



**MINUTES  
WORK STUDY SESSION  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
MARCH 13, 2019  
IMMEDIATELY FOLLOWING THE 6:00PM REGULAR SESSION**

**1. Call to Order**

The meeting was called to order at 6:37PM.

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

Commissioners in attendance: Vice Chair Ehmke, Commissioner Sossaman, Commissioner Matheson, Commissioner Young, Commissioner Spall, and Commissioner Benson. Chairman Alleman was absent.

**ITEMS FOR DISCUSSION**

These items are for Commission discussion only and no action will be taken. In general, no public comment will be taken.

**3. Engineering Division Overview (Chris Dovel, Town Engineer)**

Chris Dovel, Town Engineer, provided a brief summary of himself and his background.

Mr. Dovel provided a presentation on the Engineering Division, summarizing the Engineering's role in development and drainage. Mr. Dovel noted the regional drainage system. Mr. Dovel elaborated on what requires permits and what is reviewed by staff. Mr. Dovel explained the coordination with private entities and how they are planned for in the Right of Way.

Commissioner Matheson inquired: When there hasn't been any rain, where is the water in the Sonoqui Creek wash coming from? Mr. Dovel responded, stating that water is coming from the south to the east from the regional drainage channels. Water takes some time to travel so that water could have been from an event week ago.

Commissioner Spall inquired: How do you know where fissures are in the ground? Mr. Dovel responded, stating that the Town does not have a Geologist on staff to make this determination. However, staff is aware of these fissures on projects as they are being developed through the various required studies and reports. Mr. Dovel explained the Town relies on USGS surveys for this information. Commissioner Spall inquired further: What is a safe distance from the fissures? Mr. Dovel responded that fissures can be unpredictable and there are various distance requirements depending on the fissure.

**4. Text Amendment Update Overview (Erik Swanson, Principal Planner)**

Erik Swanson, Principal Planner, provided a brief summary of the text amendments being proposed. Mr. Swanson elaborated on the specifics of the upcoming text amendments which includes; Industrial Design Guidelines, conditional use permit changes, time frame changes, site plan review changes, and general zoning ordinance cleanup.

Commissioner Sossaman inquired: How does this differ from the current site plan review process? Mr. Swanson explained that a project such as Dutch Brothers would no longer require a conditional use permit. Commissioner Sossaman inquired further: What about if the parcel already has zoning? Mr. Swanson clarified that if the parcel already has zoning, than a drive thru restaurant would be an administrative approval.

Commissioner Sossaman inquired: What about industrial design guidelines? Have you heard anything from the development community? Mr. Swanson responded saying that there have not been any comments provided thus far.

**ADMINISTRATIVE ITEMS**

**5. Recent activity update.**

None.

**6. Summary of Events from members of the Commission and staff.** The Commission may not deliberate or take action on any matter in the "summary" unless the specific matter is properly noticed on the Regular Session agenda.

None.

**7. Adjournment**


**Motion to adjourn at 7:08PM:**

1<sup>st</sup>: Spall

2<sup>nd</sup>: Benson

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

ATTEST:   
Steven Ester, Planner I

  
Josh Ehmke, Vice Chair

I, Steven Ester, do hereby certify that, to the best of my knowledge and belief, the forgoing Minutes are a true and correct copy of the Minutes of the March 13, 2019 Work Study Session of the Queen Creek Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.



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Steven Ester, Planner I

Passed and approved on April 10, 2019.