



**MINUTES
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
JANUARY 8, 2020
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: Matheson, Young, Sossaman, Spall, Gillette, and McWilliams (Commissioner Benson 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 December 3, 2019 Planning Commission Meeting Minutes.

B. Discussion and Possible Action on P19-0214 “Richmond American Homes at Gateway Quarter Parcel 5 Residential Design Review.” Richmond American Homes is requesting approval of five (5) new standard plans with three (3) elevations each to be constructed on 75 lots at Parcel 5 of the Gateway Quarter subdivision, located at the southeast corner of Ellsworth and Germann roads.

Motion to approve the Consent Agenda:

1st: Sossaman

2nd: Young

Vote: 6-0 (Commissioner Benson was absent for the role)

PUBLIC HEARING:

5. Public Hearing and Possible Action on P19-0125/P19-0126/P19-0127 QC Self Storage Rezone, Conditional Use Permit (CUP), And Site Plan, a request for Rezoning with a Planned Area Development (PAD), CUP, and Site Plan approval for development of a self-storage facility on

approximately 9.11 acres, located at the southwest corner of Germann Road and 196th St. (Kyle Barichello, Senior Planner)

Kyle Barichello, Senior Planner, provided an aerial of the project location, an exhibit of the general plan land use designation, and an exhibit of the zoning designation for the site. Mr. Barichello summarized the request to rezone the property to Employment Type-A and approval of a Conditional Use Permit to facilitate the development of a proposed self-storage facility. Mr. Barichello noted that development of the site is proposed to occur in two phases. Mr. Barichello presented the proposed Site Plan and Landscape Plan. Mr. Barichello presented the proposed building elevations.

Mr. Barichello summarized the requested deviations to the Zoning Ordinance standard, which included a request to reduce the landscape buffer requirement from 40-feet to 10-feet. Mr. Barichello presented an exhibit of Site Plan laid atop an aerial, showing the proposed landscape buffer in relation to the surrounding properties.

A neighborhood meeting was held on September 16, 2019 with no members of the public in attendance.

Commissioner Sossaman inquired: what is the height of security wall? Mr. Barichello noted that the north elevation of Building A is acting as the perimeter of the site, which is approximately 25-feet. Mr. Barichello added that the north elevation of Building B is also acting like a perimeter wall, which is approximately 11 feet.

Motion to recommend approval of P19-0125/P19-0126/P19-0127 QC Self Storage Rezone, Conditional Use Permit (CUP), And Site Plan, a request for Rezoning with a Planned Area Development (PAD), CUP, and Site Plan approval for development of a self-storage facility on approximately 9.11 acres, located at the southwest corner of Germann Road and 196th St:

1st: Young

2nd: McWilliams

Vote: 6-0 (Commissioner Benson was absent for the role)

6. Public Hearing and Possible Action on P19-0186 Madera West Estates PAD Amendment.

Request for a PAD amendment to Ordinance 553-14 to rezone from R1-9/PAD to R1-9/PAD and R1-7/PAD for a 219 lot future residential development, located at the Southwest corner of Queen Creek Road and 220th (Kyle Barichello, Senior Planner)

Kyle Barichello, Senior Planner, presented an aerial exhibit of the project location. Mr. Barichello presented an exhibit of the General Plan and zoning designation for the property. Mr. Barichello presented the proposed zoning request, which includes a request for a PAD Amendment to accomplish the following:

- Amend the zoning and land plan from R1-9/PAD to R1-9/PAD & R1-7/PAD
- Revise the lot development standards and increase the number of lots from 156 to 219 lots (addition of 63 lots)
- Increase the net density from 2.1 du/ac to 2.99 du/ac

Mr. Barichello provided a summary of the history of the site, noting that it was originally zoned to R1-18 in 2007 and rezoned to R1-9/PAD in 2014. Mr. Barichello presented exhibits of the evolution of the development plan of the project site. Mr. Barichello presented the proposed development plan, identifying the location of proposed single-story lot restrictions.

Mr. Barichello presented the proposed development standards for the development, which included a reduction in the minimum lot width for the R1-7 district from 70-feet to 60-feet. Mr. Barichello presented a table which summarized the proposed lot size composition.

A Neighborhood meeting was held on December 19th, 2019 with 8 members of the public in attendance. Questions and concerns that came up at the meeting included:

- A request for single story restrictions for homes immediately adjacent to County lots
- Build out of 220th Street along the east edge of the property
- South exit only access from Madera West Estates into Crismon Heights via 219th Place
- Changes from the former Barney Park Estates plan
- Prior Town park location

A letter of opposition from a resident Crismon Heights neighborhood was submitted to staff, which highlighted the concern regarding the southernmost access point.

Mr. Barichello presented the additional condition of approval #19 which stated “the proposed access point at the south east corner connecting to 219th Street shall be limited to emergency access only.”

Commissioner Spall inquired if people could use the emergency exit? Mr. Barichello noted that the gate is closed off and residents could not use it; it is meant for the fire department as a crash gate. Commissioner Spall inquired if the only entryway was on Queen Creek Road. Mr. Barichello highlighted the other access point on 220th Street.

Commissioner Gillette referenced the crash gate at the Queen Creek Equestrian Estates neighborhood. Commissioner Gillette noted that the gate also includes pedestrian gates. Commissioner Gillette inquired if a pedestrian gate will be included at the southeast emergency gate?

Gary Hayes of Law Office of Gary D. Hayes P.C., representative of the applicant, noted that he and the applicant met with neighbors prior to submitting an application to hear their thoughts on what they would want to see in the development. Mr. Hayes noted that residents asked for a few changes, including removing lots in certain locations, expanding buffers, and including rail fence, among others. Mr. Hayes presented an exhibit which compared the previously approved development plan with the surrounding area and the proposed development plan with the surrounding area.

Mr. Hayes stated that they hadn't thought of a pedestrian gate at the emergency access gate at 219th Street but it could be considered. Mr. Hayes noted that their development had to connect to the Crismon Heights to the south because the Crismon Heights development constructed an access point at 219th Street.

Commissioner Sossaman asked the applicant to expand on how the town had them connect. Mr. Hayes responded, stating that the stub makes sense to connect at that location and it is helpful to have another access for emergency purposes.

Commissioner Sossaman inquired: why not have the emergency access to the south connect to 220th Street rather than the development to the south? Mr. Hayes noted that there could be some traffic concerns and resident concerns with connecting to 220th Street.

Helen Carta, resident of Crismon Ranch Estates, inquired: what is being done about the irrigation ditches? Mr. Hayes responded, stating that the existing 220th ditch will be tiled and undergrounded. The irrigation ditch to the west of the property is not on the applicant's property and they are not going to do anything to that ditch.

Wesley Seeger, resident of Crismon Heights, thanked Commissioner Sossaman for his suggestion to turn the southeastern emergency exit onto 220th Street, rather than provide an emergency gate.

Commissioner McWilliams asked the applicant to address not moving the access to 220th Street. Mr. Hayes stated that he believes it may have some impact. Mr. Hayes noted that the current approved PAD has this access point as non-gated and full access. Mr. Hayes noted that in working with Mr. Seeger, they identified this access as an emergency access only.

Joe Passarella, county island resident east of the project site, inquired if all homes on the perimeter near his home single story? Mr. Hayes responded, stating yes the homes adjacent to Mr. Passarella's property are single story.

Commissioner Young stated that there are many turns to get out of the subdivision if you were living at the southern end of the project and noted that an exit onto 220th street would be helpful. Mr. Hayes responded stating that other residents have asked for less access onto 220th Street so they were trying to balance concerns.

Commissioner McWilliams stated that it is a better plan with the exit at the southeast of the site as originally proposed.

Mr. Ruegsegger, resident of Crismon Ranch Estates, expressed his opposition for providing more density in the area.

Commissioner Gillette asked for information on the emergency gate and its transition between Crismon Heights and the proposed development. Commissioner Gillette inquired if there is a concern for vehicles crashing through the gate in the event of an emergency. Mr. Hayes responded, stating that it is very rare for this to happen and it would only be used if the vehicle can't get in utilizing another access.

Mr. Carta, resident of Crismon Ranch Estates, expressed the need for a plan to show what development is occurring in the neighborhood. Mr. Hayes responded, stating that we can only plan what we own.

Mr. Morris, resident of Crismon Ranch Estates, expressed his opposition for the development and increased density. Mr. Morris noted that he was not contacted by the applicant to discuss the proposal. Mr. Hayes noted that he left cards in the Crismon Meadows neighborhood in August to discuss the proposed development. Mr. Hayes added that the development provides a better buffer than what is approved today.

Commissioner Sossaman stated that the plan lacks creativity particularly to the south side. Commissioner Sossaman added that the density is congregates in the middle of the site.

Commissioner McWilliams expressed concerns with the proposed use of the emergency gate. Commissioner McWilliams expressed the need to see an alternative idea to change the entry configuration at the southeast.

Commissioner McWilliams made a motion to relocate the southeast access point that the exit be provided onto 220th Street and be a normal ingress and egress point.

Motion was not seconded.

Mr. Hayes responded, stating that the applicant can change the land plan to provide an exit onto 220th Street.

Chairman Matheson inquired: if the exit went onto 220th, what would need to be done? Mr. Barichello noted that staff would have to work with the Traffic Division to confirm there were no issues.

Commissioner Matheson noted that this item could be continued if this conversation may still further evolved.

Chairman McWilliams requested additional discussion from Staff on if the change provides a benefit to the development.

Motion to continue to continue P19-0186 Madera West Estates PAD to the February 12, 2020 Planning Commission Meeting:

1st: McWilliams

2nd: Spall

Vote: 6-0 (Commissioner Benson was absent for the role)

FINAL ACTION:

1. **Discussion and Possible Action on the Annual Organizational Meeting Notification** (to set Chair and Vice-Chair appointments for the upcoming year) (Erik Swanson, Principal Planner)

Commissioner Spall nominated Commissioner Matheson as Chair and Commissioner Young as Vice Chair.

Motion to approve Commissioner Matheson as Chair and Commissioner Young as Vice Chair.

1st: Spall

2nd: McWilliams

Vote: 6-0 (Commissioner Benson was absent for the role)

ITEMS FOR DISCUSSION:

None.

ADMINISTRATIVE ITEMS

7. **Recent activity update.**

None.

8. **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.

9. **Adjournment**

Motion to adjourn at 6:53PM:

1st: Sossaman

2nd: Young

Vote: 6-0 (Commissioner Benson was absent for the role)



**MINUTES
WORK STUDY SESSION
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
JANUARY 8, 2020
IMMEDIATELY FOLLOWING THE 6:00PM REGULAR SESSION**

1. Call to Order

The meeting was called to order at 7:01PM.

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

Commissioners in attendance: Matheson, Young, Sossaman, Spall, Gillette, McWilliams (Commissioner Benson 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. Law Enforcement Study

Tracy Corman, Assistant to the Town Manager, presented on the Town of Queen Creek Police Services Study. Ms. Corman noted that the Town has worked over the past few years on this master planning effort. Ms. Corman noted that at the 2018-2019 strategic planning session, the Town Council discussed police services. Council directed staff to conduct a study to analyze growth and police services.

Ms. Corman noted that they are now in a 60-day public comment period to collect input on the study. Ms. Corman noted that the driving factors of the study do not reflect the service received from MSCO District 6, but rather growth is the driving factor of the study. Ms. Corman summarized growth statistics for the Town.

Ms. Corman stated that a multi-department team was established to assist with the study, including Captain Lugo. Ms. Corman provided a brief history of law enforcement and law enforcement studies in Queen Creek. Ms. Corman presented the expectations and desired outcomes for Town Law Enforcement Services including:

- Community oriented policing
- Intelligence lead policing
- Communication

Ms. Corman noted that the study evaluated three police service options which included:

- Contract with another municipality

- Continued contract with MCSO
- Queen Creek Municipal Police Department

Ms. Corman summarized the advantages and disadvantages of each option

Commissioner Young inquired: would the Queen Creek Police Department Use the existing Law Enforcement Building? Ms. Corman responded, stating yes.

Ms. Corman presented the 5-year Financial Plan for a Queen Creek Police Department, which, Ms. Corman noted would not require new taxes or revenue sources. Ms. Corman stated that the Queen Creek Police Department proposal includes adding two new police officers each year vs a new beat every two years with MCSO

Commissioner McWilliams inquired: what was the cost of the current MSCO contract for last year? Commissioner McWilliams also asked for clarification on the 5% increase in salary and the 3% discretionary item identified as part of the MSCO contract. Commissioner McWilliams also asked for clarification on where this increase may be in future years. Ms. Corman referenced a page in the study, showing the cost of the MSCO contract, which identifies a 5% increase for increased benefit costs and wages. The 3% shown in the study references this FY for the MSCO contract where there is a 3% administrative fee. Ms. Corman noted that this fee is not included in the table showing the 5-year financial plan for Queen Creek Police Department.

Ms. Corman summarized the totals for each option over the next five fiscal years.

Commissioner Gillette inquired: Would we purchase police equipment in advance of adding new FTEs or as we add new FTEs? Ms. Corman responded, stating new equipment would be purchased as officers are added.

Commissioner McWilliams inquired: Is there a point in time where it is more cost efficient to have a Town police Department than contracting services? Ms. Corman noted that population is a factor when deciding to add new officers and crime rate is also a factor. Ms. Corman stated that consultants felt that at some point the lines will cross where a contracted police service would become more costly.

Ms. Corman summarized the next steps for the 60-days of public outreach for the study.

Commissioner Spall inquired: Is MCSO District 6 just in Queen Creek? Ms. Corman responded, stating yes.

Chairman Matheson inquired: if the Town moves forward with its own police department, the Town may not have the same equipment that MCSO has access to, do police departments work together to address those needs? Ms. Corman responded, stating that there are intergovernmental agreements and police departments have to work together in a regional way until we development into a larger department.

Commissioner Sossaman inquired: What happens with County islands? Ms. Corman responded stating that the Town would still maintain those relationships with MSCO.

Commissioner Gillette inquired: What would be the transition plan for current MSCO District 6 staff if the Town started its own police department. Bruce Gardner, Assistant Town Manager, stated that if the Town Council decides to move forward with municipal services is that the intent is to hire a police chief, at least one year in advance of the transition. The police chief would hire a lieutenant to assist in developing the policies and procedures of the organization prior to the recruitment of the rest of the staff. Hiring would be a lateral program that will require the Town to hire staff with a diverse set of

experience levels. Mr. Gardner also noted that the town previously went through a transition of service with the Fire Department and Utilities Department.

ADMINISTRATIVE ITEMS

4. Recent activity update.

Mr. Swanson provided a summary of the single family permits issued, with 1,295 permits issued since January 2019.

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.

Mr. Swanson reminded the Commission of the Special Planning Commission Meeting on January 29th.

6. Adjournment

Motion to adjourn at 7:35PM:

1st: Spall

2nd: Young

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



**MINUTES
SPECIAL MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
JANUARY 29, 2020
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: Young, Sossaman, Spall, Benson, McWilliams, Gillette (Chairman 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 P19-0220 David Weekly Homes Residential Design Review. David Weekly Homes is requesting approval of eight (8) new standard plans with three (3) elevations each to be constructed on 56 lots in Parcel 1-5 of the Harvest at Queen Creek subdivision, located at the southwest corner of Riggs and Gary roads.

Motion to approve Consent Agenda:

1st: Sossaman

2nd: Benson

Vote: 6-0 (Chairman Matheson was absent)

PUBLIC HEARING:

5. Public Hearing and Possible Action on “Fat Cats PAD Amendment (P19-0108) and Site Plan (P19-0107)”, a request by Rob Friend of Fat Cats Entertainment and Ralph Pew of Pew and Lake, to amend the Pecan Lake PAD by rezoning approximately 3.7 acres (approx.) of R1-5/PAD to C-2/PAD to facilitate the development of a Fat Cats entertainment center. The property is located approximately 575-feet west of the northwest corner of Ellsworth and Riggs roads.(Sarah Clark, Senior Planner)

Ms. Clark introduced the project, the aerial, and described the Pecan Lakes development. Ms. Clark explained the existing zoning and proposed zoning. Ms. Clark explained that this proposal would eliminate 18 residential lots and rezone some of this area as C-2/PAD. Ms. Clark explained the entertainment user, the site plan statistics, and the surrounding context. Ms. Clark explained the elevations and materials being used for the building and that the proposed lighting met the Towns Zoning Ordinance lighting standards. Ms. Clark explained the public outreach component and the next steps and concluded her presentation.

Ralph Pew, Pew and Lake, introduced himself, the applicant, and members from the project team. Mr. Pew expressed his gratitude for the special meeting to discuss the PAD amendment. Mr. Pew explained the surrounding context of the site and the trail map. Mr. Pew explained the site statistics and the reasoning for the layout, parking, and other specifics associated with the site plan. Mr. Pew explained in detail the proposed LED lighting on the building and the size of it. Mr. Pew expressed that this was not uplighting and would only be visible as seen with limited reflectivity.

Vice Chairman Young opened the case up to the public. No member from the audience had comments.

Commissioner Sossaman: Is there a traffic deceleration lane associated with the project? How have these issues been dealt with?

Mr. Pew responded, that there will be a traffic deceleration lane and it has been added as a condition of approval.

Commissioner Sossaman commented that he liked the LED lighting but had concerns with the brightness.

Commissioner Gillette asked the applicant to explain the LED lighting more specifically including the time of day the lighting will be on.

Mr. Pew responded that the lighting will only be seen from the front of the building and has not been added to the rear, facing the Pecans development. Mr. Pew expressed that this lighting has a diffuser on it which helps reduce the spill lighting from the building. Mr. Pew explained that the lighting may change seasonally.

Commissioner Benson commented that hes visited other locations and the lighting appears to be quite bright and that he is concerned here.

Commissioner Gillette asked Commissioner Benson if he thought it would impact his quality of life at home if he were to see the lighting.

Commissioner Benson responded that he would be concerned if it were on all night shining towards his home.

Mr. Pew clarified that the lighting is visible but has reduced glare and illuminosity.

Vice Chairman Young inquired if there was a dimmer option for the lighting.

Mr. Pew responded that the diffuser for the lighting serves a similar purpose. Again, its of course visible but not illuminous or impactful at the property line.

Commissioner Benson inquired about the lighting box around the signage. Is this the same as the lighting band around the entire building?

Mr. Pew expressed that the lighting around the signage is similar in style to the banded lighting around the building. The max height of the building will be 48' therefore no lighting will be above the parapet wall. Mr. Pew invited Rob Friend, from Fat Cats up to explain further.

Mr. Friend explained the LED lighting in more detail and expressed this lighting is similar to other locations around the valley.

Commissioner Gillette inquired about the hours of operation.

Mr. Friend explained that this lighting would be on until 11pm on the weekdays and 1am on the weekends.

Ms. Clark highlighted that the application was sent to the Toll Brothers development across the street and they had no additional comments on the lighting.

Motion to approve Fat Cats PAD Amendment (P19-0108) and Site Plan (P19-0107)

1st: Spall

2nd: McWilliams

Vote: 6-0 (Chairman Matheson was absent)

FINAL ACTION:

- 6. Discussion and Possible Action on “QC Commons Site Plan (P19-0163) and Preliminary Plat (P19-0164)”**, a request from Alan Beaudoin of Norris Design for Site Plan and Preliminary Plat approval for a 19.6 acre commercial center, anchored by a Fry’s Marketplace and Pharmacy, located at the northeast corner of Ellsworth and Riggs roads.

Sarah Clark, Senior Planner, explained the project and introduced the request. Ms. Clark explained the aerial and the surrounding zoning of the site. Ms. Clark explained the subject site and the proposed 19.6 acre site. Ms. Clark explained that there was a total of 163,000 sq. ft. Ms. Clark explained that future sites will require future site plans approvals. Ms. Clark explained the landscaping around the site and that it meets code requirements. Ms. Clark explained that there is no residential proposed as part of this application. Ms. Clark explained the elevations and the materials used throughout the proposed sites and buildings. Ms. Clark concluded her presentation and invited the applicant up to speak.

Alan Beaudoin, Norris Design, introduced himself and the project team. Mr. Beaudoin explained the project and expressed his gratitude for staff and the commission for their work on this project and introduced questions.

Commissioner Sossaman inquired if these elevations were similar to other Fry’s across the valley.

Dean Munkachy, Suite 6 Architecture, clarified that this center was design to fit in with the Queen Creek design standards and they tried hard to work close with staff to implement a design that fits well.

Commissioner Sossaman expressed that he loved the elevations and commended the team for doing a great job on the design and the features included.

Commissioner Benson echoed Commissioner Sossamans comments and expressed similar kudos for the great design.

Motion to approve QC Commons Site Plan (P19-0163) and Preliminary Plat (P19-0164)

1st: Benson

2nd: Gillette

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

ITEMS FOR DISCUSSION:

None.

ADMINISTRATIVE ITEMS

7. Adjournment

Motion to adjourn at 6:43PM:

1st: Sossaman

2nd: Benson

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