



**MINUTES OF THE WORK STUDY MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION
Wednesday, August 13, 2008 6:00 P.M.
Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85242**

1. **CALL TO ORDER** The meeting was called to order at 6:00 p.m.

2. **ROLL CALL**

Present

Chairman Ingram
Commissioner Sossaman
Vice-Chairman Trapp-Jackson
Commissioner Perry
Commissioner Atkinson
Commissioner Fehlan

Absent

Commissioner Moore

Staff

Present

Community Development Director Condit
Planning Manager Wayne Balmer
Principal Planner Brittingham
Principal Planner McCauley
Planner Williams
Community Development Manager Kaserman

Absent

3. **Discussion on Schnepf Farms Request for Conditional Use Permit/CU07-074/SP08-073** A request by Mark Schnepf for approval of a Site Plan and Conditional Use Permit to allow outdoor live musical events with ending times of 11 pm; and allowing the measurement of sound levels to be made from the property line. The property is located at the southwest corner of Cloud and Rittenhouse roads. **This item was continued from the July 9 Commission Meeting**

Planner Williams provided brief background on this request. He noted the applicant is Requesting a Conditional Use Permit that allows for up to 15 days for small, medium and large-sized events; with extended hours for noise, and temporary directional signage to be installed at specific locations throughout the town.

Vice-Chairman Trapp-Jackson asked if the parking being provided will be adequate. Mr. Williams responded the parking will be substantial throughout the property. Planning Manager Balmer referred to the aerial map, which shows several parking areas throughout the site.

Vice-Chairman Trapp-Jackson questioned when security is required on-site. Mr. Williams responded security is reviewed on a case-by-case basis and is approved in advance by the Sheriff's Office.

Commissioner Perry questioned the applicant's request pertaining to sound levels and the Noise ordinance. Mr. Williams stated that Town Code and the Zoning Ordinance have separate standards for measuring decibel levels. Staff ultimately decides what a reasonable level is. Mr. Williams added that due to the manner in which the speakers were set up last year, pointing south towards the undeveloped Westcor 500 acre regional commercial site, noise from the speakers was not heard at the property line. This year for the Edgefest the speakers will again be facing south towards vacant property.

Discussion followed on estimated attendance and Stipulation #11 regarding the limitation of "15 days of large outdoor musical events (over 500 people)..." and who monitors the number of people. Mr. Williams noted that the Fire Department is not concerned if the number of people in attendance goes slightly over 500 people as this represents the size of events currently being held on the farm.

Chairman Ingram asked about the impact of this request on bigger events. Mr. Williams responded this is not applicable to other parts of the property, not included in the request. This request only covers the south central 35 acres of Schnepf Farms as shown on the map.

Chairman Ingram questioned the foot candle of the lighting, and asked if there will be spillover. Mr. Williams responded the lights are faced toward the event, and that in the past, the lighting spill over, if any, was only temporary.

Commissioner Perry asked about PM-10 compliance requirements. Mr. Williams responded the PM-10 compliance is stricter than in previous years due to the PM-10 dust control ordinance. In addition, dust was stirred up last year from cars being illegally parked along the side of the road, offsite to the event. This year, the shoulder of the roads will be cordoned off with "No Parking" signs and additional enforcement will be done to mitigate potential problems.

Discussion ensued on overnight camping. Mr. Williams stated overnight camping for a small group of people is already allowed. The question was then asked about the unofficial petition that was provided and where they reside. Planning Manager Balmer referred to the GIS map provided, which shows the location of all people who signed the petition, with the exception of Pinal County addresses, which were not included on the map. The closest neighbor is ½ mile from the project site.

Discussion also took place on this project as it relates to economics and revenue projections for Schnepf Farms.

ADMINISTRATIVE ITEMS

4. **Discussion on Possible Election of Chairman and Vice-Chairman**

Currently the officers of the Commission serve two-year terms. The terms of office for Vice-Chairman and Chairman have not yet expired. Planning Manager Balmer asked if the Commission was interested in revisiting this issue. The Commission was in agreement to leaving the terms as is.

5. **Review** of next month's agenda items.

Planning Manager Balmer referred to the Current Applications Spreadsheet which was distributed to the Commission. There are two items scheduled for the September 10 meeting:

- Alltel Wireless, CU08-101/SP08-100
- Circle G at The Church Farm, RZ06-002/SD06-003
- Pegasus Airpark, CU08-020

6. **Report** on Town Council Action

Copies of the July 16 and August 3 Town Council results/minutes were provided in the agenda binders.

Director of Community Development Condit provided further information regarding Council discussion on medians, specifically in front of Russ' True Value Hardware.

7. **Communication** from members of the Commission and Staff.

Commissioner Fehlan requested additional information on the Arizona Planning Association Annual Conference, to take place in Yuma, AZ in November.

8. **Adjournment**

Motion: **Commissioner Sossaman**

To adjourn

2nd: **Vice-Chairman Trapp-Jackson**

The Work Study Session adjourned at 6:40 p.m.

PLANNING AND ZONING COMMISSION

Steve Ingram, Chairman

ATTEST:

Laura Moats, Community Development Assistant

I, Laura Moats, 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 August 13, 2008 Work Study of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 25th day of August, 2008

Passed and Approved this 10th day of September, 2008 .