



MINUTES
Regular Session
Queen Creek Town Council
Community Chambers, 20727 E. Civic Parkway
July 15, 2020
6:30 PM

1. Call to Order:

The meeting was called to order at 6:45 p.m.

2. Roll Call: (Members of the Town Council may attend electronically and/or telephonically)

Gail Barney	Mayor	Present
Julia Wheatley	Vice Mayor	Present via WebEx
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	Absent

3. Pledge of Allegiance:

Led by Mayor Barney.

4. Invocation/Moment of Silence:

A moment of silence was observed for our communities across the nation that are hurting from the pandemic.

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

A. Parks & Recreation Month

Mayor Barney read the proclamation declaring July as Parks & Recreation Month. The proclamation is part of a national initiative to recognize Parks and Recreation professionals. Mayor Barney thanked the Queen Creek team for their hard work in our community.

B. Introduction of new Chief of Police Randy Brice

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Mayor Barney welcomed the new Chief of the Queen Creek Police Department, Randy Brice. He will officially begin as Chief on Monday, July 20. Mayor Barney outlined the Chief's qualifications and work experience and stated Chief Brice would be instrumental in establishing the culture of the department and fulfilling our goals for community-oriented policing.

Chief Brice responded via WebEx and thanked the Mayor, Council, and staff and said it is an honor to serve the residents of Queen Creek and he is looking forward to the opportunity.

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.

- 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 address the Town Council by sending an email to PublicComment@queencreek.org by 6:30 p.m. on July 15, 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). The Town Council may not discuss or take action on any issue raised during public comment until a later meeting. Speakers are limited to three (3) minutes each. Only one comment (either by email or by WebEx) per person per Agenda Item will be allowed and comments without identifying name and address will not be read or submitted as part of the written record.*

None.

- 8. 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 Town 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.*

Consent Agenda Item 8(H) was pulled for separate vote; Mayor Barney declared a conflict and recused himself.

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Council Member Hoffman commented that Consent Agenda Items (I) and (J) are both tax related items that were discussed at the last meeting and will result in tax savings for Queen Creek residents.

MOTION:	To approve the Consent Agenda minus Item H.
RESULT:	Approved. (6-0)
MOVER:	Robin Benning, Council Member
SECONDER:	Jake Hoffman, Council Member
AYES:	Barney, Wheatley, Benning, Brown, Hoffman, Oliphant
ABSENT:	Turley

- A. Consideration and possible approval of the June 3, 2020, June 17, 2020 and July 1, 2020 Regular Session Minutes.
- B. Consideration and possible approval of Expenditures over \$25,000. (FY 2020/21 Budgeted Items)
 - 1. Goodmans Inc. - Furniture Modifications - Glass Stackers for Modular Office Space: \$28,309 (Facilities)
 - 2. Sentinel Technologies - Infrastructure, Backbone Server Hardware: \$80,000 (Workforce Technology)
- C. Consideration and possible approval of the appointment of Whitney Tolle, Nanette LaBrose, Valerie Done, Patrick Camuenz, Anita Lopez, Derek Neighbors, Brian McKean and Dawn Oliphant to the Downtown Core Arts & Placemaking Advisory Sub-Committee
- D. Consideration and possible acceptance of an AZCares Fund Program grant award of \$5,842,506, and approval of a budget adjustment to State Grant Revenue of the same amount.
- E. Consideration and possible approval of a Professional Services Contract with Sisu Global for Project Management and Engineering Consulting Services in an amount not to exceed \$500,000. (FY 21 Budgeted Item)
- F. Consideration and possible approval of a Standard Design Contract with Carollo Engineers for the completion of the 2021 Comprehensive Utility Master Plan in an amount not to exceed \$756,428; and necessary budget adjustments.

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- G. Consideration and possible approval of an amendment to the project order #003 with Dibble Engineering in the amount not to exceed \$172,365 for additional design services associated with the Town Center Infrastructure Improvements, project #TC014. (FY2021 budgeted Item)
- H. Item H was moved to Items Pulled from Consent.
- I. Consideration and possible approval of Ordinance 732-20 to fix, levy and assess the Town's primary property tax for FY 2020/21.
- J. Consideration and possible approval of Ordinance 733-20 setting the secondary property tax levy for Streetlight Improvement Districts (SLID) for FY 2020/21 at \$55,992.

Items Pulled from Consent:

- H. Consideration and possible approval of the "Final Plat" for Heritage Acres, a request by Barney Farms LLC, Gail a Barney, Kenneth L. Barney, Alyn McClure & Brenda McClure, Michael Hatch & Tara Hatch, Sharon B. Arrington & Dan Arrington, Robert L. Thompson, Preston Jay Strebeck, Craig Strebeck & Kamilla Strebeck, and Austin Fair & Hayley Fair.

MOTION:	To approve the Consent Agenda Item H.
RESULT:	Approved. (5-0)
MOVER:	Jeff Brown, Council Member
SECONDER:	Robin Benning, Council Member
AYES:	Wheatley, Benning, Brown, Hoffman, Oliphant
ABSTAIN:	Barney
ABSENT:	Turley

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

- A. Discussion about upcoming Founders' Day and Trunk or Treat community events.

Communications, Marketing, and Recreation Director Marnie Schubert discussed upcoming community events and explained the significant amount of advance planning that is required. She introduced a proposal to re-imagine Town events during these uncertain times. She said the staff is working on ideas that would engage the community and local businesses in a new way. She said we have an opportunity to hold multi-day events that can be extended over several weeks.

Council thanked staff for their creativity and were thankful that events would not be canceled completely. They thought it was a good alternative to give the community and businesses an opportunity to celebrate two of our more popular events.

- 10. 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. Please address the Town Council on any of the items on the Public Hearing Consent Agenda by sending an email to PublicComment@queencreek.org (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) or by WebEx (instructions at QueenCreek.org/WatchMeetings). Speakers are limited to three (3) minutes each. Only one comment (either by email or by WebEx) per person per Agenda Item will be allowed and comments without identifying name and address will not be read or submitted as part of the written record.*

MOTION:	To approve a Series 4 Wholesaler Liquor License application submitted by Nathaniel Gorrocino on behalf of OG Distributors, 22500 E Creosote Drive, Queen Creek, AZ 85142.
RESULT:	Approved unanimously. (6-0)
MOVER:	Jake Hoffman, Council Member
SECONDER:	Julia Wheatley, Vice Mayor
AYES:	Barney, Wheatley, Benning, Brown, Hoffman, Oliphant
ABSENT:	Turley

- A. Public Hearing and possible approval of a Series 4 Wholesaler Liquor License application submitted by Nathaniel Gorrocino on behalf of OG Distributors, 22500 E Creosote Drive, Queen Creek, AZ 85142.

The public hearing was opened. No comments were received by the public and the public hearing was closed.

- 11. Public Hearings:** *If you wish to speak to the Town Council on any of the items listed as a Public Hearing, please address the Town Council by sending an email to PublicComment@queencreek.org (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) or by WebEx (instructions at QueenCreek.org/WatchMeetings). Speakers are limited to three (3) minutes each. Only one comment (either by email or by WebEx) per person per Agenda Item will be allowed and comments without identifying name and address will not be read or submitted as part of the written record.*

- A. Public Hearing and possible action on Ordinance 734-20, Case 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.

Interim Planning Administrator Erik Swanson recognized Kyle Barichello, Senior Planner as the project manager for his work on this item. Mr. Swanson gave an overview of the project including site location; land use category; density; and existing and proposed zoning. He discussed the surrounding properties in detail and noted the proposed project zoning was compatible with the area.

Mr. Swanson said the project received approval from the Planning & Zoning Commission (P&Z). He discussed public outreach and neighborhood participation and said P&Z heard over fifty different responses in the form of speakers or written comments relating to density, traffic and congestion. He presented a map that outlined opposition and support, based on addresses from neighboring communities. The Montelena community had 401 signed petitions in support of the project as proposed by Taylor Morrison, without the Via De Jardin connection. The Pecans community had 235 signatures opposing the project.

Public Works Director Troy White presented information on the traffic component of the project. He said that Taylor Morrison submitted two separate Traffic Impact Analysis (TIA) examining traffic patterns: one excluding a Via De Jardin connection and one if Via De Jardin was connected. The Town's traffic engineers reviewed the analysis multiple times in detail and had no concerns with the developer's plan without the Via De Jardin connection. However, based on all the opposition, Mr. White said the Town hired an independent third party study to specifically examine the Via De Jardin connection.

Mr. White reviewed the analyses and provided information on traffic counts and traffic circulation at build-out. He discussed the arterial road network and explained how traffic counts onto Chandler Heights and Ellsworth roads varied and how the numbers changed with each proposal. With the connection there was a decrease on Chandler Heights, but he said what you notice is the increased traffic onto Ellsworth Road and the impact this has on the traffic signal on Ellsworth with the additional traffic. He said at build-out Chandler Heights and Hawes roads will be five lane arterial streets and Ellsworth Road will be seven lanes.

Mr. White concluded that from a transportation perspective there were no concerns with the proposal without the connection at Via De Jardin for capacity or impact on the arterial roadway system. He added that the biggest complaint they receive is speeding on collector roads which are often used for a quick cut through.

Shaine Alleman, Tiffany and Bosco, P.A.A. on behalf of Taylor Morrison presented an overview of the project. He said the project zoning and density was consistent with surrounding areas and they provided adequate transition to areas outlined in the General Plan. Mr. Alleman discussed the public outreach that was done throughout the entire project and said they had the support of the Montelena subdivision. He said that the feedback received from the Pecans community was valuable and allowed them to improve the plan.

Mr. Alleman summarized plan details and adjustments made by Taylor Morrison based on community feedback as follows:

- Lot types were simplified
- Added larger lots near Pecans to create buffers
- Doubled the landscape buffers on Chandler Heights Road
- Added multi-use trail
- Increased the number of parks from three to four
- Trail connectivity with Town Center and the wash
- Quality amenities and parks; clubhouse and community areas are accessible to all neighborhoods in the development
- Created an enhanced community entrance on Chandler Heights Road across from the Pecans

Mr. Alleman discussed the traffic analysis that was performed and reviewed traffic counts, road capacity, and the road improvements that will be made by the developer. He introduced Dawn Cartier, traffic engineer from CivTech, who presented a video that showed simulated traffic flow patterns at peak traffic hours on Chandler Heights Road. She said the developer will complete the 5 lanes on Chandler Heights which will improve on what is there today and double the capacity of the road.

Mayor Barney opened the Public Hearing and offered 10 minutes for the two representatives that attended in person on behalf of Montelena and The Pecans.

- Lonnie McCleve, representing the Pecans as the Declarant and the Homeowner's Association spoke in opposition of Case P19-0251. He addressed traffic and safety concerns and reported findings from their own consultant which was hired by the Pecans. He discussed the Subdivision Public Report which addresses Via De Jardin as a future collector street to serve Montelena and he said it was always intended on going through. He questioned the rezone process and was concerned on the impacts on safety and the amount of traffic exiting onto Chandler Heights Road.

Mr. McCleve introduced Independent Traffic Engineer for The Pecans, Thomas J. Chlebanowski, from Top Cat Professional Engineering. Mr. Chlebanowski gave a brief

background of his experience working for various cities. He addressed findings from the Town's third party report in regards to fire station response times and travel delays to residents if Via De Jardin is not connected. He said the connection will result in better travel time and air quality and he discussed future growth projections.

- Anthony DelCorsano, Montelena HOA Board President, spoke on behalf of Montelena in favor of Case P19-0251. He recognized the changes the developer made in relation to home size; setbacks; buffers and amenities. Mr. DelCorsano expressed concerns for child safety if Via De Jardin is connected. He said that Montelena does not want a major street going through the center of their community and prefers that each community have their own roads. He concurred with the Town's analysis of the plan.

Additional public comments were received by email (attached); however two were read by Assistant Town Manager Bruce Gardner as requested.

- Amy Frazer, Pecans HOA President, submitted an email in opposition to the project. She requested that Council postpone the vote in order to send the case back to the Planning & Zoning Commission.
- Vincent Quella, 22565 S. 204th Street, Queen Creek submitted an email in opposition to the project.

The Council recognized the concerns of both neighborhoods and discussed details of the traffic analysis, landowner property rights, trail safety, and public safety response times. The Council discussed zoning requirements and appreciated the improvements to the plan that were made by Taylor Morrison throughout the zoning process.

MOTION:	Motion to approve Ordinance 734-20, Case P19-0251 Ellsworth Ranch PAD Rezone, subject to conditions of approval.
RESULT:	Approved (5-1)
MOVER:	Jeff Brown, Council Member
SECONDER:	Robin Benning, Council Member
AYES:	Barney, Wheatley, Benning, Brown, Oliphant
NAYS:	Hoffman
ABSENT:	Turley

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12. Final Action: *If you wish to speak to the Town Council on any of the items listed under Final Action, please address the Town Council by sending an email to PublicComment@queencreek.org (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) or by WebEx (instructions at QueenCreek.org/WatchMeetings). Speakers are limited to three (3) minutes each. Only one comment (either by email or by WebEx) per person per Agenda Item will be allowed and comments without identifying name and address will not be read or submitted as part of the written record.*

A. None.

13. Adjournment

The meeting adjourned at 8:55 p.m.

TOWN OF QUEEN CREEK

Gail Barney, Mayor

ATTEST:

Maria Gonzalez, Town Clerk

I, Maria 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 June 17, 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 August 5, 2020.



Council Committee Reports

- 07/02 – Filming for HPEC Phase 2 Video (Barney)
- 07/08 – White House COVID-19 Briefing Call with State, Local, and Tribal Officials (Barney)
- 07/08 – Meeting with QCUUSD Superintendent Dr. Berry (Wheatley)
- 07/08 – Pinal County Transit Governance Study Workshop (Benning)

Fwd: Rezoning of property at NW corner of Chandler Heights and Ellsworth Loop.

Bruce Gardner <bruce.gardner@queencreek.org>
To: Maria Gonzalez <maria.gonzalez@queencreek.org>

Wed, Jul 15, 2020 at 1:39 PM

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

From: **John Kross** <john.kross@queencreek.org>
Date: Wed, Jul 15, 2020, 1:36 PM
Subject: Fwd: Rezoning of property at NW corner of Chandler Heights and Ellsworth Loop.
To: Brett Burningham <brett.burningham@queencreek.org>
Cc: Bruce Gardner <bruce.gardner@queencreek.org>

John Kross, Town Manager, ICMA-CM | Town of Queen Creek | Phone: 480.358.3905 | 22358 S. Ellsworth Road, Queen Creek, AZ 85142 | Office hours: Monday - Thursday, 7 a.m. - 6 p.m., closed on Friday

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

From: **Bradley Johnson** <brjohn2020@gmail.com>
Date: Wed, Jul 15, 2020 at 1:30 PM
Subject: Rezoning of property at NW corner of Chandler Heights and Ellsworth Loop.
To: <towncouncil@queencreek.org>

Hello Town Council,

I am writing as a concerned citizen of the town of Queen Creek regarding the proposed rezoning of the reference property. As the regulations for the town's Zoning Procedures, I just wanted to point to the section of those procedures as a reference point. Article 3.4 -E (April 1, Article 3 page 15) that outlines the approval criteria..."Town Council shall consider the following questions, **at a minimum**, in reviewing an application for a rezone:". When looking at the 11 questions, at a minimum, most would be answered as **no**., especially for questions 1,3,4, 5,8 and 9.

This is a rezone application, wherein the proposal for rezone looks nothing like the original zoning plan for this property. Many citizens moved into Queen Creek understanding and believing that this property was zoned as a low density classification and every current surrounding development was constructed as such with the understanding of the current classification. I am not seeing this rezone application as benefiting the community, which I see as the most important question. We hope you do as well,

Under the General Provisions Section 1.2- Purpose. Please re-read that statement and ask if this re-zone actually accomplishes all of the statement's objectives, as section 1.2 was just updated in the Zoning Ordinance April 2020.

Brad and Michelle Johnson
20624 E Via De Arboles



Maria Gonzalez <maria.gonzalez@queencreek.org>

Taylor Morrison Development Ellsworth/Chandler Heights

1 message

Cherie Gores <cherie.gores@gmail.com>

Wed, Jul 15, 2020 at 9:24 AM

To: publiccomment@queencreek.org

Dear Town Council;

I am strongly opposed to the Taylor Morrison planned community on the northwest corner of Chandler Heights and Ellsworth road and would like my comments to be entered into the official public record.

In addition to the fact that The Pecans, a beautiful neighborhood that is a gem for Queen Creek is mostly bordered by "like" housing or property and not densely populated neighborhoods, I also have the following concerns:

Traffic Congestion

As a resident of The Pecans, we are highly impacted by the traffic congestion on a daily basis as we try to exit and/or enter our neighborhood from 2 different access points. ALA Traffic on the West (Hawes), and continuous east/west traffic on Chandler Heights. Adding 450 houses with only 2 access points to the NEW neighborhood will greatly increase congestion in this area. I fear the dramatic increase in traffic in an already heavily congested area, will lead to more accidents, injuries, and fatalities. I don't believe the traffic study discussed at the Planning Meeting accurately reflects the true conditions in this area.

Petition Representation

During the planning meeting on June 10, the Taylor Morrison presented noted multiple times that petition support from Montelena was stronger than the Pecans. Please note, there are twice as many households in this neighborhood versus the Pecans, so this should not be a strongly weighted factor in the decision to approve this proposed housing development. Furthermore, the strong support by Montelena is only on the condition that Via Del Jardin not become a connecting road between the two developments, which the developer acquiesced to.

School Board Representation

Although mentioned in passing, but not specific, where is the affirmative support from Queen Creek School Board that the school system? With only 2 elementary schools in this area, can the system absorb this many new families?

Thank you for your consideration for not approving this new plan by Taylor Morrison.

Sincerely,

Cherie Baxley-Gores

Kindest Regards,
Cherie



Maria Gonzalez <maria.gonzalez@queencreek.org>

Taylor Morrison Ellsworth Ranch Pad Rezone

1 message

'Kimberly Graff' via publiccomment <publiccomment@queencreek.org>

Mon, Jul 13, 2020 at 7:57 PM

Reply-To: Kimberly Graff <kgraff6@icloud.com>

To: PublicComment@queencreek.org

We moved to Queen Creek 9 years ago this month. We loved the country feel of Queen Creek and how it was not super crowded. We loved it so much we decided to build in The Pecans on Chandler Heights across from the proposed entrance/exit of the Taylor Morrison development. Over time, we have seen Queen Creek grow up with lots of new housing developments and businesses. While development is a great thing, it can also be a bad thing. The traffic in Queen Creek has become bad over the years. Sometimes, it is very hard to get out of the Pecans onto Chandler Heights because the traffic can be so brutal, especially when school is in. Now with this proposed development, it will be unbearable and dangerous. It was supposedly zoned for a certain amount of houses from my understanding and then increased from there to 450 homes. That will be an estimated additional 900+ cars that will be using Ellsworth and Chandler Heights as entrances and exits. Obviously that will increase already bad traffic as well as be dangerous for everyone that lives in the vicinity. We are totally opposed to this housing development. Why don't we stick to the original zoning with less houses and bigger lots? We realize this is all about money. The builders do not live here and obviously don't care what impact the increased amount of houses will have on our community. We've always loved Queen Creek because of these fields and open areas. Obviously we are sad that a housing development is going there. We hope that the city will not cave and rezone this development for more houses. Queen Creek will lose it's small town feel with the development of this project. Montelena is caving because with their support, they are hoping their neighborhood's street Via Del Jardin will not be used as an entrance or exit. Please keep Queen Creek the great town that it is by not allowing so many houses to go in. If 450 houses are approved, with Chandler Heights is an entrance and exit across from us, we will consider moving. We moved here to get away from all the traffic and have space. This proposed development the way it is, will be a total nightmare! Please please please consider lower density as it was originally zoned for.

Thanks for your consideration,

Jonathan & Kim Graff
20401 Via De Palmas
Queen Creek, AZ 85142

Sent from my iPhone



Maria Gonzalez <maria.gonzalez@queencreek.org>

Call to the public

Hendrix Gross <lg75az@gmail.com>

Wed, Jul 15, 2020 at 2:08 PM

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

My name is Hendrix Gross. I live in Queen Creek at [21922 e. Rosa Rd 85142](#). I wanted to say I'm opposed to the 190+ acres to be sold for over 400 homes to be built on. I've lived in Queen Creek for 20 years and it seems like we always have a problem with keeping up with the infrastructure to support the amount of people and then you add the San Tan traffic on top of that. This will just compound to the problems that already exist. Didn't make sense!



Maria Gonzalez <maria.gonzalez@queencreek.org>

Taylor Morrison Ellsworth Ranch PAD Rezone (P19-0251)

Brian Hanson <brianhanson710@gmail.com>
To: publiccomment@queencreek.org

Wed, Jul 15, 2020 at 7:21 AM

I am in favor of the city moving the project forward. I am responding to a notice received yesterday. Please add to the record.

Respectfully

Brian Hanson
23157 S 202nd St
Queen Creek Az 85142
(Montelena)

Proposed Taylor Morrison Ellsworth Ranch PAD Rezone (P19-0251)

'Jesse Johnson' via publiccomment <publiccomment@queencreek.org>

Wed, Jul 15, 2020 at 4:43 PM

Reply-To: Jesse Johnson <jjohnson@ltsolutions.com>

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

To whom it may concern,

My name is Jesse Johnson. I bought my lot in the Pecans in September 2017. My family and I officially moved in June to this beautiful community. I understand the need for this land to be developed however selfishly I enjoy the view of the farm land and mountains when I pull onto Chandler Heights.

What I don't understand is the number of units in the proposed site plan. I sat on the last call and not one person from Montelena said they approved the numbers of proposed units. They only approved if the project didn't run through Via del Jardin. That's a valid concern as it sounds like it would impact the safety of that community. I guess what I don't understand is why isn't the safety of the Pecans being taken into consideration as well. As I mentioned earlier, I just recently moved here however have been in this area for the past 10 years. Ellsworth road traffic is an absolute nightmare. My house backs the USA gym and my wife and I hear tires screeching on a regular basis. There doesn't seem to be anything in this plan to address this concern. I would implore anyone on the council to try and navigate a left hand turn onto Chandler Heights coming out of the pecans in the morning. Making this a four lane road and adding the proposed volume in traffic is going to cause several fatalities for years to come.

I'm all for the growth and prosperity of Queen Creek however why does it have to be on such a scale that puts its community in harms way?

Thanks for your consideration

Jesse

Jesse J. Johnson | *Director of Sales*

LTi Technology Solutions | Office: 402.281.4829 | Mobile: 914.562.3362





Maria Gonzalez <maria.gonzalez@queencreek.org>

TAYLOR MORRISON

1 message

Debbie McCleve <eibbed@cox.net>
To: PublicComment@queencreek.org

Tue, Jul 14, 2020 at 3:59 PM

Montelena residents were made aware of the road via del Jardine going through one day. IT IS IN THE PUBLIC REPORT. It is of utmost concern to me for the safety of the children to eliminate the excess traffic that will be introduced by this new development.

It is my understanding that Taylor Morrison will not cooperate in any way for adjusting their site to alleviate this problem. I would plead with the council to reconsider the plans as they stand right now and put the by pass roadway through as originally intended or change up Taylor Morrisons high density community.

Perhaps someone in the council should park their car on Chandler Hts when school is in session. Its a huge line up of vehicles and children running everywhere, both morning and afternoon. Ellsworth is already a nightmare, Queen Creeks number 1 problem that the Mayor and council should take note of. (And you want to approve easily 1,000 more vehicles..Its your legacy...Its happening now on YOUR watch.

Thank you
Debbie



Maria Gonzalez <maria.gonzalez@queencreek.org>

Call to the public

Jessy Palmer <jrpamo01@gmail.com>
To: publiccomment@queencreek.org

Wed, Jul 15, 2020 at 5:27 AM

Hello my name is Jessy Palmer and my address is [24487 s. 197th pl. Queen creek AZ. 85142](#) .

I would like to address the issue of these massive residential communities popping up everywhere. Most people live out in Queen Creek to get away from the congestion and crime of big cities. We need to stop massive residential builders from destroying our city . Please help and tell our elected officials we the people of Queen Creek enjoy the simple small town life and not the over congested city life . It is there job to represent us residents and if they dont we need to let them know during election time. Thank you for your time ,

Jessy Palmer



Maria Gonzalez <maria.gonzalez@queencreek.org>

Via Del Jardine Opposition

Jasonpurvis@gmail.com <jasonpurvis@gmail.com>
To: publiccomment@queencreek.org

Tue, Jul 14, 2020 at 4:25 PM

I am a homeowner in the Montelena Community and a Business Owner in Queen Creek. When I purchased my home in Montelena two years ago, I did so because it was a quiet community in the middle of Queen Creek. My family enjoys the walkability of the neighborhood and we often take bike rides through the community. Soon, my oldest will be driving and I like to know that he has a safe drive through our neighborhood and to the main roads.

I am entering my opposition to opening Via Del Jardine to Ellsworth Ranch. I have lived in many parts of the country and seen other communities have this happen to them. It changes everything about the existing community and turns a quiet neighborhood into a main thoroughfare with increased vehicles, more incidences of speeding, lower property values, and takes from current homeowners important features that brought them to Montelena.

Ellsworth Ranch is a new Community and does not require the opening of Via Del Jardine. When someone buys a new home in Ellsworth Ranch, they understand what they are accepting in regards to their entrances and exits. Keeping Via Del Jardine closed to Ellsworth Ranch will not have an impact on their community or homeowners. It will not have an affect on their property values. The only impact is on Montelena residences.

As for the impact on The Pecans and their residents, the existing roads outside of The Pecans were designed for higher traffic patterns and are already pre-designed main thoroughfares. Via Del Jardine cuts through the Montelena community and was never intended to be a main thoroughfare for anyone but Montelena residents. Adding traffic to existing main thoroughfares will have a very low impact, if any at all, on The Pecans residents. Taking on additional traffic to the roads surrounding The Pecans is the natural design of our town. The added traffic does not pose any safety issue to The Pecans and does not interrupt the serenity of their community. The Pecans community and what compelled their residences to choose The Pecans is completely protected.

Please carefully consider your decision on this matter. Ellsworth Ranch is not impacted by this decision. The Pecans will experience little to no impact by this decision. Only the residents of Montelena, and their quality of life, safety, home values, and potentially more is heavily impacted by this decision. Thank You in advance for your understanding and support.

Sincerely,

Jason Purvis
Owner/Operator
Chick-fil-A
803-239-8888

Sent from my iPhone



Terry Diamond <terry.diamond@queencreek.org>

Pecans opposition to Taylor Morrison development on Chandler Heights and Ellsworth Roads

1 message

Kevin Stineman <kstineman@glenclarum.com>

Wed, Jul 15, 2020 at 5:05 PM

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

I agree with the serious safety and other concerns being presented by the Pecans HOA and its homeowners. Please do NOT permit the rezoning request to allow cram-packing so many homes into this current zoning plan. The homes should be 1/2 acre+ as currently zone.

Please do not ruin the quaintness of this BEAUTIFUL section of Queen Creek just for a relatively little bit of extra tax revenue. The safety of our children and the worsening of the already terrible traffic problems in this area is far too important!

Thank you.

Kevin M. Stineman, Esq.

Chief Claims Officer | **Hannover Re Services USA, Inc.**, 500 Park Blvd., Ste. 825, Itasca, IL 60143 | Tel: 602-793-1076, kstineman@glenclarum.com, www.hannover-re.com



Maria Gonzalez <maria.gonzalez@queencreek.org>

Fwd: Opposition to and concerns related to Agenda Item 11A

Bruce Gardner <bruce.gardner@queencreek.org>
To: Maria Gonzalez <maria.gonzalez@queencreek.org>

Wed, Jul 15, 2020 at 2:08 PM

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

From: **Missy Gunter** <missy.gunter@queencreek.org>
Date: Wed, Jul 15, 2020, 2:02 PM
Subject: Fwd: Opposition to and concerns related to Agenda Item 11A
To: Bruce Gardner <bruce.gardner@queencreek.org>

FYI...

Missy Gunter
Management Specialist

☎ (480) 358-3905

📱 (480) 271-5741

✉ missy.gunter@queencreek.org

22358 S Ellsworth Road, Queen Creek, AZ 85142

Office Hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Friday



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

From: **'Lynnette Wettstein'** via towncouncil@queencreek.org <towncouncil@queencreek.org>
Date: Wed, Jul 15, 2020 at 2:00 PM
Subject: Opposition to and concerns related to Agenda Item 11A
To: <towncouncil@queencreek.org>

Dear Town Council,

As business owners in and residents of Queen Creek for 7 years, we are pleased to participate in this process of expressing our thoughts and concerns about Agenda Item 11A. It is our understanding that a development is planned for and being discussed for Ellsworth Ranch, at the corner of Ellsworth Rd and Chandler Heights Rd, to be developed by Taylor Morrison.

We recognized that the time would come that this land will be developed and we are NOT expressing our opposition to the development of the property. However, we are NOT in support of the request to rezone to a higher density than any of the surrounding areas and we are NOT in support of this planned development to only have two entrances and exits.

It is our understanding that the Town is going against its own general plan by increasing the zoning to R1-5 as part of this development. The closest neighborhood with the highest zoning is R1-7. There is no reason for the planning and zoning committee to approve a rezoning of this property to R1-5. We feel this will create a high-density "feel" to this central and large area of the Town of Queen Creek. In addition, the volume of traffic will increase substantially and will create congestion that will be difficult and unsafe in this area. Anyone who drives this area currently is well aware that the traffic light timing is not great, and that the line to turn from Chandler Heights onto Ellsworth at prime times such as during school drop off times and after school is very significant. There are not any easy or suitable alternatives due to school zones around Hawes and Chandler Heights and so drivers spend very long waits at the light and the line causes

congestion in and out of the neighboring housing developments as well as schools, churches, and even the QCUSD administration building and pool. It is VERY congested during prime hours and adding such high density housing in this area will only contribute to this problem. Even with a lane increase in this area, the traffic will be significantly congested and unsafe.

It is our opinion that the acceptability of the traffic flow and rate presented but the developer of this project Taylor Morrison is faulty and does not factually represent the current growth rate and should be dismissed as inaccurate or unacceptable. It simply does not represent reality for current drivers and residents of this area and how this development will impact this area.

We also oppose this development as currently proposed due to the limited entrances. There seems to be no viable explanation for why a road extension would not be placed through Montelena and that as a neighboring community, why they would not also shoulder some of the traffic. As it is currently proposed, so much of the traffic is forced onto Chandler Heights that it seems silly, and frankly, odd. It is our understanding that Montelena residents knew of, and even expected a road extension at a future time period. Why the Town would not utilize this to reduce traffic flow and would allow all traffic to be forced through minimal entrances/exits is difficult to understand. It is unsafe for the actual residents of this new development in terms of ability for emergency personnel to reach all areas of the development quickly and easily, and it is unsafe and unacceptable to the neighboring communities to bear the brunt of the new development while Montelena shares none of the burden. To exclude Montelena from any traffic burden responsibility seems irresponsible and inequitable.

We recognize that Montelena has hired legal opposition to this road extension and clearly they benefit from not having it built, but that should NOT be a factor in making the best decision for ALL residents of the Town of Queen Creek, including all of the other neighboring residents of this proposed development.

Again, we recognize that it is a foregone conclusion that this land will be developed and we are not in opposition to development. But we think smart and responsible development includes planning for the consequences of that development. The high density rate as currently proposed will cause significant increases in traffic congestion which we feel are irresponsible to the residents of this Town and unsafe to the residents that will occupy this future development.

We feel that the Town Council should not approve this development. It should be sent back to the Planning and Zoning commission for further review for a modified plan that takes into account current growth rates and traffic flow and more equitably and safely enables this development to be a great addition to our Town rather than a source of difficulty and safety hazards.

We believe in the members of this Town Council. In our interactions with them personally and professionally, we are grateful to be represented by council members who have demonstrated a true desire to grow and improve Queen Creek in a responsible way and to serve their constituents. We love this community and truly hope that the best decision will be made on this issue for the benefit of ALL residents of Queen Creek.

Best regards,

Kelly & Lynnette Wettstein
[23968 S 203rd Ct](#)
[Queen Creek, AZ 84512](#)

Director of Operations
Affinity Dental, Queen Creek
[480.249.0499](#) mobile

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Maria Gonzalez <maria.gonzalez@queencreek.org>

Taylor Morrison development

Frank Whitman <abwhitman@att.net>
To: publiccomment@queencreek.org

Tue, Jul 14, 2020 at 6:27 PM

Frank Whitman
20144 E Melissa Pl
Queen Creek, AZ 85142
(The Pecans)

Dear Town Council,

After sitting through two prior meetings regarding the Taylor Morrison development one thing became overwhelmingly apparent to me, the residents of Montelena had not only been bribed but they had been coached on what to say. I listened as resident after resident of Montelena said the same thing almost word for word, "We support the development 100% so long as Via del Jardin is not developed." These residents had no concern whatsoever of the major traffic impact and safety concerns that the development created so long as their self-serving desires regarding Via del Jardin were met. While fully understanding why they do not want this road development, I was personally disgusted with their lack of integrity and concern for the city as a whole.

I listened as so-called traffic experts, paid by Taylor Morrison, told us that Ellsworth Loop was at one-third traffic capacity and could easily handle the additional traffic that this development would create. This is a road that is already so overly-congested that most people avoid it at all costs during rush hour times. Apparently the 45 minutes it takes to go 4 miles to get to the freeway is both reasonable and acceptable in these people's minds. This is prior to any added development and without any construction concerns. I feel that these experts have prostituted their opinions and I challenge their conclusions.

The area proposed for development is surrounded by the prime properties of Queen Creek. Taylor Morrison alleges that their development is in-line with the surrounding areas but that is a lie. They would be putting high-density housing smack in the middle of much larger and more impressive properties, which will cause devaluation and ultimately hurt the city of Queen Creek.

There are major safety concerns due to the extensive traffic that this development would add onto Chandler Heights. Because all schools are west of Ellsworth Loop, every child being driven or driving to school from the development will all exit onto Chandler Heights at approximately the same time period. It will make it almost impossible for the residents of The Pecans to exit and go west. Taylor Morrison's traffic surveyors would like us to believe that the hundreds of cars added to westbound Chandler Heights will pose no additional threat to the two schools west of the development. How could it not and how could anyone trust their survey when it is so obviously flawed?



Maria Gonzalez <maria.gonzalez@queencreek.org>

Fwd: AGENDA ITEM 11A

Bruce Gardner <bruce.gardner@queencreek.org>
To: Maria Gonzalez <maria.gonzalez@queencreek.org>

Wed, Jul 15, 2020 at 10:51 AM

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

From: **Brett Burningham** <brett.burningham@queencreek.org>
Date: Wed, Jul 15, 2020 at 10:44 AM
Subject: Fwd: AGENDA ITEM 11A
To: Bruce Gardner <bruce.gardner@queencreek.org>

FYI

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: **Jeff Brown** <jeff.brown@queencreek.org>
Date: Wed, Jul 15, 2020 at 10:42 AM
Subject: Fwd: AGENDA ITEM 11A
To: Brett Burningham <brett.burningham@queencreek.org>

Pls add to public record

Jeff Brown, Council Member | Office: 480.358.3905 | Fax 480.358.3909 | [22350 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.

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From: **amy frazer** <amylynnfrazer@gmail.com>
Date: Wed, Jul 15, 2020, 10:17 AM
Subject: AGENDA ITEM 11A
To: <towncouncil@queencreek.org>

Dear Town Council,

I would like added to the public record that the Pecans HOA has retained an independent traffic engineer to review the current data and we have asked for an extra allotment of time at this evenings meeting in order for him to present his findings. It is discouraging to receive a rejection of our request. As a Council Board representing our entire Town, it is alarming you would not only alot the time but welcome any relevant information to make an informed decision when it comes to this type of impact to our Town. This is especially so as some of the significant points determined by the engineer deal with real safety issues presented by the proposed plan.

We are disheartened, we feel unheard, under represented and pushed aside. We are very disappointed in our elected officials. We were told that and Mayor Barney made the decision to "shut down our request" to have the expert engineer speak for us at the hearing and be allowed an extra 10 minutes. In light of the rest of us being shut out of the hearing because of the Town's protocol for covid 19, it seems arbitrary and capricious to not allow this to occur to provide all the town with the needed information. We demand better from all of you and want this to be added to the public record and read aloud at tonight's meeting.

Sincerely,

Amy Frazer

Pecans HOA Board President, on behalf of 250 plus homeowners in our community, as well as all members of a Pecan Lane and Paseo De Pecans communities.

--

Bruce Gardner

Assistant Town Manager

p: (480) 358-3200

m:(480) 283-7861

e: bruce.gardner@queencreek.org



22358 S Ellsworth Road, Queen Creek, AZ 85142

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Maria Gonzalez <maria.gonzalez@queencreek.org>

RE: July 15, 2020 TOWN COUNCIL HEARING

C. Vincent Quella III <cvq3@qwerque.com>
To: publiccomment@queencreek.org
Cc: "C. Vincent Quella, III" <cvq3@qwerque.com>

Tue, Jul 14, 2020 at 11:55 AM

Please read the following at the 15 July, 2020 Town Council public hearing.

Subject – Ellsworth Ranch

Taylor Morrison is “demanding” that you approve the plan with a known “trap” AND accept all liability for the injuries and deaths of children that result. The current plan intentionally and knowingly places children going to/from schools and parks in a “trap” that most likely will lead to a child being severely injured or killed. Taylor Morrison designed the plan, had negative feedback in November identifying the issue, and has not eliminated the “trap”. I recently talked with a Taylor Morrison Vice President knowledgeable with the plan and she agreed children were expected to use the horse trail precisely as it was earlier described in correspondence to each of you. When asked about the liability she said once the Town approves the plan Taylor Morrison had no liability, that the Town accepts the liability upon voting for the plan. Taylor Morrison knowingly is willing to intentionally sacrifice children on their way to/from school and the parks. I really don’t care what else is in the plan or how they got this through Zoning and Planning, that ask is inappropriate, unethical and immoral. Vote against the plan.

The trap you are being told to approve creates a substantial liability as there may be multiple children injured during a single event, thus mega-million liabilities. Does Taylor Morrison expect Queen Creek residents to pay the liability through increased taxes? Ask Taylor Morrison to assume the liability in full, when they won’t, it confirms the issue and liability. If there was no issue or liability Taylor Morrison should agree to hold Queen Creek residents harmless for their plan deficiencies.

Rumor has it, Taylor Morrison fired the attorneys we initially met with as they were too sympathetic with the many issues identified by residents, so they hired attorneys with more clout over the Town, to ensure no changes would be made. If you have received “benefits or favors” from Taylor Morrison or their representatives, you should reclude yourself from this vote. Please affirmatively dispel those rumors as inaccurate and confirm that whoever Taylor Morrison hires you will continue to act in an ethical and moral way in performing your duties and responsibilities.

Reject Taylor Morrison’s plan and inform them that:

1. None of our Town Council elected officials are beholden to a developer if any portion of their plan knowingly places children at avoidable risk as we elect ethical and moral residents to represent us on the Town Council.
2. Our Council members will control developers and expect the developers to eliminate known “traps” before asking for a plan to be approved.

3. NEVER will the Town Council knowingly, intentionally approve a developer's plan that has a known and intentionally included substantial risk of injury or death to our children going to/from our schools and parks.

Taylor Morrison's ask is particularly heinous as the danger and liability are eliminated/substantially decreased at little to no additional cost by creating an adjacent pedestrian path next to the horse path from the start.

Vince Quella

22565 S. 204th St. Queen Creek, AZ