



**MINUTES
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
June 10, 2020
6:00 PM**

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, the June 10th Queen Creek Planning Commission meeting physical attendance in the Council Chambers will be limited to members of the Planning Commission and necessary staff only.

Some members of the Planning Commission and Staff may attend electronically. Others may attend, including the public and media, by accessing and listening to the Planning Commission meeting online at <https://www.queencreek.org/town-hall/town-council/watch-town-council-meetings> and following the instructions on that webpage.

1. Call to Order

The meeting was called to order at 6:03PM

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

Commissioners in attendance: Smith, Gillette, McWilliams, Spall, Sossaman, Young, Matheson.

Prior to item 3, Chairman Matheson briefly outlined the steps regarding how to participate or comment during the meeting.

3. Public Comment: Members of the public may address the Town Council on items not on the printed agenda and during Public Hearings. Please address the Town Council by sending an email to PublicComment@queencreek.org by 6:30 p.m. on June 3, 2020 (limited to 500 words – identify your name, address and whether you wish your comment to be read at the meeting or just submitted as part of the written record). 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 May 13, 2020 Planning Commission Meeting Minutes.

- B. Discussion and Possible Action on P18-0194 Empire Point Preliminary Plat**, a request from EPS Group for Preliminary Plat approval of an approximately 180-acre, 533-lot single-family residential subdivision located at the northwest corner of Empire Boulevard and Gary Road.

Motion to approve the Consent Agenda:

1st: Sossaman

2nd: Spall

Vote: 7-0

PUBLIC HEARING:

- 5. Public Hearing and Possible Action on P19-0251 Ellsworth Ranch PAD Rezone**, a request from Shaine Alleman, Tiffany and Bosco, P.A.A, on behalf of Taylor Morrison, for a PAD Rezone of approximately 190.4 acres from R1-43 and R1-18 to R1-12/PAD, R1-7/PAD, and R1-5/PAD to allow for future residential development, located at the northwest corner of Chandler Heights and Ellsworth roads. (Erik Swanson, Interim Planning Administrator)

Erik Swanson, Interim Planning Administrator, introduced the project and the aerial showing the site's location. Mr. Swanson introduced the case and mentioned the flow of the presentation and who was in attendance from staff. Mr. Swanson explained the aerial map in the presentation. Mr. Swanson introduced the General Plan and explained that this site is designated at Neighborhood. Mr. Swanson explained the existing zoning on the site and the proposed zoning for the project. Mr. Swanson explained that the applicant is proposed R1-12/PAD, R1-7/PAD, and R1-5/PAD. Mr. Swanson highlighted the rezoning proposal in more detail which includes the total lots and net density of the property. Mr. Swanson discussed the land use plan in depth. Mr. Swanson discussed the logistics of the compatibility to surrounding neighborhoods. Mr. Swanson discussed the General Plan in context of the proposed site. Mr. Swanson discussed the involvement of the surrounding neighborhood as it relates to the layout of the plan. Mr. Swanson discussed landscape setbacks and the trail system throughout the community. Mr. Swanson highlighted the street landscape buffer along Chandler Heights. Mr. Swanson discussed the zoning deviations. Mr. Swanson discussed the opposition and support map and the concerns of the neighboring communities as it relates to density, traffic, and congestion. Mr. Swanson highlighted the neighborhood meeting participation. Mr. Swanson introduced Troy White and Mohamed Youssef to finish the presentation.

Troy White, Public Works Director, introduced himself and his involvement with the project. Mr. White talked about the process of the TIA review and the extra work that was completed for review. Mr. White discussed hiring a 3rd party representative to further analyze the project impact. Mr. White explained what a traffic impact analysis and why they are needed with development. Mr. White explained the detail traffic analysis graphs and what the numbers show as they relate to Level of Service. Mr. White explained what the numbers would show if Via Del Jardinee was connected. Mr. White explained the numbers if the via del Jardine connection included Montelena traffic. Mr. White explained the regional context of the additional traffic that will be added into the future. Mr. White explained that at full build out and full capacity, Chandler Heights road would be efficient. Mr. White explained that they are in support of what the applicant has proposed and what the traffic analysis shows,

Commissioner Smith asked about the capacity of Chandler Heights Road. Mr. White responded that the capacity was at 35,000 vs. the 13,000 that is shown on the 2040 Transportation Map.

Commissioner Smith asked if the numbers reflected the subdivision [Hastings Farms] to the east of Ellsworth Loop Road. Mr. White responded that it did.

Shaine Alleman, Tiffany and Bosco, P.A. introduced himself and the project team. Mr. Alleman explained they were grateful of the Towns recommendation of approval. Mr. Alleman introduced Taylor

Morrison and their reputation of development. Mr. Alleman explained the aerial and the context of the surrounding neighborhoods. Mr. Alleman explained the General Plan and the context here. Mr. Alleman discussed the context of the zoning surrounding the site. Mr. Alleman explained the densities are consistent with what surrounds the site. Mr. Alleman explained the evolution of the plan and the outreach efforts with the adjacent neighbors. Mr. Alleman explained the support of the Montelena subdivision. Mr. Alleman discussed the changes from the plans and the specifics of the land use plan layout. Mr. Alleman talked about the master trails plan and the landscape buffer along Chandler Heights Road. Mr. Alleman discussed the amenities plan. Mr. Alleman explained the traffic context and what they did to address the concerns of the neighbors. Mr. Alleman explained that they worked with CivTec. Mr. Alleman introduced Dawn Cartier with Civtech.

Dawn Cartier, Civtech, introduced herself and showed multiple traffic simulations for the proposed development. Ms. Cartier explained the context for what they are proposing and what the impact of the project. Ms. Cartier then turned it back to Mr. Alleman.

Mr. Alleman discussed and summarized their input throughout the entire project.

Commissioner Smith inquired about the density increase from the plans. Mr. Alleman explained that the lots increased but the density remained unchanged.

Commissioner Smith inquired about the PAD deviation requests. Mr. Smith asked Erik Swanson about this setback information. Mr. Swanson clarified the PAD deviation requests as it relates to the building separation. Mr. Alleman briefly explained the requested deviations.

Commissioner Smith inquired about the separation between the subdivisions and what was a community trail typical width. Mr. Swanson explained that the typical ranges from 10-14' and clarified that the existing trail is 25'. Mr. Alleman explained the context of the existing trail system and they arent proposing to change it.

Commissioner Gillette explained his past residency in Montelena as it relates to the school traffic. Mr. Gillette asked about the school capacity being able to handle this development. Mr. Alleman explained that they have been in discussions with the school district and that they have full capacity existing today.

Commissioner Spall inquired about what Chandler heights roadway improvements would be required by Taylor Morrison. Mr. Alleman clarified the existing condition of Chandler Heights as it relates to lanes and what the expansion would be in the future.

Commissioner Spall inquired about the maintenance of the existing trail. Mr. Alleman explained that Montelena maintains the trail and that it will connect to the trail on Chandler Heights road.

Commissioner Smith stated that he was concerned about the deviation request between buildings. Mr. Alleman explained that the market drives the deviation request and justified the open space element of the plan as the reason why they are asking for this deviation. Mr. Alleman explained that the deviation was justified due to all of the proposed open space throughout the plan.

Chairman Matheson opened the public comment portion of the meeting. Chairman Matheson discussed the procedure and reiterated members from the public have 3 minutes to speak.

Sarah Clark, Senior Planner explained the process and how the public comment period will be conducted.

Jonathan Graff resident at 20401 E Via De Palmas asked what would the Town of Queen Creek gain by approving this? Secondly, he asked about the traffic issues and if Ellsworth Loop runs smoothly today. Lastly, Mr. Graff asked whether or not a left turn would be possible with a Chandler Heights

expansion. Mr. Graff also explained the surrounding context and the traffic context. Mr. Graff is doubtful of the assumptions from the study.

Scott Morgan, resident at 20354 E Cloud Rd in the Pecans spoke next. Mr. Morgan explained that the Via Del Jardinee was always to be designed as a feeder road. Mr Morgan explained that the residents should have known that when they bought there in the first place. Mr. Morgan discussed that the density of the homes should warrant more entry and exit ways throughout the community. Mr. Morgan is concerned about the traffic going to Ellsworth Loop Road. Mr. Morgan is concerned about traffic safety as it relates to schools.

Maria Oliveri, resident at 20138 E Silvercreek Lane explained that she is in approval of the plan. Ms. Oliveri explained that she has children and has a concern of the roadway going through their neighborhood. Ms. Oliveri is fully supportive with no connection.

Christopher Brown, located at 2301 Sunset Ct in the Pecans. Mr. Brown explained that he has concerns about the kids walking to the schools in the surrounding areas. Mr. Brown explained that the school traffic backs up already and that he believes that this is a joke. Mr. Brown explains that he is concerned that Montelena supports the plan without a roadway connection. Mr. Brown believes that this zoning should stay the way it is today.

John Horan, resident at 20139 E Sonoqui Blvd is fully in support of Montelena plan. Mr. Horan explained that the master traffic plan is sufficient and should be paid more attention to. Mr. Horan explained that the previous Council meetings support the proposed plan

Franklin Frazier, 24129 S 201 Pl. Introduced himself. Mr. Frazier explained the context of the SR 24 expansion and that the traffic increase isnt justifiable given the reduction of traffic on Ellsworth Loop. Mr. Frazier explained that he doesnt understand why anyone from Montelena would drive to Ellsworth Loop. Mr. Frazier explained that R1-5 is not existing in this area and that it shouldnt be here. Mr. Frazier is concerned about the traffic turning movements along Chandler Heights. Mr. Frazier explains that the traffic study is inconsistent and creates dangerous situations.

Tom Kasper, 20185 E Avenida De Valle thanked everyone for reviewing the case and that he supports the plan as Taylor Morrison presented it. Mr. Kasper explained that all of the surrounding traffic flows can accommodate the proposed traffic and that this development would not impact it.

Ryan Rehais resident at 24304 S 207 Ct explained that he is located adjacent to Ellsworth Loop Rd. and reiterated that the SR 24 should have reduced the traffic of Ellsworth Loop road but it didn't. Mr. Rehais explained that increase of homes increases peak traffic time and how there are already existing backups on Ellsworth Loop Road. Mr. Rehais explained that the traffic study did not discuss the big picture of the traffic circulation in the area. Mr doesnt understand the benefits of adding this many homes at the cost of adding additional traffic to the plan. Mr believes that should be another option and a reduction of homes. Mr Rehais explained that he was opposed to the plan.

Jim Steinmetz located at 20242 E Camina Plata thanked the applicant and thinks they have done an excellent job with the project. Mr. Steinmetz explained that the traffic increases in the Montelena neighborhood would be increased with a Via Del Jardine connection causing further danger in the community and the Ellsworth Ranch community.

Amy Frazer resident at 24129 S 201 Pl explained that she is the HOA community and represents the community. Ms. Frazer explained that Taylor Morrison has not done a good job with this plan. Ms. Frazer explained that the Via Del Jardinee should have punched through. Ms. Frazer explained that Via Del Jardinee connection would reduce the density of Ellsworth Ranch. Ms. Frazer explained that Taylor Morrison has done nothing to appease Pecans concerns. Ms. Frazer explained that she believes that the Pecans proposal is better than the current plan. Ms. Frazer doubts the traffic study

and explains it does not reflect the current traffic conditions. Ms. Frazer explains that they are asking for a reduced density and that Montelena residents would support this.

Stephanie Skousen resident at 20324 E Pecan Lane explained that there is concern about the land use plan density. Ms. Skousen disagrees that Montelena was misleading to them and that the petitions were inconsistent. Ms. Skousen expressed that all the people she knows that no one supports this plan. Ms. Skousen expressed that she was concerned about the safety of the subdivision as it relates to traffic.

Lonnie McCleve 20523 E via de palmas explained that they met with members of Taylor Morrison early on. Mr. McCleve explained that Taylor Morrison misled them. Mr. McCleve explained that density is relating to the quality and that if density is fixed, then traffic would be fixed. Mr. McCleve explained that Taylor Morrison misled the character of the homes along Chandler Heights road as it relates to the houses and landscaping buffer. Mr. McCleve talked about all of the details that were discussed early on but did not update their plans at all. Mr. McCleve explained about children and the increase in traffic. MR. McCleve explained that the primary entryway aligns with the PEcans and would reduce the quality of this entryway. Mr. McCleve explained that there is concern about the infill nature of this development. Mr. McCleve explained that how this is developed will impact the future of this area. Mr. McCleve cited the Zoning Ordinance as it relates to the proposed development and the findings of fact. Mr. McCleve expressed concern about the cookie cutter approach and approve something unique for this area.

Steve Gangloff 20186 E Avenida De Valle, Montelena's board VP. Mr. Gangloff explained that Via Del Jardinee runs through the heart of the community. Mr. Gangloff explained that the residents children travel on Via Del Jardinee during the school year. Mr. Gangloff explained that Via Del Jardinee is already heavily trafficked and would expose additional danger due to the connection of this throughway. Mr. Gangloff explained that the original development to the east was lower density and that a connection to the previous plans may have been appropriate but not now. Mr. Gangloff explained that the residents were aware of this plan and would have supported this plan if it would have materialized. Mr. Gangloff explained that they understand the market has changed and they support this proposed plan without Via Del Jardinee. Mr. Gangloff explained that this roadway was not designed with the intent in the future to serve a denser development. Mr. Gangloff explained that the exposure to the connecting street would pose as a threat to the calm community of Montelena. Mr. Gangloff explained that Chandler Heights has enough capacity to serve the neighboring traffic around the proposed site. Mr. Gangloff explained that the TIA studies all demonstrate that the surrounding roadways will be able to support the new development. Mr. Gangloff asked Council to keep Via Del Jardinee closed to through traffic.

Anthony Del Corsano resident at 20331 E Poco Calle St and Montelena Board President. Mr. Del Corsano highlighted that he was speaking on behalf of himself and the majority of the homeowners in Montelena. Mr. Del Corsano stated that they are in support of the current plan with Via Del Jardinee being closed. Mr. Del Corsano stated at first that Taylor Morrison started with smaller lots and at that time they disagreed. Stated since that time, Taylor Morrison engaged Montelena with a new plan that meets the expectations of the Montelena residents. Mr. Del Corsano stated that all of the landscaping, buffering, trails, and other amenities have been considered as well. Mr. Del Corsano stated that the biggest plus for the Ellsworth Ranch community is that Via Del Jardinee is not punching through. Mr. Del Corsano stated that Via Del Jardinee is the heart of the community and the increase of traffic there as a collector would pose a large threat. Mr. Del Corsano stated that Montelena does not desire the traffic of another community to transverse through their community. Mr. Del Corsano stated that both Montelena and Taylor Morrison do not want the roadway to go through the community and that Taylor Morrison has went above and beyond in creating a good proposal. Mr. Del Corsano stated that the traffic analysis does not show and adverse information to what the project proposes.

Brooke Eisenhart resident at 20675 e Vallejo court explained her background in healthcare service. Ms. Eisenhart explained that the increase of traffic and waiting period impacts the ability for her

business to expand. Ms. Eisenhart explained that they are limited by drive times and how many households and patients they can serve. Ms. Eisenhart explained that a plan like this would be detrimental to the service to the elderly population. Ms. Eisenhart explained that the traffic on Ellsworth Road has been difficult and is getting worse over the years and is a larger community impact. Ms. Eisenhart explained that adding 432 homes would be a huge impact to their quality of life.

Keith Rogers, 20161 Avenida De Valle, in Montelena. Mr. Rogers explained that the community was built to be an active community. Mr. Rogers stated that this is a decision that would change our community and that it is important to us to maintain a quiet, safe and healthy community. Mr. Rogers stated that worldwide, 80% of adolescents between the ages of 13–17 are not meeting the moderate-to-vigorous physical activity guidelines of 60 minutes per day. Mr. Rogers stated that 17% of children in that age group that are overweight or obese referencing a study. Mr. Rogers explained that another study was recently completed with children and it was found that the higher perceived traffic safety in neighborhoods was associated with more physical activity. Mr. Rogers explained that the data suggests that traffic safety may influence physical activity and that a cause of parents discouraging their children from playing outside is perception of local traffic to be unsafe. Mr. Rogers explained that this also applies. The same reasoning also applies to adults if they feel that their neighborhood is unsafe. Mr. Rogers reiterated that their community is built to be an activity-friendly built environment for both children and adults. Mr. Rogers explained that if Via Del Jardinee becomes open for more traffic, we will have less physical activity from residents in our community. Mr. Rogers asked, do we want a sick community? Mr. Rogers stated that the data supports the fact that less traffic in a neighborhood encourages good health. Mr. Rogers stated that being a parent and a four-time cancer survivor, health in my neighborhood is important to me, my family and other families. Mr. Rogers believes that Encouraging children to play outside and spend less time viewing television is important. Mr. Rogers concluded that Montelena asks you to keep Via Del Jardinee from becoming an open thruway.

Ms. Clark explained next that there are comments in opposition and a desire to have comments read for the record. Ms. Clark explained these are as follows:

1. Terry Lambart, 24428 S 203rd CT, “Why would the beautiful town of Queen Creek choose volume over substance? I suspect the tax basis is equivalent either way. Ellsworth Loop is the only nightmare in the area. Adding significant traffic here will tremendously hurt our quality of life.” (opposed)
2. Barbara Hubble of 20323 E Pecan Ln, “I am very concerned about the additional traffic/ safety from the QC elem. school area. Living on Pecan LN behind the school, it is nearly impossible to get out onto Chandler Heights during drop off/pick times. School traffic blocks the 204th intersection” (opposed)
3. Steven Solomon of 20541 e sunset ct “We are opposed to the heavy traffic this will cause on Chandler Heights Rd. With all the schools currently on Chandler Heights there is already huge backups in the am and the afternoon on Chandler Heights blvd.” (opposed)
4. Scott Solomon of 20323 E Pecan Lane not in favor of the proposed plan. high density housing in this location will create significant traffic issues along Chandler Heights road(opposed)
5. Cherie Baxley-Gores of 20130 E. Sunset Drive I have concerns about the housing density which is not consistent with homes to the South, East and West of this area. In addition, having only 2 Entry/Exit points creates a traffic safety and worse CONGESTION issue. (opposed)
6. Mikaela Clark, 20105 E Melissa PI, I oppose the project because of the traffic implications and safety for my children and the community. (opposed)
7. Chris Mirascek, 20143 E Sunset Drive, “This project will be detrimental to the community, the congestion and added traffic is not needed in this area.” (opposed)
8. Lucas Narducci, 20509 E Via De Arboles, “Letter has been sent. Density needs to be less than proposed and more in line with the Toll Brothers community Whispering Ranch. This will allow for consistency with all recent development west of Ellsworth in between Riggs and Ocotillo.” (opposed)

9. David Madder, 20623 E Cloud Rd, "In in opposition to having the exit and entrance placed across from the main entrance of the pecan. This will be a dangerous and congested area to place this intersection" (opposed)
10. Jesse Johnson, 20675 e Vallejo Court, "Doesn't need to be as many units as proposed" (opposed)
11. Justin Ritenour, 20712 E Sunset Dr. "This is already an very dangerous area in general to pull out of from the Pecans to go left. Adding 450 homes, 1000+ cars with certainly leads to numerous accidents and potential deaths occurring from this tiny intersection" (opposed)
12. Wendy Vanderpool, 20666 e Sunrise ct "I'm concerned that with so many additional households and already congested streets that this will be a safety issue for all." (opposed)
13. Blake Clark, 20105 E. Melissa P, I do not think the proposed homes fit the surrounding home sizes or lot sizes. Cramming that many homes in that area is going to cause severe traffic issues off Chandler Heights, and be extremely dangerous for children attending school on Chandler Heights
14. Jennifer Herbert, 21478 E Waverly Ct, " I bought in Hasting Farms to be close to school, quickly realized the traffic is already so bad that what should take 5 minutes takes us 15 or more. This development would add so much more traffic. Also, devalues the neighborhoods with bigger lots near it"
15. Michelle Slack, 20575 Via de Arboles, Queen Creek, Opposed to Taylor Morrison Development at Chandler Heights and Ellsworth
16. Shanda Cook, "20673 E Sunrise Court "The Taylor Morrison community should have larger lots and fewer homes. Not a 450+ home community. Major traffic concerns. 450 homes commuting to/from work, 2 points of entry/exit into the community. Already problems with traffic on Chandler Heights."
17. Jarden Martin, 20556 East Pecan Lane, "Opposed want Taylor Morrison to reduce density"
18. Randle Maggio, 20668 E Sunset Drive "Additional homes need more entrances and exits increased traffic will not support limited entrances."
19. Patrick Seipel, 20678 E Vallejo Ct, I oppose the Taylor Morrison Homes. The access points are going to be creating a safety concern. I also don't approve of the increased traffic this will bring to the area.
20. Patrick Boulay, 20211 E Via Del Oro, Traffic is now touted away from heavily traveled Ellsworth. That is good and should be kept that way
21. Michelle Sculley, 23450 S 201st Place Having this many homes built where there is already an abundance of homes is going to in turn cause a significant increase in traffic, take away from our small town feel and cause increased accidents/crime in a very safe area.
22. Kathleen Lamber, 24428 S. 203rd Ct, Respect the previous builders and developers of ALL the areas around this GREAT city.
23. Brook Eisenhart, 20675 E Vallejo Ct Scope of project is too big for this community. Need to scale it back to accommodate current infrastructure.
24. Josh Means, 20522 East Via De Palmas, Seeking a lower density project
25. Ivan Hilton 20113 E Avenida del Valle Please keep the Montelena neighborhood. Safe for our children.
26. Barbara Hilton, 20113 E Avenida del Valle Road is filled with potholes which city can't keep up with. The increased noise will be unacceptable to residents . Bike and pedestrian safety will be jeopardized with increased traffic
27. Audra Campbell, 20510 E. Sunset Court Reducing density in proposed subdivision
28. Tim Campbell 20510 E. Sunset Court Reducing density
29. Penny Matzinger, 24495 S 203rd Court The current proposal by Taylor Morrison to construct Ellsworth Ranch , consisting of 450 homes, does not complement the existing neighborhoods. This area of Queen Creek is a beautiful, peaceful retreat and should remain as such!
30. Diane Power, 22695 South 202nd Street, Please do not make Rio de Jardine a through road. It would separate our community into two parts and would make the road unsafe.
31. Bob Estler, 20225 E. Poco de Calle, Opposed to making Via Del Jarden a through street from Haws to Elsworth.

32. Michele Montgomery, 20102 E silver creek Lane Allowing Via Del Jardine to exted to Ellsworth Loop is a danger on a number of levels. ie: children's safety, more traffic=more accidents, pedestrians less safe and a drop in property values.
33. Paul LaFrenier, 20144 E. Stonecrest Dr., "I wish to put on record my opposition to opening up Via Del Jardine to go to Ellsworth road. We have lived in Montelena for 11 years. This is a Family community with many children walking, riding their bikes/skateboards and I'm worried about their safety."

Ms. Clark explained that there were a number of comment cards and emails to the public comment email that did not include an address and were therefore not read into the record. These include the following:

Brett Olson, We are agree that too many homes not enough access roads out of the neighborhood because of this there are safety issues for all that exit or enters neighborhood onto both Chandler Heights and Ellsworth. Too much congestion on Ellsworth already can't add more.

Chris Jadji, Major traffic concern on the Queen Creek entrance and exit

Karl Matzinger, The density of the proposed rezoning by Taylor Morrison is to dense for the surrounding community, The parcel should be rezoned to no higher than 1 to 18 or 1 to 2

Tiffany Check,

Hi... I am writing my disapproval of the proposed plan for Ellsworth Ranch being built by Taylor Morrison. I am concerned with the high density traffic. We live in The Pecans and are very concerned with how this will affect us. Thank you!
Tiffany Check

Ms. Clark explained next that there were residents who submitted a comment card in opposition who did not wish to speak or provide additional comments. Ms. Clark read off the following names:

1. Angela O'Neil of 24440 S. 202nd Ct
2. Susan Morgan of 20354 E Cloud Rd
3. Tiffany Check 20538 E. Cloud Rd
4. Robert Barrett, 23934 S 202nd Ct
5. Seth Banda, 20509 E Via De Arboles
6. Rebecca Banda 20509 E Via De Arboles
7. Sally Narducci, 20509 E Via de Arboles,
8. Jen Barth, 24099 s 201st Ct
9. Grace Wood, 20465 East Via de Palmas
10. SADEE Thompson, 24027 S 201st Ct
11. Julie Jarret, 24403 s 201st Ct
12. Kirsten Hillenbrand, 20527 E Sunset Ct
13. Kimberly Heywood, 24345 s. 207th
14. Kevin Stineman, 24484 S 203rd Court
15. Bruce Woodmansee, Resident - Circle G @ Queen Creek
16. Shannon Mercurio, 24129 S 201st place
17. Michele Gersitz, 20589 E. Sunset Court
18. Erika Estler, 20225 E Poco Calle
19. Charles Cotter, 24327 S 207th Ct
20. Bradley Johnson, 20624 E. Via De Arboles
21. Michell Hunsaker, 3444 S Vallejo Ct
22. Barbara Olson 24410 S 206th Place

Ms. Clark explained next that there are comments in support and a desire to have comments read into the record. Ms. Clark read the following items into the record:

1. Jorge Macias, 20237 E Camina Buena Vista, Approving Taylor Morrison's Plan for Via Del Jardine to remain closed. (NOT TO OPEN, NOT A THROUGH STREET)
2. Nancy Colbert, 20240 E. Camina Plata, I support Taylor Morrison's Ellsworth Ranch Plan where Via Del Jardinee will not be a thru-street. Thus Via Del Jardinee will not intersect the Ellsworth Ranch nor Montelena communities.
3. Tracy Guilmette, 20257 E Avenida Del Valle , I would like to support Taylor Morrison's Ellsworth Ranch housing plan as is, with Via Del Jardinee remaining closed!!
4. Michael Banfield 20176 E Stonecrest Drive, Please keep the proposal as it currently proposed, with no additional egress to the Taylor Morrison development through Montelena using E Via Del Jardinee. Definitely in favor of the current proposal. Thank You
5. Jason Kindler 20352 E Camina Plata I am approving Taylor Morrisons Plan for Via Del Jardinee not to open
6. Michelle Banfiled 20176 E Stonecrest Drive In leaving Via Del Jardinee closed to the new Development we can protect our children by not increasing traffic to the road they cross and use to get to their friends' houses on the other side of Montelena.
7. Alejandro Rios, 20284 E Avenida De Valle approving Taylor Morrison's Plan for Via Del Jardinee not to open.
8. Ashley Kindler, 20352 E Camina Plata I am approving Taylor Morrison's Plan for Via Del Jardinee not to open
9. Travis Savey 20312 East Avenida Del Valle we lots of kids in this area who ride their bikes to school. We don't want to fear for children having to cross this community that there so use to living in the pecans do not have to worry about crossing the chandler heights road to get to school.
10. David Weber, 20137 E Avenida del Valle Keep Avenida del Jardinee closed, as it presently is.
11. Jeff French, 22510 S 201st street, Children walk/ride to and from ALA/Desert Mountain Elem. There have been two accidents in which kids have been hit by vehicles. If Via Del Jardinee is made into a thru street, much more traffic will come through & put more kids lives at risk.
12. Chris Luna, 23297 S 204th St is highly concerned about Via Del Jardinee opening up as a thoroughfare.
13. Courtney Kleinebreil, 22895 South 204th Street
14. Karl Kleinebreil, 22895 S 204th St
15. Keith Rogers, 20161 East Avenida Del Valle
16. Melanie Kaspter, 20185 E Avenida Del Valle
17. Elaine Caraballo, 20272 East Avenida Del Valle
18. Robin Robinson Miller, 20149 E. Avenida Del Valle
19. Frank Villegas 20396 East Via Del Jardine
20. Jason Crisanti, 22224 South 211th way
21. George Peck 20309 E Poco Calle
22. Nancy Kost , 23117 S 202nd St
23. Michael Strong, 20237 E via Del Rancho Extending via Jardinee will create excessive traffic congestion at Hawes Road, especially with vehicles taking children to and from schools.
24. Nathyiya Combs, 20127 E Sonoqui Blvd Opposed to open Via Del Jardinee. This is a very unsafe for the community over 2-3k people who live here. Especially we have a lot small children and young families in our community. It isn't make sense since we have Chandler Height, Hawes, and Riggs already.

Ms. Clark explained that the following comments have been submitted to publiccomment@queencreek.org for inclusion in the record. These have been included below:

1. David & Mary Alice Motcheck, 20297 E Sonoqui Blvd, We approve Taylor Morrison's plan for Via Del Jardine not to open.
2. Jason and Ashley Kindler, 20352 E Camina Plata

Dear Queen Creek Mayor and Town Council Members,

The purpose of this letter is to relay Ashley and I's strong feelings on the current and future status of a road that cuts right through the heart of our neighborhood, Via Del Jardinee. This road is already subject to excessive speeding, which presents unnecessary dangers to our community. Luckily, this road is currently a dead end and does not serve any use to the general flow of traffic from the larger perimeter roads. By opening this road, you will effectively be devaluing our neighborhood and putting unnecessary risk upon our community.

If the town's concern is traffic flow, as you know, Chandler heights (a perimeter road) is already being widened to accommodate this flow. Traffic from Hawes and Ellsworth already uses Ocotillo and Chandler heights to traject east and west around our neighborhood, with those running North and South. This community is surrounded on all four sides by busy roads, effectively isolating it within a traffic bubble. By extending Via Del Jardinee through our neighborhood, you will be popping this traffic bubble and stressing the community. There is not a single homeowner that I am aware of that supports the decision to extend it, and that data point alone should close the conversation on this road.

Extending it offers no real benefit to the town and only hampers our community and will cause 200+ homeowners unnecessary stress, anguish, and hatred. Queen Creek is a small community, and Montelena is a neighborhood within that population. Nobody and I mean nobody should make decisions that alter the balance of an area in which we all have invested our own money in property and upkeep. The only voice that should be heard is from those that are directly affected.

3. William A Kost 23117 S 202nd St
The purpose of this email is to have my opinion recorded on Taylor Morrison's Plan that will be going up in front of the Planning and Zoning Committee on June 10, 2020. I am in favor of Taylor Morrison's Plan for Via Del Jardine NOT TO OPEN.
4. Nancy Kost, 23117 S 202nd St
The purpose of this email is to have my opinion recorded on Taylor Morrison's Plan that will be going up in front of the Planning and Zoning Committee on June 10, 2020. For the record – I am approving Taylor Morrison's Plan for Via Del Jardine NOT TO OPEN
5. I am Keith Rogers. I live in the Montelena at 20161 East Avenida del Valle. Thank you for the opportunity to express our feelings to keep Via Del Jardinee from becoming an open thruway. This is a decision that would change our community. It is important to us to maintain a quiet, safe and healthy community. Worldwide, 80% of adolescents between the ages of 13–17 are not meeting the moderate-to-vigorous physical activity guidelines of 60 minutes per day. We have 17% of children in that age group that are overweight or obese (Loh, Veitch, Salmon, Cerin, Thornton, Mavoia, Villanueva, & Timperio, 2019).

A study was recently completed with children and it was found that the higher perceived traffic safety in neighborhoods was associated with more physical activity (Jongeneel-Grimen, Busschers, Droomers, A M van Oers, Stronks, & Kunst, 2013). The data suggests that traffic safety may influence physical activity. A cause of parents discouraging their children from playing outside is perception of local traffic to be unsafe. The same reasoning also applies to the adults. They restrict physical activity in their local neighborhood if traffic appears to be unsafe.

Our community is built to be an activity-friendly built environment for both children and adults. If Via Del Jardinee becomes open for more traffic, we will have less physical activity from residents in our community. Do we want a sick community?

Noise pollution and air pollution affects the well-being of a community. This issue has been extensively studied. The data states that environmental noise influences both physical and mental health (Chung, Youn, Lee, Jo, Park, Woo Jo, Lee, Sung, & Sim, 2016). Environmental noise from night time road traffic increases the risk of cardiovascular problems. In addition, noises that are related to road traffic disturbs a person's sleep. A lot of the bedrooms face Via Del Jardinee. Neighborhoods with low traffic safety and high traffic volume may have more air pollution and odor nuisance, which may in turn discourage local physical activity (Jongeneel-Grimen, Busschers, Droomers, A M van Oers, Stronks, & Kunst, 2013).

So, we can see that less traffic in a neighborhood encourages good health. Being a parent and a four-time cancer survivor, health in my neighborhood is important to me, my family and other families. Encouraging children to play outside and spend less time viewing television is important. Our neighborhood asks you to keep Via Del Jardinee from becoming an open thruway.

References

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6. Jim Steinmetz, 20242 e camina plata.

I am writing in regard to keeping E Via Del Jardine closed, and NOT a through street in Montelena subdivision. I am a resident in that neighborhood. The legal Project Name is Ellsworth Ranch PAD Rezone (P19-0251). I am in support of the plan proposed by Taylor Morrison for this project, which would not allow Via Del Jardine to be a through street.

I have listened to the presentation from Taylor Morrison regarding their proposed subdivision at the northwest corner of Ellsworth and Chandler Heights. I believe their proposal for this subdivision is well thought out and gives tremendous consideration to the surrounding neighborhoods. The proposal from Taylor Morrison for the Ellsworth Ranch subdivision includes a key factor; that it keeps E Via Del Jardine as a CLOSED thoroughfare. This will be a critical fact in controlling vehicle speeds in BOTH neighborhoods; Montelena and Ellsworth Ranch.

We moved to Queen Creek 13 year ago. We loved that it was rural, quiet. There was little out here at that time. There was no QC Marketplace, no traffic, no "Loop Road", no majestic Town buildings. Times change, Town's "grow up", I get that. The amenities are nice, the traffic, not so much.

Yes, I realize things may change. But safety is a critical factor in change. As a resident of Montelena, one of the reasons we chose this neighborhood was the fact that we were raising children and there were no "through" streets in the subdivision. The neighborhood was naturally laid out in a traffic calming manner, where vehicle speed would be controlled. That is important! Critical!

I understand there will soon be a vote regarding the layout of the proposed Ellsworth Ranch, from Taylor Morrison. In that vote I hope you will vote to keep E Via Del Jardine a closed street between Montelena subdivision and the new neighborhood proposed by Taylor Morrison at the corner of Ellsworth and Chandler Heights.

7. Joseph Niclasse, As a resident of the Montelena Community for the last 12 years it has been the most wonderful peaceful neighborhood I have been around. My family without a doubt would call this community a place of comfort and a wonderful experience. Opening the roads on Via Del Jardine particularly would not be a good idea on keeping this neighborhood the peaceful place it is. The environment my family and kids have lived around is the reason we love this community. We have a safe peaceful environment here and to open the roads to have anyone who is not a resident just drive through for no reason would definitely make it unappealing. I wouldn't feel as comfortable having my kids go to the parks outside because it would be more likely that someone who doesn't even live in the community could possibly see my kids and possibly harass them it opens up an opportunity for more strangers inside of the peaceful community that we have. This is also a concern to me because my backyard faces Via Del Jardine and I love being able to sit outside in the backyard and its always nice and quiet. Opening that road up would take that away due to the vehicles that would constantly be passing by. My wife also works nights and sleeps mostly during the day so the cars that continuously drive literally behind my house would definitely disturb her sleep. This would be detrimental to her because she needs that sleep to go to work so that she can help provide for our kids. Montelena was made to be a community that has an environment that will always feel very comfortable and peaceful and with that road being opened up I don't believe I would be living in the same Montelena community that I know and love.
8. Bradley Johnson, 20624 E. Via De Arboles, I am writing as one of your constituents within Queen Creek to the proposed retail development by Taylor Morrison for the northwest corner of Ellsworth and Chandler Heights. I write as I am not opposed to development in Queen Creek, however I am opposed to the current proposal presented by the developer Taylor Morrison. I do believe the amount of proposed home sites are way too many for this area that will create too much density for this key geographical location within Queen Creek, especially for this southern entry into our commercial/retail corridor. Also, the increased traffic spilling into only 2 entry and exit points will create undo strain on the surrounding/existing communities. Everyone I know in Queen Creek moved here for the small town community and small town environment. Having high density developments right in the main southern portion of town will not serve any of your current constituents wishes or desires. Also, the counsel has been very deliberative in the development approvals for size and scope in the past which this decision would truly undermine, so please make a decision for quality of life versus potential income for our great community.
9. Michelle & Michael Banfield, 20176 E Stonecrest Dr We respectfully ask the Commission to approve the current plan, as currently proposed, of the Taylor Morrison housing project to be

constructed at the intersection of Ellsworth Road and Chandler Heights Road. That plan is proposing to not have the road E Via Del Jardine be continued through our development of Montelena and we strongly support the current plan. Thank you for your time in considering our wishes for this project.

10. Glen Miller and Rhonda Robinson Miller 20149 E. Avenida Del Valle, Queen Creek, AZ 85142 approve Taylor Morrison Plan for Via Del Jardine not to open. Are comment is publin for the June 10th meeting hearing.
11. Paul and Maria LaFrenier, 20144 E. Stonecrest Dr. I wish to put on record my opposition to opening up Via Del Jardine to go to Ellsworth road. My wife and I have lived in Montelena for 11 years. We raised our children here and now we have three grandchildren that visit us regularly. This is a family community with children riding their bicycles, skateboards or just walking to their friends house. I am afraid of what opening up this road would do to the safety of our children with cars speeding through. Cars already drive too fast on this road, I could not imagine how fast they would go if it went all the way through. Please seriously reconsider this proposal.
12. Grace Wood, 20465 East Via de Palmas, We are in opposition of the plans Taylor Morrison currently have for their new subdivision located on Ellsworth/Chandler Heights.
13. Tim Campbell, 20510 E Sunset Ct lam a neighbor to the proposed Taylor Morrison project on Chandler Heights and Ellsworth. I have lived Next to this proposed project for almost 10 years.

I would like to go on the record as against the project as currently designed. I do not agree with the density on this project and the traffic entrance and exit set up that they are proposing. Especially since this project is mostly being built on a hard corner. I believe there are many better ways that this could have been designed with larger lots to fit into this area. I welcome this parcel to be developed as long as it is done in a way that makes sense for this direct area of Queen Creek. And the way they designed the traffic in and out of this community is of utmost importance to me.

Mr. Swanson stated that he would read in the letter of opposition provided by the Pecans HOA letter of opposition. This letter has been included below:

Subject: Impacted Community opposition to Ellsworth Ranch application for Rezoning and site development plan

June 3, 2020

RE: Letter of Concern and Opposition to the Rezoning of and site development proposal for the Ellsworth Parcel bordered by Ellsworth road to the east and Chandler Heights to the south

Site Development Plan- Town of Queen Creek Planning and Zoning Commission Hearing June 10, 2020

From: The Pecans Home Owner's Association: Pecans of Queen Creek LLC, Residents of The Pecans(community to the south of the parcel proposed for rezoning); Hal Earnhardt (owner of 65 acres south of parcel proposed for rezoning); other nearby community residents including from Montelena (community to west of parcel proposed for rezoning)

To:

Commissioners of the Town of Queen Creek Planning and Zoning Commission: Chair Alex Matheson (alex.matheson@queencreek.org), Vice Chair Troy Young (troy.young@queencreek.org), Commissioner Sossaman (stephen.sossaman@queencreek.org), Commissioner Lea Spall (lea.spall@queencreek.org), Commissioner Bill Smith (bill.smith@queencreek.org), Commissioner Matt McWilliams (matt.mcwilliams@queencreek.org), Commissioner David Gillette (david.gillette@queencreek.org); and Members of the Town of Queen Creek Town Council: Mayor Gail Barney (gail.barney@queencreek.org), Vice Mayor Julia Wheatley (julia.wheatley@queencreek.org), Council Member Robin Benning (robin.benning@queencreek.org), Council Member Jeff Brown

(jeff.brown@queencreek.org), Council Member Jake Hoffman(jake.hoffman @queencreek.com), Council Member Dawn Oliphant (dawn.oliphant@queencreek.org), Council Member Emilena Turley (emilena.turley@queencreek.org).

As an introduction, please accept our points to all of you at this stage in the process as being concerns and issues that we have raised since the start of this process and not brought at the last moment. All of these legitimate and reasonable concerns have been clearly expressed to the developer Taylor Morrison and its representatives and lawyers from very early on in the process. To our dismay, all of these concerns and suggestions have been ignored.

Early in the fall of 2019, we made time and met with the developer's representatives and lawyer. At that time, our comments, concerns and suggestions were made known. The concerns raised involved the proposed density in the rezoning process and the site plan. Both are problematic for our community and should not be approved. The issues and concerns we raised then remain the same today. Our concerns and suggestions have been ignored. In fact, we have been basically told that our voices were not loud enough and those who scream the earliest and the loudest get the attention of the Town Commissioners and Council Members. From the experience and knowledge we have of our good Commissioners and Town Council Members, we know that is not so. We also know that our Commissioners and Town Council will do what is in the best interest and long term good of our Town and the immediate community surrounding the involved parcel.

We have attempted to provide reasonable and practical approaches to having a residential development compatible and complimentary to the surrounding community in the infill parcel which is the subject of are zoning application to be heard on June 10th. Early on in the process, we were provided acknowledgement of our concerns and suggestions by the developer's representatives and lawyers, apparently to placate as they have gone without action. At one time or another in this process, we have been told by this developer that this is the density and the site development plan that needs to go on this parcel in order to have it make sense economically for this developer. We have continually asked for consideration of various practical and reasonable modifications in the density and site development to make the proposed residential development in this infill parcel improve and compliment the residential, church and school community that already exists surrounding the proposed project. Since we initially met with the developer, our comments, concerns and suggestions have remained the same and been ignored. The difference between our initial meeting and the last few meetings with the developer representatives and its lawyer has been at first, they suggested they were good points and they would consider them in the next renderings. Since that initial meeting we have essentially been told to pound sand. The developer has expressed that it is their density proposal and site development plan and that-this is what they can and will do. Well that attitude and conduct sure does not demonstrate the desire to work with the community input and involvement that is needed in a rezoning case. The surrounding community input is essential and it has been ignored.

Please recognize that we do not oppose residential development of the parcel. What we are asking is for the appropriate residential development site plan to be placed in this area.

This infill parcel deserves much more than the standard "cookie cutter" type community development by this developer and other developers that can be found popping up all over Queen Creek. This area

of Queen Creek is one of the last infill parcels that shouts out to be estate type lots with a much lower density than the current rezoning ask. The Pecans, the community to the south of this community is considered the jewel of SE valley real estate. Working closely with the Town of Queen Creek more than 15 years ago, this community of multimillion dollar homes was developed with the Town knowing it would be such a gem. The fact that the community was built in a working pecan orchard and required in the development's CCRs that the Town has the right to care for the pecan trees in the development if the community fails to do so demonstrates the intent of the Town to keep that community as a unique gem in the Town. The Pecans community continues to be developed and will continue to attract multi-million dollar custom home investments in this area.

Moreover, with the additional development occurring in Pecan Lakes area, this community area continues to not only compliment but bolster the town's presence in the southeast valley of communities and best places to live and raise families. This community needs more than just another higher density rezoning and residential development. All of the surrounding existing developments and ranches including The Pecans, Hal Earnhardt's ranch, Montelena, surrounding schools, church and other communities, deserve a compatible, complimentary and community improving residential development.

With that goal, we the undersigned, oppose the current rezoning application as well as the site development plan. The specific basis for our opposition in addition to the above is:

1. Proposed Density

The rezoning application is seeking density that is not consistent with the community history, existing community uses and development and supportive of the residents that already live in the community. The current zoning allows for no more than one acre development. Truly that development would be perfect for the community. However we recognize that rezoning to a higher density may be necessary due to the nature of the parcel. With that in mind and to be consistent with the immediate community that will be impacted by this proposed rezoning and site development plan, the undersigned propose that the rezoning of this parcel should permit not more than a gross density of .97 du/acre similar to the White Wing at Whisper Ranch. That development and others just like it are selling and selling in the range of close to and sometimes in excess of \$1,000,000 a home. This infill parcel needs to be rezoned and developed consistent with the density model and approach used at the White Wing at Whisper ranch and others like it. We should not have in excess of 450 homes situated on less than 190 acres in this already congested part of town. We need to promote the legacy in the area that in deed has been maintained by recent development in the area west of Ellsworth. We should not be looking at what has been developed across Ellsworth to the east of the immediately impacted communities. We should be focused on the immediate communities. Even as we look on Hawes both north and south of Chandler Heights, recent development has been at a much lower density than proposed in the Ellsworth Ranch application. We should not change course and should allow the community to be improved and complimented with a lower density development than what is being proposed. This in turn will also address other issues and concerns we have presented in regard to the proposed project.

2. Safety/Traffic/Pollution

The higher the density the more at risk all of our community in this area is placed. We already have an immense amount of traffic coming from the south and east of us. In addition the main roads in the area, both Ellsworth and Chandler Heights continue to be overloaded. This traffic has spread to Hawes as well. Having a lower density project like White Wing at Whisper Ranch will without a doubt ease the traffic burden, reduce potential noise, light as well as air pollution sources and provide our children with increased possibility of safety as they go to the schools and churches in the area. Overall, a lower density residential project promotes the Town's concerns for its residents and definitely protects the Town's community members in this

area. Notwithstanding what a hired expert's traffic report may state using their chosen data and extrapolations, it is without a doubt that a lower density project is in the best interests of the community and the entire Town of Queen Creek, even with a proposed expansion of Chandler Heights in the area of the proposed development. Importantly, we the surrounding community have to live with what is placed there forever, as do the residents that move into the community. For that reason the emphasis on getting it right this time is essential.

The current landowner will get their money and move on and the developer will follow the same path at completion of the development. It is essential that we recognize now that the right project with the right developer will provide the community and the Town and the landowner the opportunity to have this parcel developed in a manner that compliments and betters the community and promotes the safety, health and welfare of the immediate community.

3. Community Traffic Congestion

There is no doubt that with the existing proposed site development plan with over 450 residential family units being built there will be major traffic congestion affecting the community being built and the communities on Chandler Heights and others in close proximity. With only two places for ingress and egress, one on Ellsworth and the other on Chandler Heights, this is a disaster in the making. Regardless of the expert's traffic reports, reality and everyday experience with traffic is the fact to be listened to-it is real and impacts our daily lives. Here again, a lower density project is the solution. If density cannot be achieved consistent with the White Wing at Whisper Ranch and for some reason needs to have a little higher density than the gross density of 0.97 du/acre, then other additional avenues of ingress and egress must be seriously looked at and implemented in any rezoning application and residential development project.

In conclusion, we thank you for your consideration and ask that you not approve the rezoning application until the lower density and a project proposal similar to the White Wing at Whisper ranch can be achieved for this infill parcel.

The Pecans Home Owners Association

President

Amy Lynn Frazer

Managing Member Lonnie McCleve

Chairman Matheson asked Mr. Swanson if he would read a petition written from the Montelena subdivision into the record. Mr. Swanson highlighted this petition and explained the specifics of this letter. Mr. Swanson mentioned that all comments would be included in the report that goes to Council.

Mr. Swanson read in the petition provided by Montelena HOA President Anthony Del Corsano III on behalf of the Montelena residents which stated the following:

This petition is being submitted by the Montelena Community Association to the Town of Queen Creek, Arizona, Planning Commission and Town Council. Taylor Morrison is proposing to rezone the property located at the northwest corner of Ellsworth Road and Chandler Heights Road for a residential community. After reviewing Taylor Morrison's development plans included in zoning case FS19-787 dated April 8, 2020, the undersigned homeowners of the Montelena Community Association support the zoning case because we do not want a connection between East Via del Jardine from South Hawes Road to South Ellsworth Loop Road. The Montelena Community association desires to prevent the expansion of East Via Del Jardine in order to ensure that property values are not adversely affected by additional traffic and congestion. We are concerned the Town may desire to expand Via del Jardine without our consent. A connection to Ellsworth Road along the Via del Jardine alignment will create

additional traffic and significant safety concerns for Montelena homeowners and their children. East Via del Jardine within the Montelena community is currently used as a safe roadway to walk and bicycle to various schools and parks in the area. If East Via del Jardine were to connect to Ellsworth Road in our community, there would be additional noise impacting homeowners either directly adjacent or in the immediate vicinity of East Via del Jardine. We urge the Planning Commission and Town Council to support the Taylor Morrison zoning case referenced above since this plan has no connection at East Via del Jardine.

Petition Collector: Anthony Del Corsano III, 20331 E. Poco Calle, Lot #357, 480-266-0122, antdell1@hotmail.com.

Chairman Matheson explained that there was one other resident who wished to speak.

Melanie Kasper explained that she has listened very carefully to all of the conversations. Ms. Kasper explained that it was not realistic to have less density. Ms. Kasper explained that she thought Taylor Morrison did a wonderful job designing this subdivision. Ms. Kasper stated that she completely supports this development and believes it would accommodate a healthy new development.

Chairman Matheson invited Mr. Alleman back to the podium to speak on behalf of the public comment. Mr. Matheson highlighted some of the speaking points for Shaine to speak on.

Mr. Alleman explained the topics that he would be touching on. Mr. Alleman explained the general plan land use designation map. Mr. Alleman talked about the context of the development and the surrounding developments as it relates to density. Mr. Alleman explained the transitions of density and the compatible developments directly next door. Mr. Alleman explained that the R1-5 density is appropriate for the area. Mr. Alleman explained that the Public Works Director highlighted his professional opinion of the traffic supported this development and would alleviate traffic in the future. Mr. Alleman expressed gratitude for the traffic models showing this development is supported.

Chairman Matheson inquired about Chandler Heights road improvements. Mr. Matheson asked about the south side of the road of Chandler Heights Road. Mr. Swanson explained the process of half street improvements which would be what they are responsible for improving. Mr. Swanson explained that development on the south side development has already happened. Mr. Swanson explained that Chandler Heights improvements are also included in the Capital Improvement Program and will be staggered with the improvements of Chandler Heights build out. Mr. White clarified that this funding is approved for Ellsworth Road and Chandler Heights road and it would be timed accordingly with the development of the roadway.

Commissioner Young inquired about the travel out of Pecans and what the typical traffic patterns were. Mr. Young explained that it was hard to see where the left turns are being made. Mr. Youssef explained that most of the traffic will be heading towards the intersection of Chandler Heights and Ellsworth road. Mr. Youssef explained that they studied the intersection of the Pecans entrance and the Ellsworth Ranch. Mr. Youssef explained that a traffic signal was not warranted at this intersection.

Commissioner Gillette questioned if there were any studying of the entryway and exit ways being enough? Mr. Youssef explained that two entrances were sufficient. Mr. Youssef explained that the existing conditions limit the number of access points along Ellsworth road and Chandler Heights road. Mr. Youssef explained that the traffic expansion allows for future capacity and not cause issues for the subdivision traffics. Commissioner Gillette asked if there were similar case studies to this as it relates to the entryway and if there was an increase in traffic congestion or accidents. Mr. Youssef does not recall any similar examples and referred to the applicant.

Mr. Alleman explained that there was an example at Montelena onto Hawes road. Mr. Alleman explained that there really weren't any issues onto Hawes road.

Commissioner Smith's question about future improvements on Ellsworth loop road would help alleviate traffic of the subdivision. Mr. Youssef explained that the future regional improvements do take this into consideration and includes an update to the 2020 master traffic plan which accounts for the capacity projections. Mr. Youssef explained that there are a lot of uncontrollable variables that lead to increase of capacity in the communities surrounding Queen Creek.

Commissioner McWilliams inquired about the amount of traffic on the other entryway of the Pecans. Mr. Youssef explained that this information is not known at the time but it can be calculated.

Commissioner Smith inquired about the need for a school and the applicant suggested that the school capacity was not needed. Mr. Swanson explained the typical procedure of the school district outreach. Mr. Swanson explained that the applicant did reach out to the QC school district and that they are still in talks of.

Commissioner Smith inquired about the concern of the density and what the applicant has proposed for deviations. Mr. Alleman explained that they could look at the lot layout and how it lays out. Mr. Smith requested that the spacing of the homes could be looked at again.

Chairman Matheson referred to Troy White. Mr. White explained the regional traffic context as it relates to Commissioner Smith's previous question.

Commissioner Gillette explained the concerns about the increase of traffics and gets where the residents are coming from. Commissioner Gillette explained that he was concerned about Via Del Jardine passing through the community. Mr. Gillette asked what was being done to accommodate the Pecans opposition.

Mr. Alleman responded that there has been a lot of evolutions since the first plan for how to accommodate.

Commissioner Sossaman explained that the larger lots of the deviation would allow for larger single story homes that could fit within that lot distribution. Mr. Alleman agreed that that is the understanding.

Commissioner Spall mentioned that the wider setbacks on the sides could be accommodated and why these setbacks couldn't remain by code.

Commissioner Sossaman mentioned that this plan is supported by the General Plan in its proximity to the Downtown Core. This area was always meant for the higher density development due to the proximity of the Town Center area. Commissioner Sossaman explained that to have a viable downtown, you need people close to the downtown and density near the wash. Commissioner Sossaman mentioned that this leads to a more successful retail area and enables people to travel less distance to where they go to commerce.

Motion to recommend approval of P19-0251 Ellsworth Ranch PAD Rezone, a request from Shaine Alleman, Tiffany and Bosco, P.A.A, on behalf of Taylor Morrison, for a PAD Rezone of approximately 190.4 acres from R1-43 and R1-18 to R1-12/PAD, R1-7/PAD, and R1-5/PAD to allow for future residential development, located at the northwest corner of Chandler Heights and Ellsworth roads

1st: Young

2nd: Sossaman

Commissioner Spall asked if the motion could be changed to amend the motion. Chairman Matheson explained that Commissioner Spall could do this but it require a new vote and re-motion. Commissioner Young explained that he wishes to keep the motion the way it is.

Mr. Swanson clarified Roberts Rules of Order and explained that

Motion to change the recommendation of approval to include an amendment to Condition of Approval #2 being changed to maintain the required 15' of building separation as required by the R1-7 zoning district.

1st: Spall

2nd: Smith

Vote: 5-2 (Commissioner Young and Commissioner Matheson opposed)

Vote on approval of P19-0251 Ellsworth Ranch PAD Rezone, a request from Shaine Alleman, Tiffany and Bosco, P.A.A, on behalf of Taylor Morrison, for a PAD Rezone of approximately 190.4 acres from R1-43 and R1-18 to R1-12/PAD, R1-7/PAD, and R1-5/PAD to allow for future residential development, located at the northwest corner of Chandler Heights and Ellsworth roads with the amendment to Condition of Approval #2 being changed to maintained the required 15' of building separation as required by the R1-7 zoning district.

Vote: 5-2 (Chairman Matheson and Commissioner Young opposed)

FINAL ACTION:

None.

ITEMS FOR DISCUSSION:

None.

ADMINISTRATIVE ITEMS

6. Recent activity update.

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. Swanson explained that typically he explains the building permits approved. Mr. Swanson explained the recent permits that were approved over the past months. Mr. Swanson explained that the average permits are exceeding what the yearly average is. Mr. Swanson explained that Town Council approved the most recent cases that came through the Planning Commission. Mr. Swanson explained in closing that he wanted to thank all of the members of the commission. Mr. Swanson explained that next month's meeting is anticipated to be in person.

8. Adjournment

Motion to adjourn at 9:56PM:

1st: Spall

2nd: Sossaman

Vote: 7-0