will the gardens be available to the public? Mr. Rohner responded, stating that there are opportunities for the public to access the demonstration gardens and access will be funneled through the main entrance.

Commissioner Young inquired: will the reception center be a wedding reception area? Mr. McCleve responded, stating that it would be a wedding reception center, but there are a number of other anticipated uses. Commissioner Young asked if there would be music playing outside that might affect the neighborhood. Mr. McCleve responded, stating that there would be music at times, and the project will comply with the Town's sound ordinances. Mr. McCleve added that it is anticipated that most events will be held indoors. Mr. McCleve also noted that the "grandfather tree" located at the northern edge of the property will be a small venue to hold weddings.

Mr. McCleve summarized the residential component of the project which would be intended as a "lock and leave" subdivision where the HOA would maintain front yard landscaping. Commissioner Sossaman inquired: are the streets private? Mr. McCleve responded, stating that the streets were private. Commissioner Sossaman inquired: what is the square footage of the reception center? Mr. McCleve responded, stating that they do not have a design yet, but the square footage as shown is 14,000 square feet. Commissioner Sossaman inquired: a reception center of that size could accommodate how many people? Mr. McCleve responded, the reception center will be an element of the site but it may also include a workout gym for residents or something that may tie into the Agritainment use. Commissioner Sossaman asked if parking will be shared with the church to accommodate a 300 – 400 person event. Mr. McCleve responded, stating that yes parking will be shared with the church and as part of that agreement, events at the reception center will not be scheduled when there is an event conflict with the church.

Mr. McCleve added that the Pecans and Pecan Lakes residents will have access to the commercial properties on the project site and east of the project site through trails provided between the developments.

Commissioner Young inquired: what commercial uses are envisioned for the commercial sites? Mr. McCleve noted that there is a restaurant which provides catering and bakery uses that is expected for the site, a coffee or juice use is envisioned for another commercial lot, but the retail users are not yet known at this time.

Ms. Clark stated that there was an error in the motion provided in the Staff Report and clarified the language if the Planning Commission moved to recommend approval of the request.

Move to recommend approval of “Pecan Lakes Planned Area Development (Case P17-0188) and Minor General Plan Amendment (Case P18-0011)” with the revision to Condition of Approval Item #2 to state “the Pecan Lakes Planned Area Development Rezone repeals and replaces Ordinance 371-06 Cliffstone Planned Area Development Rezone (Case RZ06-057) in its entirety and amends Ordinance 576-15 “Pecan Plaza Planned Area Development Rezone”:

1st: Ehmke

2nd: Alleman

Vote: 6-0 (Commissioner Matheson was absent for the vote)

6. **Public Hearing and Possible Action on Cases P17-0178, P17-179 and P17-0180 “USA Youth Fitness Center”**, a request from Michael Naddour, USA Youth Fitness Center, for a Minor General Plan Amendment from Low Density Residential (LDR) to Commercial Services (CS) (P17-0178), a Rezone from R1-43 (Rural Estates) to C-2 (General Commercial) (P17-0178), and Site Plan approval (P17-0180) for a youth fitness facility on a portion (3.5 acres) of a 6.8 acre (approx.) site located 451 feet (approx.) south of the southwest corner of the E. Cloud Road alignment and Ellsworth Road.

Christine Sheehy, Principal Planner, summarized the project location, current General Plan land use designation and the current zoning for the site. Ms. Sheehy presented the proposed Site Plan and building elevations. Ms. Sheehy noted that a Neighborhood Meeting was held on January 18, 2018 with two members of the public in attendance who were generally supportive of the request.

Commissioner Sossaman inquired: why are there so many parking stalls for a site that is intended to be used by people who do not drive? Ms. Sheehy responded, stating that the Zoning Ordinance has a parking requirement for a commercial building. Sherry Naddour, applicant, noted that parents may drop-off their kids, but many parents stay to watch their kids.

Commissioner Alleman noted that the Town’s regulations require too much parking.

Move to recommend approval of P17-0178, P17-179 and P17-0180 “USA Youth Fitness Center” a request from Michael Naddour, USA Youth Fitness Center, for a Minor General Plan Amendment from Low Density Residential (LDR) to Commercial Services (CS) (P17-0178), a Rezone from R1-43 (Rural Estates) to C-2 (General Commercial) (P17-0178), and Site Plan approval (P17-0180) for a youth fitness facility:

1st: Sossaman

2nd: Ehmke

Vote: 6-0 (Commissioner Matheson was absent for the vote)

FINAL ACTION:

7. **Discussion and Possible Approval on P17-0128 “Harvest Queen Creek Preliminary Plat”**, a request from, Michael Cronin, TerraWest Communities, for approval of a Preliminary Plat for approximately 414 acres located at the southwest corner of Riggs Road (alignment) and Gary Road (Meridian Road alignment).

Christine Sheehy, Principal Planner, summarized the project location, current General Plan land use designation and the current zoning for the site. Ms. Sheehy presented the proposed Preliminary Plat, lot sizes, open space plan, park exhibits, and the community monument feature. Ms. Sheehy note that the Preliminary Plat closely follows the recently approved PAD zoning for Harvest Queen Creek.

Move to approve P17-0128 “Harvest Queen Creek Preliminary Plat”, a request from, Michael Cronin, TerraWest Communities, for approval of a Preliminary Plat for approximately 414 acres located at the southwest corner of Riggs Road (alignment) and Gary Road (Meridian Road alignment).

1st: Alleman

2nd: Spall

Vote: 6-0 (Commissioner Matheson was absent for the vote)

- 8. Discussion and Possible Approval on P17-0100 “Malone Place Parke Preliminary Plat”,** a request from John Gray, Bowman Consulting Group, for approval of a Preliminary Plat for a 231 lot subdivision with a 11.5 acre commercial corner on approximately 81 acres located on the northwest corner of Ocotillo and Meridian Roads.

Christine Sheehy, Principal Planner, summarized the project location, current General Plan land use designation and the current zoning for the site. Ms. Sheehy presented the proposed Preliminary Plat, lot sizes, open space plan, park exhibits, and the community monument feature.

Move to approve P17-0100 “Malone Place Parke Preliminary Plat”, a request from John Gray, Bowman Consulting Group, for approval of a Preliminary Plat for a 231 lot subdivision with a 11.5 acre commercial corner on approximately 81 acres located on the northwest corner of Ocotillo and Meridian Roads:

1st: Spall

2nd: Ehmke

Vote: 6-0 (Commissioner Matheson was absent for the vote)

- 9. Discussion and Possible Approval of P18-0043, “Meridian North LDS Church Meetinghouse Site Plan”,** a request by Jason Fowers for approval of a Major Site Plan for a new 16,443 square foot LDS Church Meetinghouse, located north of the northwest corner of Meridian Road and Ocotillo Road.

Steven Ester, Planner I, summarized the proposed request. Mr. Ester summarized the project location, current General Plan land use designation and the current zoning for the site. Mr. Ester presented the proposed Site Plan and building elevations. Commissioner Alleman inquired: where is the site located in relation to the Malone Place Parke Preliminary Plat? Mr. Ester responded, stating that the church is located on the commercial corner, just north of the intersection.

Move to approve P18-0043, “Meridian North LDS Church Meetinghouse Site Plan”, a request by Jason Fowers for approval of a Major Site Plan for a new 16,443 square foot LDS Church Meetinghouse, located north of the northwest corner of Meridian Road and Ocotillo Road.

1st: Ehmke

2nd: Young

Vote: 6-0 (Commissioner Matheson was absent for the vote)

ITEMS FOR DISCUSSION:

None.

ADMINISTRATIVE ITEMS

- 10. 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.

11. Adjournment

Motion to adjourn at 7:45PM

1st: Alleman

2nd: Ehmke

Vote: 6-0 (Commissioner Matheson was absent for the vote)