



**DRAFT MINUTES**  
**REGULAR MEETING**  
**QUEEN CREEK PLANNING & ZONING COMMISSION**  
**May 12, 2021**  
**6:00 PM**

**1. Call to Order**

The meeting was called to order at 6:06 p.m.

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

Troy Young	Chair	Present
David Gillette	Vice Chair	Present via WebEx
Matt McWilliams	Commissioner	Present via WebEx
Alex Matheson	Commissioner	Present via WebEx*
Bill Smith	Commissioner	Present
Steve Sossaman	Commissioner	Present via WebEx
Lea Spall	Commissioner	Present

*\*Initially it was thought that Commissioner Matheson was absent, however, staff later learned that due to technical difficulties he was in attendance via WebEx, though his voice votes of approval for items were not initially heard.*

**3. Public Comment:** Members of the public may address the Planning Commission on items not on the printed agenda and during Public Hearings. Please observe the time limit of (3) minutes. Comments may also be sent to via email to [PublicComment@queencreek.org](mailto:PublicComment@queencreek.org) by 5:30 p.m. on December 9, 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 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 April 14, 2021 Planning Commission Meeting Minutes.**

**B. Discussion and Possible Action on P21-0077 Lennar at Harvest Queen Creek Residential Design Review.** Lennar is requesting approval of six (6) new standard plans with three (3) elevations each to be constructed on 159 lots at Parcels 3-2 and 3-3 in the Harvest Queen Creek subdivision, located south of the southwest corner of Gary and Riggs roads. (Steven Ester,

Planner II)

- C. Discussion and Possible Action on P21-0018 Mickey 40 Preliminary Plat**, a request from CVL for Preliminary Plat approval of an approximately 40-acre, 162 single-family residential subdivision located internal to the northeast corner of Ellsworth and Queen Creek roads, adjacent to the existing Terravella development. (Sarah Clark, Senior Planner/Projects)

**Motion: To approve the Consent Agenda**

**1<sup>st</sup>: Sossaman**

**2<sup>nd</sup>: Gillette**

**RESULT: Approved unanimously (7-0)**

**5. Public Hearing:**

**A. Public Hearing and Possible Action on P19-0088 Jorde Farms South PAD Rezone**, a request from Sean Lake (Pew and Lake, PLC) to rezone 747-acres from R1-43 (Queen Creek Zoning) and RU-43 (Maricopa County zoning R1-43 Equivalent) to R1-18, R1-9, R1-7, R1-5, MDR, and C-2 with a PAD Overlay, located generally east and west of the future Crismon Road alignment, north of Empire Road, west of Signal Butte Road, and south of Cloud Road. (Sarah Clark, Senior Planner/Projects)

Senior Planner Sarah Clark presented P19-0088 Jorde Farms South PAD Rezone and pointed out the surrounding areas, location of the site and the existing zoning designations. The applicant is requesting a rezone to R1-18, R1-9, R1-7, R1-5, MDR, and C-2 with a PAD Overlay. The project will consist of 2,641 residential units and 448 MDR units. Ms. Clark said a portion of the property is located in a Maricopa County island and is subject to a concurrent annexation request. The General Plan designation is primarily Neighborhood and Special District and Open Space.

Ms. Clark discussed the two requested PAD deviations: 1) reduce the R1-7 lot minimum lot width however, the applicant will increase the lot depth and 2) increase the monument entry height to allow for a water tower feature.

Ms. Clark provided an in-depth explanation of the proposed zoning changes, density and the site layout. She discussed buffer areas throughout the development, which are proposed to provide transitions for existing neighborhoods. Ms. Clark outlined specifics to the internal site including two small commercial areas which will feature specialty commercial and neighborhood services. The applicant has proposed that drive-thrus be prohibited to maintain the agrarian vision in this area. Ms. Clark said the applicant has set aside land for a possible public park site and potential future school sites. If these sites are not used for these purposes, they will revert to their respective underlying zoning district.

Ms. Clark concluded with details on design guidelines, landscaping, walls and signage, and said they are all oriented around an agrarian theme. She said conformance with these guidelines

would be reviewed during the future development process for each parcel to maintain consistency throughout.

Ms. Clark said (4) neighborhood meetings were held and outlined the questions and concerns raised by residents in regards to pedestrian and equestrian connectivity; density; traffic; buffering and other issues. She said staff received 12 letters of opposition regarding the case.

Applicant Sean Lake, Pew and Lake, PLC presented on behalf of the Jorde family. He said the Jorde family has owned the property for many years and this is one of the last large parcels in Queen Creek to be planned for the future. He outlined the Jorde land and the State land that make up the 748 acres. Mr. Lake gave a brief history of the property and zoning in relation the Queen Creek General Plan. He said the land has been planned for uses other than 1-acre lots for some time and what is being proposed is consistent with the General Plan. He discussed the buffering around surrounding communities and said the intensity is being pulled inward to the project. He said that all apartments have been removed and stated that there are no apartments in this proposal.

Mr. Lake discussed some elements of the Land Use Plan:

School- The school district approached the property owner with the need for a high school site near Cloud & Riggs. Queen Creek Unified School District (QCUSD) and Jorde are working through a potential purchase of land to accommodate the need for a new school in that area. Traffic, road realignment, dedicated right of ways and other concerns were explained.

Future Park Site – Applicant is setting aside land for a potential public park site with an option for purchase by the Town. The Town has 10 years to purchase the land and nothing will be done by the Jordes with the land during that time. If the Town does not proceed with the purchase, the land will revert to the underlying zoning.

Specialty Commercial - The commercial area will include specialty shops, boutiques, services, and no fast food.

Trails & Open Space - The applicant will develop the wash to include multi-use paths and equestrian trails and dedicate the wash to the Town. The applicant will also provide the required trails and connectivity consistent with the Town's Master Plan.

Mr. Lake concluded with information on design guidelines for the development. He discussed citizen outreach including the required neighborhood meetings and individual meetings with residents.

Commissioner Smith inquired if there were any concerns with the change from R1-35 to R1-7 west of the State land. Ms. Clark said that the Town Council approved this rezone at the March Council meeting.

Commissioner Smith asked how the applicant would prevent apartments in the MDR parcels. Mr. Lake referred to Condition #3 and said the parcels are capped at 8 du/acre and the zoning would stay with the property even if it changed hands.

Commissioner Gillette asked if there was any assurance that the proposed park would be developed. Mr. Lake said it is ultimately up to Town Council. He said the property owner has agreed to hold it for the Town for 10 years. If the Town does not purchase it, it would revert to the zoning and the buffers would still be in place.

Commissioner Spall asked about the timeline concerning the alignment on Crismon Road. Mr. Lake said they are planning to dedicate the right of way to the Town this year and the Town and QCUUSD would decide on the timing.

Chair Young opened the public hearing. The following spoke in opposition of P19-0088 Jorde Farms South PAD Rezone:

Susan Wheatley, 22248 E Riggs Road had concerns regarding the accommodation of increased traffic, use of our private frontage roads by school traffic, and increased congestion.

Sonny Randall, 21207 E Cloud Road had concerns regarding increased traffic and speed on Cloud Road, as well as the expansion of lanes on Cloud Road and encroachment onto resident's property.

Debbie Schneider, 21209 E Vallejo Street had concerns regarding the expansion of Cloud Road that will cut into resident's yards. Other concerns include noise, traffic and high-density housing. Additional concerns included insufficient buffers, horse trails and horse safety.

Lisa McBride, 21762 E Cloud Road had concerns regarding high-speed traffic, safety for horses and wants controlled growth. Concerned about the rural character being overrun with congestion.

Chelsea Brandan, 220<sup>th</sup> Street was opposed to the unexpected growth in the area and property values with construction of patio homes. She had concerns regarding, traffic, safety and increased amount of accidents and the addition of school traffic and turning lanes on Cloud Road.

Rob Schneider, 21209 E. Vallejo Street is opposed to the density and patchwork zoning and the impact to existing horse properties and wants to keep the equestrian rural area.

Shanda Riggs, 21535 E. Excelsior wants to maintain the unique characteristics of rural equestrian lots according to the General Plan. She is opposed to large amount of MDR, patio homes and townhomes in this area and the lack of acre lots that are available.

Cindy Dewine, 24423 S 211<sup>th</sup> Place had concerns regarding commercial growth and density in the area resulting in traffic and dangerous conditions, in particular the Ellsworth Road and Cloud intersection for trailers and animals.

Taffee Eagar (no address provided) was concerned with increased traffic on Cloud Road. She was opposed to the intensity and the loss of the small town feel and expressed the need for one-acre lots.

Dave Rich, Hastings Farms, was concerned with speeding traffic, density and wants to maintain acre lots and the rural area that surrounds HPEC.

Paul Steka, 24520 S. 211<sup>th</sup> Place opposed the irresponsible growth and congestion in the area and had concerns with safety issues with the proposed high school and new drivers. He said the buffers are not guaranteed.

Robbin McBride, 21730 E Cloud Road opposed high density, increased traffic and safety for the area roads, and property values with the proposed patio homes.

The following public comments in opposition to the project were received by email and were read into the record (see attached):

Christina Allen, Queen Creek  
Rondalyn Chestnut-See and Michael See, 21220 E Vallejo Street  
Marcina Layton, 24106 S Cloud Creek Trail  
Max and Heidi Petersen, 22041 East Cloud Road  
Lawana Mortensen, Queen Creek  
Kevin Aikins, 24514 S. 210<sup>th</sup> Place  
Susan Wheatley, 22248 E Riggs Road  
Shanda Riggs, 21535 E. Excelsior Avenue  
Sonny Randall, 21207 E Cloud Road

Planner Steve Ester read WebEx comments in opposition to the project from Crystal Ehart, 24711 S 222<sup>nd</sup> Street, Queen Creek and Donna Mortensen, 22224 E Merlot Street, Queen Creek.

Chair Young closed the public hearing.

Mr. Lake addressed some of the questions and concerns as follows:

50 foot buffer along south part of Riggs Road - This is a 50-foot green strip committed to landscaping and is not future roadway. Chair Young asked if it could be used for horses. Mr. Lake responded that we could work with the Town on what they would like to see.

Cloud Road – Mr. Lake clarified that Cloud road is an 80 foot right of way road designed for three lanes at build out (one lane each direction and a center lane). The 80-foot right of way is not all black top and will also include landscaping and sidewalk.

Trails Plan – The multi-use path on the north side of Riggs allows equestrian and pedestrians. The applicant will also install improvements to the Sonoqui Wash with an 11-mile loop once connected which will include equestrian uses.

Internal (pink) Paths – These internal paths in the subdivision are pedestrian only.

Diversity of Housing – The project is an 800-acre master plan (very large) and will have different lot sizes with multiple choices over a large area.

Land Use Plan – The proposed project is not in an area designated as rural and has always been planned for future development. The southwest portion of the Town is designated as Rural in the General Plan and this will not change because of this development.

The Commission discussed internal trail systems for pedestrians and horses and asked the developer to consider equestrian needs and trail connections based on the amount of surrounding horse properties. They discussed the importance of safe connections and crossing for animals. Mr. Lake explained the multi-use path design and the setbacks from the roadway (which includes curb gutter, landscaping, pathways and then additional landscaping) and confirmed that horses will not be beside the roadway.

The Commission asked about traffic studies and long term plans for Cloud Road. Planning Administrator Erik Swanson confirmed that Cloud Road has been established for three lanes. Deputy Public Works Director Mohamed Youssef provided further clarification on traffic on Cloud Road. He referenced the Transportation Master Plan Update of 2020, which used the Maricopa Association of Government (MAG) model with two lanes (twelve feet each) and a turn lane and said we are not widening Cloud Road. The remainder will be for ROW landscape and drainage.

Chair Young asked if it was possible to have horse trail access along the side of Cloud Road west of 213<sup>th</sup> Street to access Horseshoe Park. Mr. Youseff said we have the width to do this. Mr. Youseff also provided an overview of traffic improvements in the Queen Creek area including State Rte. 24, Ironwood, Signal Butte and Meridian roads, which will alleviate traffic from San Tan Valley on Ellsworth Road when completed. He said the Master Plan took this into consideration in regards to the design for three lanes only for Cloud Road. Mr. Mouseff said that the \$200M in road improvements in Queen Creek will improve traffic circulation and traffic in Queen Creek will change. He said the dynamic of traffic will be very different upon completion.

**Motion to recommend approval of P19-088 Jorde Farms South PAD Rezone, subject to the outlined Conditions of Approval and with the added condition of approval that the developer continue to work with the Town on the equestrian trails portion of the development.**

**1<sup>st</sup>: Sossaman**

**2<sup>nd</sup>: Smith**

**AYES: Young, Gillette, Sossaman, Smith, McWilliams, Matheson**

**NAYES: Spall**

**RESULT: Approved 6-1**

**B. Public Hearing and Possible Action on P21-0037 Barney Farms North Orphan Rezone**, a request by Greg Davis (Iplan Consulting) to rezone a 2-acre triangular site from EMP-A to HDR, located approximately 1,500 feet southwest of the southwest corner of Germann and Signal Butte roads. (Sarah Clark, Senior Planner/Projects)

Senior Planner Sarah Clark provided information on the Barney Farms North Orphan Rezone to rezone a 2-acre triangular piece of land from Employment A to High Density Residential. The General Plan designation is Industrial but allows for rezoning requests with minor changes without a General Plan update. Ms. Clark said there are no deviations requested. Ms. Clark said a neighborhood meeting was held and no members of the public attended. Ms. Clark said the parcel was initially located within the Phoenix Mesa Gateway Airport (PMGA) noise contour line but PMGA updated their contour lines and the parcel is now outside of the noise contour area.

Greg Davis, Iplan Consulting, gave a brief summary of the project on behalf of the Barney Family via WebEx.

There were no comments from the Commission or the public.

**Motion to recommends approval of P21-0037 Barney Farms North Orphan Rezone, subject to the Conditions of Approval.**

**1st: Spall**

**2nd: McWilliams**

**RESULT: Approved unanimously (7-0)**

- C. Public Hearing and Possible Action on P12-0021 Costco Fuel Station Conditional Use Permit,** a request from Andrea Urbas of MG2 for Conditional Use Permit approval for a fuel station located at the northwest corner of Ellsworth and Queen Creek roads. (Erik Swanson, Planning Administrator)

Planning Administrator Erik Swanson summarized the request for a Conditional Use Permit for a fuel station in association with the future Costco Warehouse. He gave a brief description of the site plan, 32 fueling stations, access points, landscaping and elevations and he said it will be consistent with the site as it develops. He gave details on the improvements that will take place on Queen Creek Road. A neighborhood meeting was held and five members of the public attended with general questions.

Mr. Swanson said the applicant is available for questions if needed. There were no comments from the Commission or the public.

**Motion to recommends approval of P21-0021 Costco Fuel Station CUP, subject to the Conditions of Approval.**

**1st: Gillette**

**2nd: Spall**

**RESULT: Approved unanimously (7-0)**

- D. Public Hearing and Possible Action on P21-0087 Mobile Food Vendor Zoning Ordinance Text Amendment.** An amendment to the Zoning Ordinance to conform with the recent approval to the Town Code addressing mobile food vending in the Town of Queen Creek. (Sarah Clark, Senior Planner/Projects)

Senior Planner Sarah Clark said that Town Council approved a text amendment to the Town Code at the April 7, 2021 meeting addressing fees, licensing and other requirements for mobile food vendors operating in Town limits. Mobile vendor can now operate under the general business license and the permitting process has been streamlined. Ms. Clark said a subsequent text amendment to the Zoning Ordinance is needed to reflect the Town Code changes. Ms. Clark outlined the changes need in the zoning ordinance, which are the same as those approved by Council.

There were no comments from the Commission or the public.

**Motion to approve P21-0087 Mobile Food Vendor Zoning Ordinance Text Amendment.**

**1st: Spall**

**2nd: Smith**

**RESULT: Approved unanimously (7-0)**

**E. Public Hearing and Possible Action on P21-0089 Zoning Ordinance Text Amendment – Residential Design Review**, an amendment to DS.4 Single-Family Residential by creating a new subsection F. Approved Product Transferability, to the Town’s adopted Design Standards (Erik Swanson, Planning Administrator)

Planning Administrator Swanson gave an overview of the proposed text amendment for Residential Design Review (RDR). The amendment would modify the current process so homebuilders who have received RDR approval within the past 12 months are able to use the approved housing product in other parcels/subdivisions without an additional RDR approval. He said that administrative approval would still be required. This would streamline the process by an estimated 3-6 months and reduce staff review time and would also keep our design standards. Mr. Swanson said this was an item discussed in the Town Council strategic planning session.

Mr. Swanson reviewed the following considerations recommended by the Planning Staff:

1. Any housing product that was first to a new community would require RDR review and approval by the Planning Commission.
2. If housing product has previously been approved and is being requested for transfer to another community, the housing product would have to meet all applicable conditions of approval for that community
3. Product would have to be commensurate with the lot sizes
4. The number of housing products/elevations would need to be evaluated prior to approval to ensure sufficient diversity within the community
5. Product cannot be transferred that has received approval for deviations
6. Product may only be transferred up to 2 times

Commissioner Smith had concerns regarding diversity, rubber-stamping and neighborhoods looking the same. He asked how many times they could re-use the product. Mr. Swanson said they can only use it two times and then they have to come back for approval. Mr. Swanson discussed market trends and housing styles and said there are natural changes that occur over the years.



**Motion to recommend approval of P21-0089 Zoning Ordinance Text Amendments – Residential Design Review, an amendment to DS.4 Single-Family Residential by creating a new subsection F. Approved Product Transferability, to the Town’s adopted Design Standards**

**1st: Spall**

**2nd: Sossaman**

**AYES: Young, Gillette, Sossaman, Spall, McWilliams, Matheson**

**NAYES: Smith**

**RESULT: Approved (6-1)**

**A. Final Action:**

**A. Discussion and Possible Action on P21-0017 Village at Schnepf Farms Site Plan, a request from Sherri Koshiol of the Empire Group for Site Plan approval of a 144-unit multi-family development on a 13 acre site, located west of the northwest corner of Rittenhouse and Cloud roads. (Steven Ester, Planner II).**

Planner Steven Ester provided an overview on the Village at Schnepf Farms site plan for a single story multi-family development. He gave a brief description of the 13-acre site and area surroundings. The General Plan is designated Special District 1: Agritainment and the current zoning is Agritainment with a PAD overlay. Mr. Ester gave a brief history of the site which included an annexation and rezone approved by Town Council in 2020. He said this is the first site plan to come forward for this property.

Mr. Ester outlined the site plan including parking, open space, access, landscaping, buffers and trails. He said the plan is part of the overall Schnepf Farms Agritainment PAD and South Specific Area Plan. The project will have an emphasis on farm-related elements which will be displayed in the various models, walls and monuments.

Sherry Koshiol of the Empire Group gave additional details on the Village product and the many amenities offered for this project. She discussed the agritainment theme and said the concept was designed in coordination with the Schnepfs to develop a modern farmhouse style.

Commissioner Sossaman had questions regarding access, traffic and the other uses in the surrounding area. Ms. Koshiol said that the traffic generated from the project will access the primary entrance onto Rittenhouse and provided traffic projections for both entrances. (70% north /south on Rittenhouse and 30% for the secondary access east/west on Cloud). There was additional discussion by the Commission on the left out restriction on Rittenhouse and how it may affect the area.

Chair Young read a comment card from Shanda Riggs who commented that many residents did not know about this project beforehand.

**Motion to approve P21-0017 Village at Schnepf Farms Site Plan, subject to the Conditions of Approval.**

**1<sup>st</sup>: Gillette**

**2<sup>nd</sup>: Spall**

**RESULT: Approved unanimously (7-0)**

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

None.

**8. Administrative Items:**

**A. Recent activity update**

Planning Administrator Erik Swanson recognized Sarah Clark's birthday.

Planning Intern Laney Corey introduced herself to the Commission and reported on single-family building permits. She said 274 permits were issued in April, which is a 24% increase from 2020.

**9. 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.

**10. Adjournment**

The meeting adjourned at 8:52 p.m.

TOWN OF QUEEN CREEK

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Troy Young, Chair

ATTEST:

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Joy Maglione, Deputy Town Clerk

I, Joy Maglione, do hereby certify that to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Regular Session Minutes of May 12, 2021 Regular Session of the Queen Creek Planning Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on



**DRAFT MINUTES**  
**WORK STUDY SESSION**  
**QUEEN CREEK PLANNING & ZONING COMMISSION**  
**May 12, 2021**

**1. Call to Order**

The meeting was called to order at 8:53 p.m.

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

Troy Young	Chair	Present
David Gillette	Vice Chair	Present via WebEx
Matt McWilliams	Commissioner	Present via WebEx
Alex Matheson	Commissioner	Present via WebEx
Bill Smith	Commissioner	Present
Steve Sossaman	Commissioner	Present via WebEx
Lea Spall	Commissioner	Present

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

**A. 2021 Text Amendments (Erik Swanson, Planning Administrator)**

Mr. Swanson updated the Commission on the proposed Zoning Ordinance amendments which are routinely reviewed and will be brought forward throughout the year as needed. As part of the process he summarized some of the changes being considered.

- Food Trucks
- Residential Design Review
- Table of Uses
- Parking Standards
- Open Space Requirements
- Neighborhood Meeting Process/ Public Hearing Posting Process
- Lighting Requirements
- Accessory Structures
- General Cleanup

**B. 2021 Town Initiated General Plan Amendment (Sarah Clark, Senior Planner/Project Manager)**

Ms. Clark said the planning group evaluates the General Plan annually and outlined some of the proposed updates as follows:

- Update all maps to reflect new growth such as the ASLD, Fulton Homes Promenade and Encanterra expansions
- Update the Land Use Map to reflect current conditions, including expansions to the Town's Planning Area Boundary
- Clarify that all amendments to the General Plan follow the same public notice procedures as a rezone request
- Clarify that Special District Boundaries may be expanded through the rezoning process
- Update the Land Use Characteristics table to include new zoning districts for the Downtown Core and Residential Commercial

Ms. Clark said there are no large scale changes to land use, goals or strategies and any changes will follow the General Plan Amendment timeline.

#### 4. **Adjournment**

##### **Motion to Adjourn**

**1<sup>st</sup>: Sossaman**

**2<sup>nd</sup>: Smith**

**Approved unanimously (7-0)**

The meeting adjourned at 8:59 p.m.

TOWN OF QUEEN CREEK

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Troy Young, Chair

ATTEST:

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Joy Maglione, Deputy Town Clerk

I, Joy Maglione, do hereby certify that to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Work Study Session Minutes of the May 12, 2021 Work Study Session of the Queen Creek Planning Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on: