



**MINUTES  
REGULAR MEETING  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
JULY 10, 2019  
6:00 PM**

**1. Call to Order**

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: Alleman, Sossaman, Young, Spall and Benson (Commissioner Matheson was absent and Commissioner Ehmke arrived late).

**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 June 12, 2019 Planning Commission Meeting Minutes.**

**B. Discussion and Possible Action on P19-0087 Spur Cross Parcel 3 Residential Design Review.** Richmond American is requesting approval of six (6) new standard plans with three (3) elevations each to be constructed on 103 lots in Parcel 3 of the Spur Cross subdivision, located at the northeast corner of Signal Butte and Ocotillo roads.

**Motion to approve Consent Agenda:**

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

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

**Vote:** 5-0 (Commissioner Matheson and Commissioner Ehmke)

**FINAL ACTION:**

None.

**PUBLIC HEARING:**

5. **Public Hearing and possible action on “Arizona State Land Department Specific Plan (Case P19-0115)”**, a request by the Arizona State Land Department for approval of a Specific Plan for approximately 4,136 acres of State Trust Land generally bounded by Germann Road to the south, approximately 745 feet east of Meridian Road to the West, approximately 2,920 feet north of Pecos Road to the north, and the CAP canal to the east.

Brett Burningham, Development Services Director, summarized the General Plan designation for the subject property. Mr. Burningham provided a summary of the project location and surrounding characteristics. Mr. Burningham summarized the purpose and applicability of a Specific Plan for State Trust Land.

Mr. Burningham noted that the Specific Plan proposes a two-step process for entitling property within the project area.

Mr. Burningham presented the Development Plan for the project, identifying the Planning Units included in the Plan. Mr. Burningham summarized the land use designations, activity nodes, compatibility buffers, and the land use budget.

Mr. Burningham noted that a Neighborhood Meeting was held on June 20, 2019 with approximately 40 members of the public in attendance. Mr. Burningham summarized the next steps for the project.

Commissioner Sossaman inquired: when the Zoning Ordinance is updated over time, how will the new standards effect this project site? Mr. Burningham deferred to the applicant.

Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, spoke on behalf of the Arizona State Land Department. Ms. Oberholtzer summarized the purpose of state land. Ms. Oberholtzer noted that the Zoning Ordinance as it is today applies to the property, but revisions to the Ordinance in the future could be applied in the subject property, as identified in the Development Agreement. Ms. Oberholtzer discussed the impacts and influence of the SR24 construction on the proposed Specific Plan.

Ms. Oberholtzer presented a map of the potential future circulation through the site. Ms. Oberholtzer presented the Development Plan, Land Use Budget Table, and Residential Unit Budget.

Commissioner Sossaman expressed his support for the approach detailed in the Specific Plan. Chairman Alleman expressed his support for the land bank mechanism.

Public Comment: None.

**Motion to recommend approval of “Arizona State Land Department Specific Plan (Case P19-0101)”**, a request by the Arizona State Land Department for approval of a Specific Plan for approximately 4,136 acres of State Trust Land generally bounded by Germann Road to the south, approximately 745 feet east of Meridian Road to the West, approximately 2,920 feet north of Pecos Road to the north, and the CAP canal to the east:

1<sup>st</sup>: Sossaman

2<sup>nd</sup>: Young

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

6. **Public Hearing and Possible Action on P19-0084 “Zoning Ordinance Text Amendments”**, a request for Zoning Ordinance Text Amendments addressing fencing standards, animal standards, and general code corrections.

Kyle Barichello, Planner II, summarized the text amendments, which included:

- Fencing standards
- Animal regulations
- General clean up

Commissioner Spall inquired: why is chain link not permitted and wire mesh is? Mr. Barichello noted that the chain link fencing has always been prohibited, and the text amendment before the Commission relates to materials being used to fill-in view fencing.

**Motion to recommend approval of P19-0084 “Zoning Ordinance Text Amendments”, a request for Zoning Ordinance Text Amendments addressing fencing standards, animal standards, and general code corrections:**

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

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

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

### **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 noted 114 new single family permits were approved in June. Mr. Burinngham notified the Commission of the upcoming Arizona Chapter of the American Planning Association State Conference.

### **8. Adjournment**

**Motion to adjourn at 6:39PM:**

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

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

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



**MINUTES  
WORK STUDY SESSION  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
JULY 10, 2019  
IMMEDIATELY FOLLOWING THE 6:00PM REGULAR SESSION**

**1. Call to Order**

The meeting was called to order at 6:39PM.

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

Commissioners in attendance: Alleman, Sossaman, Ehmke, Young, Spall and Benson  
(Commissioner Matheson 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. Utilities Department Overview** (Paul Gardner, Utilities Director)

Paul Gardner, Utilities Director, provided the Commission with a summary of the Town's lake program. Mr. Gardner summarized the purpose of the recovered effluent groundwater utilized at the Mansel Carter Oasis Park lake.

Mr. Gardner presented a map of QCID lines, reclaimed effluent lines, future connections, the Greenfield Water Reclamation Plant, and the water service boundary.

Mr. Gardner highlighted the location of the Town washes and indicated potential future CAP and effluent recharge locations along the wash.

Mr. Gardner summarized the use of lakes for the purpose of recovering effluent. Mr. Gardner identified that HOA open space areas are watered with potable water. Mr. Gardner highlighted how the use of recovered effluent lakes can be used for this landscaping. Mr. Gardner noted that the Town is looking at alternative ways to balance the stored recovered effluent. Mr. Gardner identified future sites where lakes may be implemented. Mr. Gardner presented photo examples of lakes in other residential communities.

Mr. Gardner presented a brief history of water law and water resource management in Arizona. Mr. Gardner presented a graph showing the increasing annual cost of CAGR rates, which are paid as part of property taxes. Mr. Gardner stated that the Town is looking at alternative water supplies to move away from CAGR, this included purchasing \$50 million of water credits to offset CAGR

costs, which saves customers over \$100 million over the next 15 years without raising rates. Mr. Gardner noted that the Town is also looking at acquiring renewable supplies.

Mr. Gardner stated that the lake program allows for the efficient use of effluent and helps in meeting peak water demands.

Troy Young inquired: why did Barney Farms include the lake? Mr. Gardner responded, stating that Fulton Homes revised the previously approved development plan and met with the Town to take advantage of the lake strategy.

Commissioner Young inquired: what land use uses more water, a residential development or agriculture farm? Mr. Gardner responded, stating than an agricultural use may use approximately 4-6 acre feet of water and an HOA housing development may use -1.5 acre feet of water.

Chairman Alleman and Commissioner Ehmke expressed their appreciation for the presentation.

### **ADMINISTRATIVE ITEMS**

**4. Recent activity update.**

**5. 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.

**6. Adjournment**

**Motion to adjourn at 7:13PM**

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

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

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