



**Regular and Possible Executive Session
Queen Creek Town Council**

Community Chambers, 20727 E. Civic Parkway

April 1, 2020

5:30 PM

1. Call to Order:

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

Gail Barney	Mayor	Present via WebEx
Julia Wheatley	Vice Mayor	Present
Robin Benning	Council Member	Present
Jeff Brown	Council Member	Present via WebEx
Jake Hoffman	Council Member	Present
Dawn Oliphant	Council Member	Present via WebEx
Emilena Turley	Council Member	Present

3. Pledge of Allegiance:

Led by Council Member Turley.

4. Invocation/Moment of Silence:

A moment of silence was held for all of the men and women in uniform who are making sure we have a safe place to live. This includes our own Queen Creek Fire and Medical department and all of the local MCSO officers.

5. Ceremonial Matters (Presentations, Proclamations, Awards, Guest Introductions and Announcements):

The Town of Queen Creek is committed to helping slow the spread of COVID-19. Following the recommendations from the Center for Diseases Control and Prevention (CDC), to avoid gatherings of 10 or more people, as well as federal and state emergency declarations related to COVID-19, physical attendance in the Council Chambers was limited to members of the Town Council and necessary staff only. Some members of the Town Council and staff attended electronically.

Access to this meeting was made available online at QueenCreek.org where the public had the option to watch the meeting, submit public comments via email, or participate via WebEx.

A. Proclamation: Census Day

Vice Mayor Wheatley read the proclamation recognizing April 2 as National Census Day and recognized the Complete Count Committee Members for their hard work in helping the Town gather the greatest possible response to the 2020 Census.

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B. Volunteer Recognition: Sun Valley Church

The Mayor and Council recognized and thanked Ronie Bunton and the Sun Valley Church volunteers for their assistance in beautifying Founders' Park and the Town's Municipal Services Building parking lots. The volunteers contributed approximately 40 hours of volunteer service to the Town by painting the women's restroom in Founders' Park, as well as the red curbing around the Municipal Services Building parking lots.

6. Committee Reports:

A. Council summary reports on meetings and/or conferences attended. This may include but is not limited to Phoenix-Mesa Gateway Airport; MAG; East Valley Partnership; CAG. The Council will not propose, discuss, deliberate or take legal action on any matter in the summary unless the specific matter is properly noticed for legal action. *See attached report.*

B. Committee and outside agency reports (only as scheduled)

1. None.

7. Public Comments: *Members of the public may address the Town Council on items not on the printed agenda and during Public Hearings. Please complete a "Request to Speak Card", located on the table at the rear of the Community Chambers and turn it in to the Town Clerk prior to the beginning of the meeting. The Town Council may not discuss or take action on any issue raised during public comment until a later meeting. There is a time limit of three (3) minutes for each speaker.*

There were no public comments received via email or WebEx.

NOTE: Vice Mayor Wheatley invoked her privilege as Chair and moved the Executive Session (Item 8) as the final item on the Agenda, and Items for Discussion (Item 10) to follow the Public Hearing (Item 12).

9. Consent Agenda: *Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote. Members of the Council and or staff may comment on any item without removing it from the Consent Agenda or remove any item for separate discussion and consideration.*

MOTION:	To approve the Consent Agenda.
RESULT:	Approved unanimously (7-0)
MOVER:	Robin Benning, Council Member
SECONDER:	Jeff Brown, Council Member
AYES:	Barney, Wheatley, Benning, Brown, Hoffman, Oliphant, Turley

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- A. Consideration and possible approval of the "Final Plat" of Parkside Estates, a request by Emperor Farm Investments LLC.
- B. Consideration and possible approval of the "Replat" for Tracts B & I and Parcel 1 - Shea Homes at Johnson Farms, Golf Course, Tracts, and Multi Family Parcels, a request by Trilogy Encanterra Construction LLC.
- C. Consideration and possible approval of cooperative purchase agreements with Advance Traffic Products Inc., Clark Transportation Solutions, Econolite Control Products Inc., Sierra Transportation and Technology, LLC, Solar Traffic Controls LLC, Traffic Parts Inc., and Wesco dba Brown Wholesale, for the purchase of traffic signal poles and components on an as-needed basis for a cumulative amount not to exceed \$300,000.

11. Public Hearing Consent Agenda: *Matters listed under the Public Hearing Consent Agenda are considered to be routine and will be enacted by one motion and one vote. If you wish to speak to the Council on an item listed on the Public Hearing Consent Agenda, please complete a Request to Speak Card and turn it in to the Town Clerk. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.*

Vice Mayor Wheatly pulled Items 11 A & B for a single vote, allowing Council Member Benning to recuse himself. The public hearing was then opened. There were no public comments received via email or WebEx. The public hearing was closed.

MOTION:	To approve Items A & B of the Public Hearing Consent Agenda.
RESULT:	Approved (6-0)
MOVER:	Jake Hoffman, Council Member
SECONDER:	Emilena Turley, Council Member
AYES:	Barney, Wheatley, Brown, Hoffman, Oliphant, Turley
AWAY:	Benning

- A. Public Hearing and Possible Action on Ordinance 722-20, Ocotillo 11 Text Amendments, Case P19-0238. Staff initiated Text Amendments and PAD rezone to create a new Residential Commercial (RC) Zoning District and rezone 11 properties from R1-6 to RC/PAD, on approximately 3.5 acres located at the southwest corner of Ocotillo Road and 205th Place.
- B. Public Hearing and Possible Action on Ordinance 723-20, Ocotillo 11 PAD Rezone Case P19-0239. Staff initiated Text Amendments and PAD rezone to create a new Residential Commercial (RC) Zoning District and rezone 11 properties from R1-6 to RC/PAD, on approximately 3.5 acres located at the southwest corner of Ocotillo Road and 205th Place.

Council Member Benning rejoined the Council at the dais.

MOTION:	To approve Item C of the Public Hearing Consent Agenda.
RESULT:	Approved unanimously (7-0)
MOVER:	Emilena Turley, Council Member
SECONDER:	Jake Hoffman, Council Member
AYES:	Barney, Wheatley, Brown, Hoffman, Oliphant, Turley

- C. Public Hearing and Possible Action on Ordinance 724-20, P20-0013 Orchard Cove Rezone, a request by Ralph Pew (Pew and Lake, PLC) for a Rezoning of approximately 3.44 acres from R1-43 to R1-5 for the development of a 12-lot subdivision, located north of the northwest corner of Signal Butte Road and Via Del Jardin.

12. Public Hearings: *If you wish to speak to the Council on an item listed as a Public Hearing, please complete a Request to Speak Card and turn it in to the Town Clerk. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.*

- A. Public Hearing and Possible Action on Ordinance 725-20, P18-0201 Ellsworth and Queen Creek PAD Rezone, a request from Sean Lake (Pew and Lake, PLC) to rezone from R1-43 to Mixed Use (MU) with a Planned Area Development (PAD) Overlay for a commercial development consisting of retail, office, and multi-family residential uses on approximately 45 acres, located at the southwest corner of Ellsworth and Queen Creek roads.

Prior to opening the public hearing, Vice Mayor Wheatley allowed Interim Planning Administrator Erik Swanson to deliver his presentation. Erik acknowledged Planner Steven Ester's efforts on this project over the last two years. He then presented on the public participation process; additional conditions of approval regarding building height, traffic calming, and crime-free multi-housing program; and closed with Planning and Zoning's unanimous recommendation for approval.

Erik stated the General Plan designates the site as Urban, and within it a mixed-use category. He then brought to the Council's attention that the applicant is requesting to go up to 25 dwelling units per acre (du/ac) due to a Scribner's error discovered in the Zoning Ordinance, which staff intends to return to the Council in the near future to correct it. The mixed-use category only allows for a max of 18 du/ac; however, the General Plan for the Urban category is 25 du/ac. Noting the intent has always been to allow up to 25 du/ac.

Applicant Sean Lake on behalf of Mr. Thelander presented on the property known as the big triangle. Requesting to change the zoning from R1-43 to PAD to allow for commercial development consisting of retail, office, and multi-family residential uses. No site plan to consider at this time. Requesting to come into conformance with the General Plan (2018). Mr. Lake discussed concessions made to the neighbors 1) will not name the project Queen Creek Station; agreed to add a condition to limit height for residential development on

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the west side. 3) access via 206th is critical. Architectural concepts of what is visioned for the area was shared. Proposing to do a multi-family concept for the west side of the property; IDM recently developed in Gilbert/Cooley Station. In summary, there is no request to amend the General Plan. If approved, site plan and design review for approval.

Vice Mayor Wheatley opened the Public Hearing. Assistant Town Manager Bruce Gardner read the public comments received by email (see attached) and WebEx comments in opposition of P18-0201 were made from Cari Woytus, 20583 E Arrowhead Trail; James Pound 20591 E Arrowhead Trail; Michael Strnad, 20429 E Thornton Court; Matt Gunson, 20539 E Carriage Way; Mike Palermo & Tom Rizzardo, 20131 E Robin Road were received via WebEx chat feature. The public hearing was closed.

Discussion ensued amongst the Council regarding traffic concerns, vision of the Town, number of du/ac (high density), and building height.

MOTION:	To approve Ordinance 725-20, Case P18-0201 Ellsworth and Queen Creek PAD Rezone with conditions of approval as originally stated, with additional stipulation that it is 22 units per acre.
RESULT:	Approved (5 TO 2)
MOVER:	Jake Hoffman, Council Member
SECONDER:	Emilena Turley, Council Member
AYES:	Barney, Wheatley, Hoffman, Oliphant, Turley
NAYS:	Benning, Brown

Vice Mayor Wheatley called for a 5-minute break at 8:46 p.m. The Regular Session commenced at 8:51 p.m.

10. Items for Discussion: *These items are for Council discussion only and no action will be taken. In general, no public comment will be taken.*

A. Presentation: 2019 Annual Crime Statistics

MCSO Captain Greg Lugo presented the 2019 Annual Law Enforcement Summary with an overview of policing activity, traffic activity and uniform crime reports estimates. He indicated calls for service increased by nine percent (12,057) from 2018 with an average of 1,005 monthly calls or 33 daily calls for service. The total number of traffic stops in 2019 increased by 22 percent (4,264) averaging 11.68 traffic stops per day. The top reasons were speeding (41 percent), expired plates/registration (16 percent), and non-moving violations (12 percent).

Captain Lugo concluded with 2020 Goals/Objectives which are to build on collaborative partnerships, emergency preparedness, increase strategies to address property crime and increase young adult/juvenile outreach.

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B. Presentation: 3-Year Transportation Improvement Program Update

Public Works Director Troy White gave an overview of the ~\$60M in road improvements made over the past four years as well as current construction projects, emphasizing that "All roads are leading to 2022". Troy indicated traffic management would help address the traffic challenges in and around the Town, with a focus on the Town Center area. He then thanked the Council for their support by way of a delegation resolution, saving 13 to 16-months in construction time for four projects.

Councilman Hoffman left the meeting (9:15 p.m.)

13. Final Action: *If you wish to speak to the Council on an item listed under Final Action, please complete a Request to Speak Card and turn it in to the Town Clerk. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.*

A. None.

8. Motion to Adjourn into Executive Session (to be held in the Ironwood Conference Room in the Community Chambers Building) for the following purposes):

MOTION:	To adjourn into Executive Session at 9:30 p.m.
RESULT:	Approved unanimously (6-0)
MOVER:	Robin Benning, Council Member
SECONDER:	Emilena Turley, Council Member
AYES:	Barney, Wheatley, Benning, Brown, Oliphant, Turley
ABSENT:	Hoffman

- A. Discussion and consultation with the Town's attorney for legal advice and with the Town's representatives regarding the Arizona Corporation Commission actions related to Johnson Utilities. A.R.S. 38-431.03(A)(3) & (4)
- B. Discussion and consultation with the Town's attorney for legal advice and with the Town's representatives regarding annexations and providing utility services. A.R.S. 38-431.03(A)(3) & (4)
- C. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorney and Town's representatives regarding potential water rights agreements. A.R.S. 38-431.03(A)(3) & (4)
- D. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorney and Town's representatives to consider the Town's position and instruct its attorneys regarding a pending lawsuit: Encanterra Residents Against Annexation vs. Town of Queen Creek. A.R.S. 38-431.03(A)(3) & (4)

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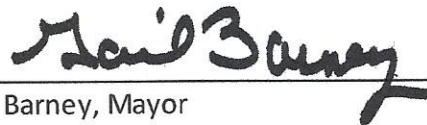
- E. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorney and Town's representatives regarding an Intergovernmental Agreement with the Flood Control District for the Queen Creek Road Channel system. A.R.S. 38-431.03(A)(3) & (4)

- F. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorney and Town's representatives regarding the Governor's recently issued Emergency Orders, the Town's Emergency Declaration, and the Town's rights and obligations thereunder. A.R.S. 38-431.03(A)(3)

14. Adjournment


The meeting adjourned at 10:33 p.m.

TOWN OF QUEEN CREEK



Gail Barney, Mayor

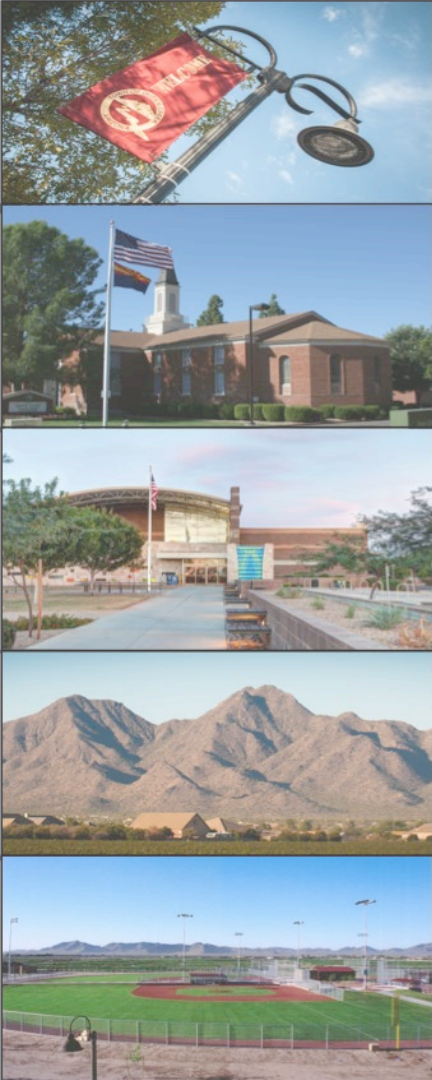
ATTEST:



Maria E. Gonzalez, Town Clerk

I, Maria E. Gonzalez, do hereby certify that to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the April 1, 2020 Regular Session of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on May 20, 2020.



Council Committee Reports (1)

- 03/19 – Valley Metro Call-In Board Meeting (Barney)
- 03/19 – Maricopa County Elected Official COVID-19 Update (Barney, Oliphant, Wheatley)
- 03/19 - COVID-19 Update Call with Maricopa County Public Health for Arizona Municipal & State Leadership (Brown)
- 03/20 - 03/27 – Governor's Office Mayors COVID-19 Daily Updates (Barney)
- 03/20 – RLG (Virtual) Power Lunch...the New Economy with Elliott Pollack (Brown)
- 03/21 – Pinal County COVID-19 Coordination and Briefing (Barney)
- 03/23 – Congressman Biggs COVID-19 Mayors Check-In (Barney)
- 03/23 – QC Chamber COVID-19 Check-In (Benning, Brown)
- 03/23 – COVID-19 Meeting with Town Manager John Kross (Benning, Brown)



Council Committee Reports (2)

- 03/26 – Maricopa County Elected Official COVID-19 Update (Benning, Brown, Oliphant, Wheatley)
- 03/26 – Senator Sinema COVID-19 Mayors and County Supervisors Check-In (Barney)
- 03/27 – U.S. Conference of Mayors COVID-19 Update Call (Barney)
- 03/27 – Senator McSally Telephonic Town Hall (Barney)
- 03/27 – RLG Virtual Lunch COVID-19 and New Economy (Brown)
- 03/30 – GPEC Virtual Lunch / Regional Report: Health and the Economy (Brown, Benning)
- 03/31 – Rose Law Group Real Estate, Government Incentives, Tenants' Rights, and Essential Services Update Call (Brown, Wheatley)
- 04/01 – White House COVID-19 Briefing with State and Local Leaders (Brown)



Fwd: Support for P18-0201 Ellsworth and Queen Creek PAD Rezone and P19-0238, Ocotillo 11

1 message

Chris Clark <chris@queencreekchamber.com>
Reply-To: chris@queencreekchamber.com
To: PublicComment@queencreek.org

Wed, Apr 1, 2020 at 3:18 PM

Thank you,
Chris Clark, IOM
President & CEO
Queen Creek Chamber of Commerce
(480) 888-1709
www.queencreekchamber.com

----- Forwarded message -----

From: **Chris Clark** <chris@queencreekchamber.com>
Date: Wed, Apr 1, 2020 at 2:56 PM
Subject: Support for P18-0201 Ellsworth and Queen Creek PAD Rezone and P19-0238, Ocotillo 11
To: <towncouncil@queencreek.org>
Cc: John Kross <john.kross@queencreek.org>, Brett Burningham <brett.burningham@queencreek.org>, Doreen Cott <doreen.cott@queencreek.org>

Mayor Barney and Members of the Town Council,

The Queen Creek Chamber of Commerce respectfully requests your support tonight of P19-0238 known as the Ocotillo 11. This concept has been a long-time in the making and facilitates the vision of the Town Center from years ago. The Town staff has done a great job to bring this forward as a single case rather than piecemeal requests from individual property owners. The public outreach was thorough and seemed to satisfy all of the current property owners. This will allow new, small-scale development to occur over time along a road of regional significance.

We also hope that you will support case P18-0201 Ellsworth and Queen Creek PAD Rezone. This project also brings us closer to realizing early plans for the Town Center area. The multifamily component was always seen as a necessary piece to increase the density of the area to support our largest commercial district. It has been a part of the General Plan for more than a decade and has had considerable discussion and planning throughout the years. It will be an important step forward as it comes closer to fruition. The connection at 206th was also planned for years and brings much needed secondary access to the project. We like the idea of option B which requires the developer to mitigate traffic on that road to ensure it remains a slower, less travelled route. The resulting development of this project could greatly enhance the economic sustainability of the Town and Town Center commercial districts.

Thank you for your consideration, and we appreciate your work on our behalf during these difficult times.

Thank you,
Chris Clark, IOM
President & CEO
Queen Creek Chamber of Commerce
(480) 888-1709
www.queencreekchamber.com



Public comment on property...

1 message

Cindy Barnes <barnes.cindylou@gmail.com>
To: PublicComment@queencreek.org

Tue, Mar 31, 2020 at 7:16 PM

Dear Queen Creek Town Council:

My family has been in the Queen Creek area since 1937. I have been involved with the Town as part of its General Planning process. I own the property east of Mr. Thelander's property and have been involved with the Town of Queen Creek regarding the development and land use of the property along Ellsworth Road north and south of Rittenhouse for many years.

I wish to send this letter in support of the application by Mr. Thelander to rezone his property to Mixed Use which is consistent with the current General Plan and consistent with the long time vision for that property.

Please support the 2018 Town of Queen Creek General Plan by rezoning Mr. Thelander's property to be consistent with the General Plan.

Best regards,
Cindy Barnes
BARNES FARMS, LLC



zoning case P18-0201

1 message

Cordell Rogers <cordellcrogers@gmail.com>
To: PublicComment@queencreek.org

Wed, Apr 1, 2020 at 11:13 AM

Members of the Town Council:

I am writing in support of the zoning case P18-0201.

The town needs more mixed-use concepts like this, and this is the perfect spot for it. Upscale restaurants, office space and multi-family housing are needed to make the town sustainable. Currently, there is a lack of diverse options in the town. Generally, I love low density single family housing in Queen Creek, but this location seems ideal for a multi-family project as there is natural separation from low density housing communities and great access to arterial traffic streets. Plus, the community will be walkable and has decent trails.

Please vote yes.

Thanks,

Cordell Rogers
[21536 E Mewes Rd](#)
[Queen Creek AZ](#)



Letter Supporting P18-0201

1 message

Dan Thelander <danthelander@cox.net>
To: PublicComment@queencreek.org

Wed, Apr 1, 2020 at 12:19 PM

April 1, 2020

My name is Dan Thelander. Myself, my brother, niece and nephew own the property being rezoned under P18-0201.

This project is very important to me and my family. We have owned this land for many years, and through the years have worked with the town to help realign the Ellsworth Loop Road, which resulted in us donating approximately 10 acres to the Town for right-of-way.

Since then, Queen Creek Rd north of my property has been realigned. Now residents are pushing to remove the access from our property to 206th. We already have limited access due to the train tracks on our southern boundary and a big wash to the north. Our property has very little vehicular access, and need 206th to stay in place.

This property has been designated a mixed use project for years. We have submitted a plan that is consistent with the general plan. We are planning on a great mixed use project that will be a destination experience for residents all around the town and beyond.

Please vote yes on P18-0201.

Sincerely,

Dan Thelander, et at.

From: Krebsplace <krebsplace@gmail.com>
Date: April 1, 2020 at 2:51:54 PM MST
To: gail.barney@queencreek.org
Subject: P18-0201

Hello !

My name is Eric Kerbs DDS ,
address is :
23911 S 205th Ct
Queen Creek, AZ 85142

I am in favor of the proposal of zoning in case P18-0201

I think the town benefits from the retail sales that will be generated , the increase in food options and availability for QC residence .

As well the multi Family use will provide a value add to our residence

Please vote yes and encourage other to support this .

Thank you !



March 31, 2020

VIA EMAIL

(TownCouncil@QueenCreek.org)

Town of Queen Creek
22350 South Ellsworth Road
Queen Creek, Arizona 85142
Attention: Town Council

**Re: Ellsworth and Queen Creek PAD Rezone
Ordinance 725-20, P18-0201
Southwest Corner of Ellsworth Road and Queen Creek Road**

Ladies and Gentlemen:

IDM Apartments (“**IDM**”) is currently under contract to purchase a portion of the 45 acre site owned by the Thelander family located at the southwest corner of Ellsworth Road and Queen Creek Road (the “**Property**”). IDM was founded in 1993 and has been an active multi-family builder, owner and manager in the greater Portland, Oregon area since its founding. Three years ago, IDM made the strategic decision to expand into the Phoenix Metropolitan area and since opening up our office here, we’ve commenced construction on four projects (containing a total of 1,280 units) and are under contract or have closed on another five sites (which are projected to contain 1,720 units). We currently own and manager approximately 4,400 multi-family units across our portfolio. It is important to note that IDM is a long-term builder and owner and our 25+ year history we have never sold a garden-style apartment community.

Unlike merchant developers who are merely concerned with filling up a property so they can sell it for the highest price possible, IDM’s business plan relies on the long-term holding of our communities and as a result we place a heavy emphasis on finding quality, long-term residents. We thoroughly vet potential residents including running background and financial checks and require residents to show monthly income of at least 2.5 times their monthly rent amount. Additionally, for communities the size of our contemplated project, we have full-time, on-site management and maintenance employees to ensure that the community maintains its first-class look and status. Lastly, IDM prides itself on providing first class amenities for our residents as a part of our communities. These amenities may include:

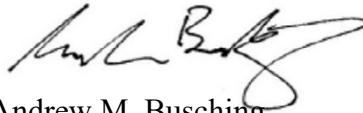
- one or more first-class resort style swimming pools;
- outdoor firepit areas;
- outdoor barbeque areas;
- dog park(s);

- children's playground(s);
- clubhouse featuring communal dining and entertainment areas; and
- a private fitness center including cardio equipment, free weights, and a yoga studio.

If you should have any questions with respect to any of the items discussed herein or any other elements of our proposed community, please do not hesitate to contact us. We look forward to working with the Town Council, our neighbors and W Holdings to create a vibrant addition to Queen Creek.

Very truly yours,

IDM APARTMENTS, LLC



Andrew M. Busching
Vice President of Development
and General Counsel

From: Jeff Downing <whosaysihave2@gmail.com>

Date: March 27, 2020 at 11:07:13 AM MST

To: gail.barney@queencreek.org, julia.wheatley@queencreek.org, Robin Benning <robin.benning@queencreek.org>, jeff.brown@queencreek.org, jake.hoffman@queencreek.org, dawn.oliphant@queencreek.org, emilena.turley@queencreek.org, Erik Swanson <erik.swanson@queencreek.org>, Steven Ester <steven.ester@queencreek.org>

Cc: Peg Pound <peg.pound@atos.net>, Cari <cari3az@hotmail.com>, Harriette Downing <hankiend@gmail.com>

Subject: Town of Queen Creek Council Meeting 4-1-2020

We would like the below information read during the P18-0201 PAD Rezoning consideration on 4-1-2020.

Thank you,

Jeff & Harriette Downing

Town of Queen Creek Council

4-1-2020

We are The Downing's of [20527 E. Arrowhead Trail](#) in Queen Creek Station. That is our retirement location chosen after living in 4 Countries, 9 States and having relocated 12 times. We started looking at Queen Street Station for our final home when the single lane Fulton Parkway was not even a through street. Yes, it was barricaded at the end of Queen Creek Station and did not connect with Germann.

Our research viewed the Town of Queen Creek as progressive and well managed. That was our impression after having spoken to members of the Chamber of Commerce before buying. They did not mention the future of building a bridge over the MCFCD flood control channel to dump traffic from a 500 unit, 47-foot-tall apartment complex onto a one lane two bicycle path side road. They did not envision those apartments and young families trying to keep their kids asleep when the 3:07 AM two-mile-long express train entertains the kids with its 120 decibels horn while rolling through each morning.

But I represent the 600+ concerned Queen Creek Station homeowners and voters who are not the least bit fond of the plan to invade our community with additional hurried morning and evening traffic. My neighbors are mentioning their dislike of the inflexible development plans that will follow the rezoning action P18-0201.

They realize as does Pew & Lake that traffic from our Queen Creek Station, Taravella, Shea homes, La Jara Farms, and other short cut seeking normal Ellsworth traffic participants, invade Fulton Parkway while school busses are picking up or dropping off neighborhood kids. That additional traffic will be unmanaged and dangerous. There is and will be a total disregard for the posted 30 mph limit as well. This re-zoning and inappropriately planned development without regard of a traffic study being performed after this area is completely built out, will result and effect unknown problems for 206th Place, Fulton Parkway and the above neighborhoods. Please consider as all residents will that the job opportunities are going west, and north are toward an area of over 5 million population and quite exceed the 300,000 population to the east. This is one major consideration that will affect invading 206th Place.

So, when I think of Pew and Lake, PLC and Sean Lake and their plans I think of inflexible, opportunistic and unconcerned. Therefore, if this project is approved, We realize that we will continue to shop and eat at the multitude of fine opportunities and restaurant's that already exist south of Rittenhouse.

Thank you for your understanding. (427 words)



April 1st Meeting - Public Hearing Comments

1 message

Jeff Guymon <jguymon@gmail.com>
To: PublicComment@queencreek.org

Sun, Mar 29, 2020 at 10:33 AM

I would like for this email to be read at the April 1st meeting and for it to be put on public record. Our names are Jeff and Molly Guymon, and our home address is [20411 E Thornton Ct](#) in Queen Creek.

I am writing in opposition of the requested density and building height for the land zoned Mixed Use just south of QCS homes. The request for 25 du/ac (high density) with a maximum height of 47ft goes beyond Queen Creek's zoning standards, which indicate a maximum of 18 du/ac. Along with traffic concerns, the higher density and height pose a threat to privacy for the homes that are adjacent to the MU land (Thornton Rd and Thornton Ct). Additionally, three story apartment buildings will result in a decreased perceived home value.

Thank you



MU Land S. of Queen Creek Station April 1st Meeting

1 message

Jen Gale <jen3406@gmail.com>

Sun, Mar 29, 2020 at 11:00 AM

To: PublicComment@queencreek.org

Good morning,

We would like for this email to be read at the April 1st meeting and for it to be put on public record . Our names are Dave and Jennifer Gale and we have a contract on a home currently under construction in Queen Creek Station. Lot Number 0655, [20439 E. Thornton Court](#). This MU Land is located behind our new home.

We are writing in opposition of the requested density and building height for the land zoned Mixed Use just south of QCS homes. The request for 25 du/ac (high density) with a maximum height of 47 feet goes beyond Queen Creek's zoning standards, which indicate a maximum of 18 du/ac. Along with traffic concerns, the higher density and height pose a threat to privacy for the homes that are adjacent to the MU land (Thornton Rd and Thornton Ct).

Additionally, three story apartment buildings will result in decreased perceived home value.

We appreciate you taking the time to read this email and take our concerns into consideration.

Thank you,
Dave and Jennifer Gale



Fwd: P18-0201

1 message

Erik Swanson <erik.swanson@queencreek.org>
To: publiccomment <publiccomment@queencreek.org>
Cc: Maria Gonzalez <maria.gonzalez@queencreek.org>

Wed, Apr 1, 2020 at 11:16 AM

Maria,

Can you please add this email to be read into the record tonight?

----- Forwarded message -----

From: **Brett Burningham** <brett.burningham@queencreek.org>
Date: Wed, Apr 1, 2020 at 11:13 AM
Subject: Fwd: P18-0201
To: Erik Swanson <erik.swanson@queencreek.org>

Brett Burningham, AICP | Development Services Director, Development Services Department | Town of Queen Creek |
phone: 480-358-3097 | e-mail: brett.burningham@queencreek.org |
[22358 S. Ellsworth Road, Queen Creek, AZ 85142](https://www.queencreek.org) | www.queencreek.org Office hours: Monday – Thursday, 7 a.m. –
6 p.m., closed on Fridays



----- Forwarded message -----

From: **Jeremy Traasdahl** <jetraas@gmail.com>
Date: Tue, Mar 31, 2020 at 8:16 PM
Subject: P18-0201
To: <gail.barney@queencreek.org>, <jeff.brown@queencreek.org>, <jake.hoffman@queencreek.org>,
<robin.benning@queencreek.org>, <emilena.turley@queencreek.org>, <dawn.oliphant@queencreek.org>,
<julia.wheatley@queencreek.org>, <brett.burningham@queencreek.org>

Town Council,

My name is Jeremy Traasdahl, my address is [19724 E Poplar Dr. Queen Creek, AZ 85142](https://www.google.com/maps/place/19724+E+Poplar+Dr,+Queen+Creek,+AZ+85142). Please
vote yes on zoning case P18-0201.

The town benefits from the retail sales that is generated from restaurants and shopping. The town also
needs places for offices.

Sincerely,

Jeremy Traasdahl

4/1/2020

Town of Queen Creek Mail - Fwd: P18-0201

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Erik Swanson, AICP | Interim Planning Administrator, Development Services Department

Town of [Queen Creek](#) | [22358 S. Ellsworth Road](#) | [Queen Creek, AZ 85142](#) | [www.queencreek.org](#)

Phone: 480-358-3013 | Email: erik.swanson@queencreek.org | Office Hours: Monday--Thursday, 7 a.m.- 6 p.m., closed on Fridays



P18-0201 - In Support

1 message

joshua ehmk <jtehmke@gmail.com>

Wed, Apr 1, 2020 at 11:18 AM

To: townCouncil@queencreek.org, publiccomment@queencreek.org

Dear Mayor Barney and members of Town Council,

My name is Josh Ehmke. My address is [19929 E. Cattle Drive, Queen Creek, AZ 85142](#) and I support zoning case P18-0201.

The project is a mixed use concept that will bring many important uses to our town. The nice restaurants, retail shops, offices, hotel site and multi-family are needed to bring diversity and sustainability to the Town. The project is walkable and has nice trails. As you know, this use has been approved and included in the Town's General Plan for several years. I understand that there is considerable opposition to this project by neighboring communities due to the multi-family aspect of the project. However, the multi-family aspect is vital to the economic growth of the Town and this location makes perfect sense for the multi-family use as it will also bring with it a variety of nicer restaurants other users to our town.

Please vote yes.

Sincerely,

Josh Ehmke



Opposition to Rezoning - for 4/1 Meeting

1 message

Kristie Bustamante <krishe4@hotmail.com>

Sun, Mar 29, 2020 at 3:15 PM

To: "PublicComment@queencreek.org" <PublicComment@queencreek.org>

I would like for this email to be read at the April 1st meeting and for it to be put on public record. My name is Kristie Bustamante, and my home address is [20477 E Thornton Court](#) in Queen Creek.

I am writing in opposition of the requested density and building height for the land zoned Mixed Use just south of QCS homes. The request for 25 du/ac (high density) with a maximum height of 47ft goes beyond Queen Creek's zoning standards, which indicate a maximum of 18 du/ac. Along with traffic concerns, the higher density and height pose a threat to privacy for the homes that are adjacent to the MU land (Thornton Rd and Thornton Ct) - my backyard faces the land in question. Additionally, three story apartment buildings will result in a decreased perceived home value.

Thank you for your time,
Kristie



Request for zoning change

1 message

Kristine Huddleston-Aranda <kristineh1677@gmail.com>

Mon, Mar 30, 2020 at 10:45 AM

To: publiccomment@queencreek.org

I would like for this email to be read at the April 1st meeting and for it to be put on public record. My name is Kristine Aranda, and my home address is [20565 E Thornton Rd](#) in Queen Creek.

I am writing in opposition of the requested density and building height for the land zoned Mixed Use just south of Queen Creek Station homes. The request for 25 du/ac (high density) with a maximum height of 47ft goes beyond Queen Creek's zoning standards, which indicate a maximum of 18 du/ac. Along with traffic concerns, the higher density and height pose a threat to privacy for the homes that are adjacent to the MU land (Thornton Rd and Thornton Ct). Additionally, three story apartment buildings will result in a decreased perceived home value .

Thank you,

Kristine Aranda



Mixed Use Rezoning Support

1 message

'Kyle Robinson' via publiccomment <publiccomment@queencreek.org>

Tue, Mar 31, 2020 at 8:51 PM

Reply-To: Kyle Robinson <krtrw@yahoo.com>

To: "publiccomment@queencreek.org" <publiccomment@queencreek.org>

Cc: Kyle Robinson <krtrw@yahoo.com>

Dear Town Council,

I strongly support the Pew and Lake proposed rezoning 44.7 acres to mixed use. The town has inadequate multifamily residents near the town center. Our children and grandchildren need affordable opportunities to live in Queen Creek. A higher residential density near town center will provide additional customers to support our small businesses and retailers in the area. Hopefully the development will include bike and walking paths with easy access to the Queen Creek Marketplace as well as their own businesses.

I live in the Cortina development across the street from San Clemente at Power Ranch Apartments. I have not seen any negative effects regarding traffic congestion or home values in either Power Ranch or Cortina. I have no problem having apartments across the street from our neighborhood.

Queen Creek needs to be a balanced community, I've enjoyed living in Queen Creek because of it's wide diversity of landscape and housing. We have parks, air parks, ranches and a varied styles of housing developments.

The one area that the town needs to encourage is non-retail employment opportunities. In a town meeting a developer said the town needed rooftops ahead of employment. We now have lots of rooftops, now we need employment opportunities.

Thank you for your willingness to serve our community!

I would have attended the meeting tomorrow, but assumed social distancing would be enforced. I'm always available for additional input :-)

Kyle Robinson
[18551 East Ranch Road](#)
[Queen Creek, Az. 85142](#)
480-688-9915



Development of 44 acres south of Queen Creek Station

Linda Holm-Peterson <linda.holmpeterson@gmail.com>
To: PublicComment@queencreek.org

Tue, Mar 31, 2020 at 11:21 AM

Mar 30, 2020, 4:19 PM (18 hours ago)

me

Dear Queen Creek Council,

After the extensive research of more than 15 areas in the Eastern valley for a retirement home, we chose Queen Creek. We built and settled in Queen Creek Station in October of 2017....we liked (and still do) its hometown feel, quietness and nearness to shopping.

However, we are very concerned about how the 44 acre piece will be developed south of Queen Creek Station.

We know it was approved for multi use...including commercial and apartment building. At the last Planning and Zoning Committee Meeting, the amount proposed of apartment density rose from 18 to 25, right then and there. We were told by Sean Lake that he was asking for only 18 density. We were blindsided by this!!! What a blow to what we had been told...

We also oppose using 206th Place via a bridge to access that 44 acreage for three reasons.

1. Traffic.

Traffic has increased on Fulton Parkway because of road construction on Ellsworth. It will increase even more when the housing developments east of Ellsworth are completed. We know people from his 44 acres will also drive on 206th Place through our development. So more traffic!!!

2. Safety

Our community has lots of children who ride bike and board school buses on Fulton Parkway. More traffic on 206 means more traffic on Fulton Parkway. More traffic makes it more unsafe!!!

3. Investment

Our property values will be affected by the building of this type of apartment complex close to Queen Creek Station They will decrease!!!

Please consider VERY carefully when YOU vote on this issue.

Regards,

Charles Peterson
Linda Holm-Peterson
[20477 East Reins Road](#)
[Queen Creek AZ 85142](#)



Zoning for Mixed Use

'Lisa cassell' via publiccomment <publiccomment@queencreek.org>

Sun, Mar 29, 2020 at 10:32 AM

Reply-To: Lisa cassell <rucas@aol.com>

To: PublicComment@queencreek.org

I would like for this email to be read at the April 1st meeting and for it to be put on public record. Our names are Lisa and Jeff Cassell, and our home address is [20581 E. Thornton Road](#) in Queen Creek.

I am writing in opposition of the requested density and building height for the land zoned Mixed Use just south of QCS homes. The request for 25 du/ac (high density) with a maximum height of 47ft goes beyond Queen Creek's zoning standards, which indicate a maximum of 18 du/ac. Along with traffic concerns, the higher density and height pose a threat to privacy for the homes that are adjacent to the MU land (Thornton Rd and Thornton Ct). Additionally, three story apartment buildings will result in a decreased perceived home value." We have a beautiful view of the San Tan Mountains and I would respectfully request you adhere to the zoning standards. We would never have built if we knew that the zoning could be changed to block our view of the mountains.

Lisa and Jeff Cassell



Date: 3.27.2020

Dear Queen Creek Planning Commission Members and Members of Town Council:

My name is Norm Nicholls, President of Fulton Homes Corporation. I have no stake in the zoning case and consider myself a neutral party. However, I would like to offer a history of the Fulton Homes-Queen Creek Station project in this letter. I support a quality development for the Town of Queen Creek and I support the Queen Creek Station mixed-use project, which includes the 206th Lane connection to Fulton Parkway. This connection was part of the original vision to complete a high quality development. It is my understanding recently the planning commission voted unanimously to support the request submitted for this property.

When the Fulton Homes subdivision was in its planning stages, we made every effort to protect the community from a potential onslaught of traffic from Queen Creek Road. We planned to dead-end Queen Creek Road and submitted to align Fulton Parkway as far north as possible – away from Queen Creek Road to divert heavy traffic flow. In exchange, Fulton Homes was required to provide the 206th Lane connection to the triangular property (Queen Creek Station). Otherwise, that side of the property would become land locked.

Fulton Homes designed the subdivision as sensitively as possible along 206th Lane. No homes face 206th Lane. It is in no way a residential street. Fulton Homes went above and beyond industry standards to provide a wide landscape buffer. Additionally, high quality landscape buffers are provided along Fulton Parkway, which creates a prominent entry into the community. From inception, the plan was to provide access into the triangular property (QCS) through 206th Lane, to be completed when the property developed. We are now at that stage, and I support that vision being carried out to fruition for the benefit of the Town.

It's my opinion that the impact on 206th Lane and Fulton Parkway is not as great as I have heard neighbors indicate. It's my belief that multi-family will have less car traffic per unit than single-family dwellings: there is a reduced amount of deliveries, trash collection and car trips as it's a walk-able and bike-able in nature.

I have heard neighbors' concerns, preconceptions and fears about "apartment living" somehow having a negative impact on the single-family home portion. I would like to set the record straight. Since 1981, Fulton Homes has built communities adjacent to multi-family dwellings and the value of our communities has not been negatively impacted.

The Queen Creek Station neighborhood and the buffers proposed by the applicant are considerably more favorable than other projects we have seen. This is a high quality development that has given careful attention to residences and homeowners in the vicinity. The developers have worked hand in hand with the Town to create a plan that helps put the Town on the map as a premier destination in the East Valley. I am in full support of the 206th Lane connection from the triangular QCS property to Fulton Parkway and hope the Council approves it. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Norm Nicholls". The signature is fluid and cursive, with a large initial "N" and "N".

Norm Nicholls
President
Fulton Homes Corporation



Comments for April 1 Town of Queen Creek Council

Pound, Peg <peg.pound@atos.net>

Tue, Mar 31, 2020 at 10:32 AM

To: "PublicComment@QueenCreek.org" <PublicComment@queencreek.org>

Cc: Erik Swanson <erik.swanson@queencreek.org>, Steven Ester <steven.ester@queencreek.org>, "Pound, Jamie" <James.Pound@sparklight.biz>

James & Peg Pound

[20591 East Arrowhead Trl](#)

[Queen Creek, AZ 85142](#)

Comments Re: April 1, 2020 Queen Creek Town Council Meeting

Public Hearing Agenda Item #12 A

Comments to be read at 4/1 Council Meeting

Mayor, Town of QC Council Members.

After researching several places for our retirement home, we landed in the Town of Queen Creek over two years ago, in the Queen Creek Station development. The Town of QC's progressive, visionary thinking and care for residents, were well noted in our research. Thank you for listening to our concerns.

- **What we understand on this agenda item:** If the re-zoning for the 44 acres is approved by Council, for MU-PAD, the developer can build, as they wish, within the definition of (MU-PAD), which includes apartments. We have learned these apartments may be anywhere from 3-5 stories high with a du/ac of 25. 25 du/ac is the number requested and approved by Planning Commission in March. We understood the MU-PAD zoning is to be no more than 18 units per acre. Why would you allow increasing the density of the planned apartment development from 18 units per acre to 25, greatly increasing the density, to an already congested and dangerous traffic situation. Sean Lake is quick to say this is in line with the General Plan. If so, are you changing the zoning requirements to benefit the Developer at the expense of the existing residential homeowners that you, as Council Members, are elected to protect?
- Should landowners be allowed to develop land? Absolutely. Should they be allowed to build a project that truly harms the existing neighborhood? Do we think WHoldings, Thelander, and/or Wolfswinkel, represented by Sean Lake, have been up front and transparent in providing a good, definitive design plan? No. Why wasn't this request for re-zoning done before or at the same time as Fulton's residential re-zoning and development in QCS? Even after all the neighborhood meetings, including several with WHoldings and Sean Lake, nothing has changed from WHoldings original intent, except the fact that WHoldings has agreed not to use QCS as the name of the new development.

The more troubling piece to this, if approved, is the proposed access, from the 44 acres, into QCS utilizing 206th Place onto Fulton Parkway, right at the corner where the bus stops to pick up and drop off children. Every day, we see what the traffic on Fulton Parkway is as a result of traffic diversion from Ellsworth. Fulton Parkway, by design, was not intended to be used as a fast get away street. The posted speed limit is 30 mph; on most days, that is **merely** a suggestion to many drivers using Fulton Parkway as a quick diversion from Ellsworth. Does this sound safe to you?

- We do not support that this proposal as requested, on this piece of land, is in the best interest, of the vision for the Town of Queen Creek. Please do not approve this re-zoning proposal. If you must approve the re-zoning, please reduce the du/ac on apartments, place them closer to Rittenhouse and do not allow access over the canal into QCS. **Help protect our investment, keep our neighborhood safe and do right by the Town of QC vision, by not adding to the traffic issues we are already enduring.**

Thank you for your time and consideration.

Jamie & Peg Pound



Support of Zoning Case P18-0201

1 message

Sharon Martin <sharon@californiagrowers.net>
To: "PublicComment@queencreek.org" <PublicComment@queencreek.org>

Tue, Mar 31, 2020 at 5:17 PM

H & QC, LLC

20701 N. Scottsdale #107 #443

Scottsdale, AZ 85255

March 31, 2020

Re: Support of Zoning Case P18-0201

Dear Mayor and Council of the Town of Queen Creek,

My name is Sharon Martin and I am writing to voice support for zoning case P18-0201.

H & QC, LLC is a part of the investment group I belong to that owns the thirty-six (36) acre property directly north of the subject property. We have owned the property since 2009.

We support the project and hope it will be successful. Our thirty-six (36) acres are zoned commercial and to date we have been working with a developer to create a sustainable commercial venture. The uses found in zoning case P18-0201 will be compatible with our plan.

Commercial and retail establishments need to be surrounded by residential platforms; whether they are single family detached or multifamily.

We appreciate your service to the Town of Queen Creek. Should you need anything further in support of zoning case P18-0201, please feel free to contact me.

Please approve this zoning case. Thank you.

Sincerely,

Sharon Martin, Board Member / Officer Position of Secretary

Mobile number (559) 859-1752

Additional email recipients:

gail.barney@queencreek.org

jeff.brown@queencreek.org

jake.hoffman@queencreek.org

robin.benning@queencreek.org

emilena.turley@queencreek.org

dawn.oliphant@queencreek.org

julia.wheatley@queencreek.org

brett.burningham@queencreek.org



Ellsworth and Queen Creek PAD Rezone (P18-0201)

1 message

rizzardo via publiccomment <publiccomment@queencreek.org>

Tue, Mar 31, 2020 at 4:05 PM

Reply-To: rizzardo@verizon.net

To: publiccomment@queencreek.org

Cc: TownCouncil@queencreek.org

To: Queen Creek City Council

As proposed, I oppose the rezoning request based on the following information:

The landowner, developer, and lobbyist (Sean Lake) have stated, *"the access to this property has been significantly limited by the town for the benefit of all of the Town residents. (Ellsworth grade separated crossing). This had a drastic impact on Mr. Thelander's property which he has been planning for a mixed-use project for many years and as reflected on the general plan for the Town. Mr. Thelander has no vehicular access to the south or west. Limited vehicular access to the east which is mostly Walnut traffic signal. With the changes made by Fulton Homes, the only option to the north is via 206th street. This access to 206th (which is a public street) is critical to a successful development consistent with the longstanding general plan. " This is from an email Mr. Lake sent to me after the rezoning recommendation was approved by the Queen Creek Planning/Zoning committee. Further, they detailed to me that they "fully expect to utilize the Fulton Parkway as an ingress/egress roadway for their development in much the same manner that Ellsworth Road is utilized and that the access that it provides to/from Germann Road is an integral part of the traffic flow within this project." In addition, they stated "the eventual decision to abandon the Queen Creek Road extension to connect to Germann Road and bordering the landowner's property was replaced with the Fulton Parkway roadway and was always intended for commercial usage ".*

While I do not have a concern with the specific rezoning of this particular area as a mixed-use development, little to nothing has been done within the proposed rezoning "approval" to alleviate these facts:

- Given that the safety and general welfare of the **existing** residents of QCS should be paramount and regardless of past history, back room agreements, or outdated planning; Fulton Parkway, as presently constructed, is not a suitable comparison to Queen Creek Road (as an extension of and/or quid pro quo replacement from any previous design) nor is it a safe and/or properly engineered roadway for anything other than residential traffic under current demands.
- No current traffic study has been produced to allow for the scrutiny of an "Independent" and non-biased analysis regarding the impact of the proposed rezoning and planned development as stated by the developer. No information has been produced that shows clear engineering and safety standards of the existing Fulton Parkway in such that it can safely withstand the increased commercial traffic let alone the high-density residential traffic increase.
- Claims that the Hwy 24 extension project somehow magically reduced the likelihood of the use of a Fulton Parkway "shortcut" for vehicular traffic are baseless. In fact, the information presented at the Planning/Zoning Meeting indicated a decline in vehicular congestion on this portion of the Ellsworth frontage to the property, which in fact, is clear evidence that ingress/egress utilizing Ellsworth should be possible to an even greater extent than as it exists today. No ingress is needed by anyone coming east on the Fulton Parkway as the use of Ellsworth will be greatly enhanced.
- No consideration has been given to an "approval subject to" limited access to this property in such a manner that both the property developer and the residents needs are met.

I have proposed to the developer/landowner (via Sean Lake) a few possible compromises that I feel should be considered:

1. The purely residential part of this mixed use development be allowed to utilize the 206th bridge/roadway via the Fulton Parkway and a pedestrian/bike barrier be placed between the residential and business area of the mixed-use development that would restrict access to the marketplace area by vehicles via the Ellsworth/Walnut stoplight as well as the right turn only reliever exiting the property. Why isn't it possible that residents only make use of 206th roadway while the business/itinerant clientele use of the mixed-use property be confined to the egress/ingress via the actual commercial roadway – Ellsworth Road? That seems very much in line with the existing commercial developments that already line the Ellsworth Roadway in this area and provides a measure of common-sense safety, engineering, and traffic usage in general.
2. If 206th does have commercial access to/from the mixed-use development and its use was actually restricted to the portion of the Fulton Parkway east of the 206th/Fulton Parkway intersection – problem solved. But because it actually encourages the use of the Fulton Parkway (into the existing residential areas) to avoid a “stoplight” scenario or use of Ellsworth roadway, this “short-cut” scenario will only lead to more noise, traffic, and safety concerns for all users of the Fulton Parkway and the Queen Creek Station residential community. Nothing has been done or proposed to address this concern!
3. Possibly, the traffic traveling north (exiting the proposed rezoned development) on 206th towards the Fulton Parkway or traffic exiting the eventual “Wadsworth” development directly onto the Fulton Parkway would be restricted to a right turn only exiting onto the Fulton Parkway and towards the Ellsworth intersection. In addition, all vehicular entry points to the mixed-use development would be restricted to the actual commercial roadway itself – Ellsworth Road

I have yet to see/hear any discussion regarding allowing the rezoning to take place (for the benefit of the landowner), but restricting (approval subject to) the proposed/rezoned use contingent on a plan that protects the safety and general welfare of the existing residents of QCS.

Tom Rizzardo

20131 E Robin Road

QCS

214-726-2975