



**MINUTES  
REGULAR MEETING  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
JANUARY 9, 2019  
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 Alleman, Commissioner Ehmke, Commissioner Sossaman, Commissioner Matheson, Commissioner Young, Commissioner Spall, and Commissioner Benson.

**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 November 14, 2018 Planning Commission Meeting Minutes.**

**B. Discussion and Possible Action on P18-0158 “Taylor Morrison at Terravella Residential Design Review”**. Taylor Morrison is requesting approval of seven (7) new standard plans with three (3) elevations each to be constructed on 97 lots of 180 lots in Phase I of the Terravella subdivision located at the northeast corner of Ellsworth and Queen Creek roads. (Sarah Clark, Senior Planner)

**C. Discussion and Possible Action on P18-0168 “AV Homes at Terravella Residential Design Review”**. AV Homes is requesting approval of five (5) new standard plans with three (3) elevations each to be constructed on 83 lots of 360 lots in the Terravella subdivision located at the northeast corner of Ellsworth and Queen Creek roads. (Sarah Clark, Senior Planner)

**D. Discussion and Possible Approval of P18-0220 “Spur Cross Phase I: Parcels 4 & 8”**. Maracay Homes is requesting approval of eight (8) new standard plans with three (3) elevations each to be constructed on 118 lots on Parcels 4 & 8 in the Spur Cross Development, located on the northeast corner of Signal Butte and Ocotillo roads. (Kyle Barichello, Planner II)

**Motion to approve Consent Agenda:**

1<sup>st</sup>: Sossaman

2<sup>nd</sup>: Matheson

**Vote:** 7-0 (unanimous)

**PUBLIC HEARING:**

None.

**FINAL ACTION:**

5. **Discussion and Possible Action on P18-0164 “Legado Phase I Preliminary Plat”**, a request by Brytanni Hewson of Hilgart Wilson for a Preliminary Plat consisting of 249 lots as Phase I of the Legado subdivision. The 119-acre project site is generally located south of the southwest corner of Sossaman and Queen Creek Roads. (Steven Ester, Planner I)

Commissioner Sossaman recused himself.

Steven Ester, Planner I, provided an aerial exhibit of the project location. Mr. Ester presented the zoning and General Plan exhibit for the subject property. Mr. Ester summarized the details of the proposed preliminary plat for the 119 acre site which includes 249 lots at 2.96 dwelling units per acre. Mr. Ester presented the proposed Landscape Plan, Wall Plan, and Entry Monuments.

Mr. Ester summarized an amendment to Condition of Approval number 3 to require a signed agreement with the Higley Unified School District prior to final plat approval, rather than the Queen Creek Unified School District.

Commissioner Young inquired if the path through the development is the path that is intended to connect the Sonoqui and Queen Creek washes. Mr. Ester responded, stating yes this path is part of the trail connection between the Sonoqui and Queen Creek washes.

Commissioner Spall inquired: what is anticipated for the parcel east of parcel D? Mr. Ester responded, stating that is predicted to be a future school site. Per the PAD for the development, if the school site is not purchased by the School District within a year from final plat approval, the site will revert to R1-7 zoning and may be developed into lots.

**Motion to approve on P18-0164 “Legado Phase I Preliminary Plat”, a request by Brytanni Hewson of Hilgart Wilson for a Preliminary Plat consisting of 249 lots as Phase I of the Legado subdivision. The 119-acre project site is generally located south of the southwest corner of Sossaman and Queen Creek Roads.**

1<sup>st</sup>: Spall

2<sup>nd</sup>: Matheson

**Vote:** 6-0 (Commissioner Sossaman recused himself for the vote)

6. **Discussion and Possible Approval of P18-0170 “Canyon State Academy Comprehensive Sign Plan”**, a request from John Motley of Canyon State Academy/Rite of Passage for approval of a Comprehensive Sign Plan for the existing Canyon State Academy Youth Village on approximately 100 acres located at the southeast corner of Hawes and Rittenhouse Roads. (Steven Ester, Planner I)

Steven Ester, Planner I, provided an aerial exhibit of the project location. Mr. Ester presented the zoning and General Plan exhibit for the subject property. Mr. Ester summarized the request for a Comprehensive Sign Plan for one (1) double-sided 11'-6” tall monument sign along Rittenhouse Road. Mr. Ester presented the project site plan and identified the sign location.

Mr. Ester summarized the requested deviations to Zoning Ordinance included in the comprehensive sign plan which included the following:

- Increase in maximum ground sign area
- Increase in maximum ground sign height
- Use of an LED reader board

Mr. Ester presented an elevation of the proposed monument sign.

John Motley, applicant, provided a history of the model of the Canyon State Academy. Mr. Motley noted that the purpose of the sign is to bring people to the campus to interact with the students, who work at the shops advertised on the sign. Mr. Motley presented display message examples which included school schedules, sports schedules, HOA Meetings, holiday celebrations, and training center activities.

Commissioner Sossaman noted that the panel signage is located at the base at the monument sign, and inquired whether the panels at the base would be visible. Mr. Motley stated that the panels will be visible, noting that the panels are at curb height and will not be blocked by landscaping.

Commissioner Benson inquired: LED signs are prohibited in Queen Creek and noted that the display in other locations can be bright at night; will the proposed signs be dimmed at night? Mr. Motley responded, stating that the sign will have automatic dimming capabilities. Chairman Alleman added that one of the Conditions of Approval requires the LED reader board to have a dimmer switch.

Commissioner Young inquired: is the case and thrift store open now? Mr. Motley responded, yes. Commissioner Young expressed his appreciation for the work Canyon State Academy does for the students. Chairman Alleman echoed Commissioner Young's sentiment.

**Motion to approve P18-0170 "Canyon State Academy Comprehensive Sign Plan", a request from John Motley of Canyon State Academy/Rite of Passage for approval of a Comprehensive Sign Plan for the existing Canyon State Academy Youth Village on approximately 100 acres located at the southeast corner of Hawes and Rittenhouse Roads.**

1<sup>st</sup>: Benson

2<sup>nd</sup> : Ehmke

**Vote:** 7-0 (unanimous)

**7. Discussion and Possible Action on the Annual Organizational Meeting Notification** (to set Chair and Vice-Chair appointments for the upcoming year)

Commissioner Sossaman moved to retain the existing Chairman, Commissioner Alleman, and Vice-Chairman, Commissioner Ehmke.

**Motion to approve Chairman and Vice-Chair nominations:**

1<sup>st</sup>: Sossaman

2<sup>nd</sup>: Benson

**Vote:** 7-0 (unanimous)

**ITEMS FOR DISCUSSION:**

None.

**ADMINISTRATIVE ITEMS**

**8. Discussion and Possible Action on Setting the 2019 Planning Commission Meeting Dates** (Brett Burningham, Interim Development Services Director)

Sarah Clark, Senior Planner, presented the proposed Planning Commission Meeting dates for the 2019 year. Ms. Clark noted that the July 10<sup>th</sup> meeting may be held at the Library to accommodate state law requirements in the event a Major General Plan Amendment application is submitted.

**9. 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.

**10. Adjournment**

**Motion to adjourn at 6:25PM**

**1<sup>st</sup>:** Sossaman

**2<sup>nd</sup>:** Benson

**Vote:** 7-0 (unanimous)



**MINUTES  
WORK STUDY SESSION  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
JANUARY 9, 2019  
IMMEDIATELY FOLLOWING THE 6:00PM REGULAR SESSION**

**1. Call to Order**

The meeting was called to order 6:26PM.

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

Commissioners in attendance: Chairman Alleman, Commissioner Ehmke, Commissioner Sossaman, Commissioner Matheson, Commissioner Young, Commissioner Spall, and Commissioner Benson.

**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. Zoning Ordinance Text Amendments** (Erik Swanson, Principal Planner, Sarah Clark, Senior Planner, and Kyle Barichello, Planner II)

Erik Swanson, Principal Planner, presented a summary of the 2019 Text Amendment Update Schedule. The Text Amendments topics included Airport Overlay District, Industrial Design Guidelines, Signage, Food Trucks, Structured Sober Living Homes, Air Bnb's in Quarter 2, and General Clean Up. Mr. Swanson noted that some of the amendments are general housekeeping items, others are a result of changes to state law, and others were a result of Council direction. Mr. Swanson briefly summarized each of the proposed text amendments.

**4. Boards and Commissions Training Workshop Summary** (Erik Swanson, Principal Planner)  
Erik Swanson, Principal Planner, provided a brief summary of the Board and Commissions Training Workshop and summarized the topics presented at the event. Commissioners Young, Spall, and Benson discussed their experience at the workshop.

**ADMINISTRATIVE ITEMS**

**5. Recent activity update.**

**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.

Sarah Clark, Senior Planner, summarized the 2019 Major General Plan Amendment Schedule.

Brett Burningham, Interim Development Services Director, summarized recent project activity where Town Council approved the Wienerschnitzel Conditional Use Permit and Site Plan, Rock Point Church Phase II Site Plan and Conditional Use Permit, and the Orangewood PAD Rezone. Mr. Burningham added that the Madera West Anglin Dairy will be continued to the February 6, 2019 Town Council meeting.

Mr. Burningham added that the public hearing for the Encanterra Annexation was held and received a lot of input from the public. Mr. Burningham noted that the applicant is currently collecting signatures for the annexation.

Mr. Burningham presented the new single family permit data, with 113 new single family permits approved in December with a total of 1,296 new single family permits for the 2018 year.

Commissioner Sossaman inquired: what is the anticipated completion date for the Encanterra Annexation? Mr. Burningham noted that the first public hearing for the annexation was held on December 5, 2018. After the first public hearing, signatures for the annexation can start being collected. Approximately 12% of the needed signatures have been gathered at this time. Mr. Burningham added that the Town does not have anything to do with gathering signatures of support, however the Town verifies signatures as they are collected and submitted. If enough signatures are gathered, the case will go before Town Council.

Commissioner Sossaman inquired: is there a state law that requires the applicant to gather so many signatures within a defined period of time? Mr. Burningham noted that the applicant has one year to gather signatures. Commissioner Young asked how many signatures are needed. Mr. Burningham responded, stating that the Town Council may vote if more than 51% of required signatures are received, however the Town Council may want to see a more generous area of support before they would make a decision. Mr. Burningham added that Staff has received more than 300 emails and letters regarding the annexation. Mr. Burningham noted that approximately 800 signatures may be needed before the case could be scheduled for Council.

## **7. Adjournment**

### **Motion to adjourn at 6:25PM:**

**1<sup>st</sup>:** Sossaman

**2<sup>nd</sup>:** Benson

**Vote:** 7-0 (unanimous)