



**MINUTES  
REGULAR MEETING  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
MARCH 13, 2019  
6:00 PM**

**1. Call to Order**

The meeting was called to order at 6:02PM.

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

Commissioners in attendance: Vice Chair Ehmke, Commissioner Sossaman, Commissioner Matheson, Commissioner Young, Commissioner Spall, and Commissioner Benson. Chairman Alleman 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 February 13, 2019 Planning Commission Meeting Minutes.**

**B. Discussion and Possible Action on Case P17-0181 "Fulton Homes at Barney Farms Residential Design Review"**. Fulton Homes is requesting approval of 32 new standard plans with four (4) elevations each to be constructed on 1,702 lots in the Barney Farms development. Barney Farms is generally bounded by Meridian Road to the east, Queen Creek Road to the south, the Signal Butte Road alignment to the west, and approximately 770 feet south of Germann Road to the north. (Sarah Clark, Senior Planner)

**Motion to approve Consent Agenda:**

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

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

**Vote**: 6-0 (Chairman Alleman was absent for the vote)

**FINAL ACTION:**

5. **Discussion and Possible Action on Case P18-0232 “Taylor Morrison at Victoria Heights Residential Design Review”.** Taylor Morrison is requesting approval of six (6) new standard plans with three (3) elevations each to be constructed on all 148 lots in the Victoria Homes development. Victoria Heights is located at the northeast corner of Ocotillo Road and Victoria Lane.

Sarah Clark, Senior Planner, presented a summary of the location of the project site. Ms. Clark presented the proposed housing product for the parcels involved. Ms. Clark summarized the specifics of the project which includes:

- 148 lots (45' x 115')
  - 6 floor plans
  - 2,544 sqft. – 3,999 sqft.
  - 3 two-story
  - 3 single-story
- 4 elevations (3 per plan)
  - Spanish
  - Tuscan
  - Mission
  - Prairie

Ms. Clark provided a slide that showed the different housing product. Ms. Clark invited the applicant, Carolyn Oberholtzer, up to give a presentation. Ms. Oberholtzer described the housing product in detail.

Commissioner Spall commented: She was happy to see smaller floor plans being provided in Queen Creek. This helps with the housing variety.

**Move to approve Case P18-0232 “Taylor Morrison at Victoria Heights Residential Design Review”.**

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

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

**Vote:** 6-0 (Chairman Alleman was absent for the vote)

6. **Discussion and Possible Action on P18-0229 “Ranchos Legante Preliminary Plat”**, a request from Sean Lake for a Preliminary Plat approval of a 116 lot, 58.52 residential subdivision located at the southwest corner of Ellsworth and Riggs roads (Kyle Barichello, Planner II).

Kyle Barichello, Planner II, presented a summary of the proposed request. Mr. Barichello presented an aerial exhibit, the General Plan land use exhibit and the zoning district exhibit for the site.

Mr. Barichello presented the proposed preliminary plat summarizing the lot layout and landscape plans. Mr. Barichello noted that the preliminary plat meets the Zoning Ordinance requirement for all development standards outlined in the zoning case.

**Move to approve Case P18-0229 “Ranchos Legante Preliminary Plat”,**

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

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

**Vote:** 6-0 (Chairman Alleman was absent for the vote)

7. **Discussion and Possible Action on P18-0224 “Orangewood Preliminary Plat,”** a request from Sean Lake, Pew and Lake PLC, for a Preliminary Plat consisting of 93 lots on approximately 44 acres located at the northwest corner of 220th Street and Cloud Road (Steven Ester, Planner I).

Steven Ester, Planner I, presented a summary of the proposed request. Mr. Ester presented an aerial exhibit, the General Plan land use exhibit and the zoning district exhibit for the site.

Mr. Ester presented the proposed preliminary plat summarizing the lot layout and landscape plans. Mr. Ester noted that the preliminary plat meets the Zoning Ordinance requirement for all development standards outlined in the zoning case.

Commisioner Spall inquired: Will the irrigation line be relocated with the project? Mr.Ester responded that the irrigation channel along the south of the development site will be placed underground.

Commisioner Young inquired: Is there a road along the east of the property? Mr.Ester responded that there is a 20' roadway easement that runs along the east border of the subject site.

**Move to approve Case P18-0224 “Orangewood Preliminary Plat”,**

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

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

**Vote:** 6-0 (Chairman Alleman was absent for the vote)

**PUBLIC HEARING:**

8. **Public Hearing and Possible Action on “Dutch Brothers Coffee Shop Conditional Use Permit (P18-0136) and Site Plan (P18-0137)”**, a request by Matthew Rasmussen (Tectonics Design Group) for a Conditional Use Permit and Site Plan to allow construction of a new coffee shop with a drive-thru within the Shops at Terravella, located east of the northeast corner of Ellsworth and Queen Creek roads. (Erik Swanson, Principal Planner)

Erik Swanson, Principal Planner, presented a summary of the proposed request. Mr. Swanson presented an aerial exhibit, the General Plan land use exhibit and the zoning district exhibit for the site.

Mr. Swanson presented the proposed Site Plan, summarizing the building footprint and parking provided. Mr. Swanson noted that the Site Plan meets the Zoning Ordinance requirement for vehicle stacking, where the Ordinance requires 160-feet for vehicle stacking

and the Site Plan provides 211-feet with an escape lane. Mr. Swanson provided an update of all the changes that were made since the previous meeting regarding this topic.

Mr. Swanson invited Mohamed Youssef, Deputy Public Works Director, up to speak. Mr. Youssef explained the traffic logistics of the site. Mr. Youssef elaborated that the TIA is accurate and meets all of the Town's standards. Mr. Youssef mentioned that there was a stipulation added since the last meeting that will hold the applicant accountable if there is a traffic issue.

Commissioner Sossaman inquired: What is the size of the decel lane along Queen Creek Road? Mr. Youssef explained the size and how far east it went.

Commissioner Young commented: The reason for the continuance was to gather more information because of current Dutch Brothers Operations. Mr. Young elaborated that it was unfortunate to be continued but we definitely want this use and wanted to get it right.

Mr. Swanson invited the applicant up to speak. Bill Cantierri, applicant, spoke about the project. Mr. Cantierri elaborated that he was grateful to work with the Town to find a solution and that he agrees to all stipulations outlined in the report.

Commissioner Sossaman commented: Mr. Sossaman explained the perception of the number of cars stacked in the drive thrus at Dutch Bros. can cause confusion. Mr. Sossaman explained that while it seemed like a lot, what was provided in the site plan appears to be more than enough to accommodate an adequate number of vehicles.

**Move to approve "Dutch Brothers Coffee Shop Conditional Use Permit (P18-0136) and Site Plan (P18-0137)",**

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

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

**Vote:** 6-0 (Chairman Alleman was absent for the vote)

**ITEMS FOR DISCUSSION:**

None.

**ADMINISTRATIVE ITEMS**

**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.

**Motion to adjourn at 6:35PM**

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

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

**Vote:** 6-0 (Chairman Alleman was absent)

---

Josh Ehmke, Vice Chair

ATTEST: \_\_\_\_\_

Steven Ester, Planner I

I, Steven Ester, 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 March 13, 2019 Regular Session of the Queen Creek Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

---

Steven Ester, Planner I

Passed and approved on April 10, 2019.



**MINUTES  
WORK STUDY SESSION  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
MARCH 13, 2019  
IMMEDIATELY FOLLOWING THE 6:00PM REGULAR SESSION**

**1. Call to Order**

The meeting was called to order at 6:37PM.

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

Commissioners in attendance: Vice Chair Ehmke, Commissioner Sossaman, Commissioner Matheson, Commissioner Young, Commissioner Spall, and Commissioner Benson. Chairman Alleman was 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. Engineering Division Overview** (Chris Dovel, Town Engineer)

Chris Dovel, Town Engineer, provided a brief summary of himself and his background.

Mr. Dovel provided a presentation on the Engineering Division, summarizing the Engineering's role in development and drainage. Mr. Dovel noted the regional drainage system. Mr. Dovel elaborated on what requires permits and what is reviewed by staff. Mr. Dovel explained the coordination with private entities and how they are planned for in the Right of Way.

Commissioner Matheson inquired: When there hasn't been any rain, where is the water in the Sonoqui Creek wash coming from? Mr. Dovel responded, stating that water is coming from the south to the east from the regional drainage channels. Water takes some time to travel so that water could have been from an event week ago.

Commissioner Spall inquired: How do you know where fissures are in the ground? Mr. Dovel responded, stating that the Town does not have a Geologist on staff to make this determination. However, staff is aware of these fissures on projects as they are being developed through the various required studies and reports. Mr. Dovel explained the Town relies on USGS surveys for this information. Commissioner Spall inquired further: What is a safe distance from the fissures? Mr. Dovel responded that fissures can be unpredictable and there are various distance requirements depending on the fissure.

**4. Text Amendment Update Overview** (Erik Swanson, Principal Planner)

Erik Swanson, Principal Planner, provided a brief summary of the text amendments being proposed. Mr. Swanson elaborated on the specifics of the upcoming text amendments which includes; Industrial Design Guidelines, conditional use permit changes, time frame changes, site plan review changes, and general zoning ordinance cleanup.

Commissioner Sossaman inquired: How does this differ from the current site plan review process? Mr. Swanson explained that a project such as Dutch Brothers would no longer require a conditional use permit. Commissioner Sossaman inquired further: What about if the parcel already has zoning? Mr. Swanson clarified that if the parcel already has zoning, than a drive thru restaurant would be an administrative approval.

Commissioner Sossaman inquired: What about industrial design guidelines? Have you heard anything from the development community? Mr. Swanson responded saying that there have not been any comments provided thus far.

**ADMINISTRATIVE ITEMS**

**5. Recent activity update.**

None.

**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 7:08PM:**

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

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

**Vote:** 6-0 (Chairman Alleman was absent for the vote)

---

Josh Ehmke, Vice Chair

ATTEST: \_\_\_\_\_  
Steven Ester, Planner I

I, Steven Ester, 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 March 13, 2019 Work Study Session of the Queen Creek Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on April 10, 2019.

---

Steven Ester, Planner I