



**Minutes
Regular Session
Queen Creek Town Council**

Community Chambers, 20727 E. Civic Parkway
June 2, 2021
6:30 PM

1. Call to Order:

The meeting was called to order at 6:36 p.m.

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

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|----------------|----------------|-------------------|
| Gail Barney | Mayor | Present |
| Dawn Oliphant | Vice Mayor | Present |
| Robin Benning | Council Member | Present |
| Jeff Brown | Council Member | Present via Webex |
| Leah Martineau | Council Member | Present |
| Emilena Turley | Council Member | Present |
| Julia Wheatley | Council Member | Present |

3. Pledge of Allegiance:

Led by Mayor Barney.

4. Invocation/Moment of Silence:

A moment of silence was held for men in women in uniform, firefighters, police and those who have given their lives in support of our country.

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

A. Recognition of John Kross for 25 Years of Service.

Mayor Barney recognized Town Manager John Kross for 25 years of service with the Town of Queen Creek. He listed the many accomplishments the Town has attained under Mr. Kross's leadership, in addition to the strong financial position the Town has ensured. Mayor Barney congratulated Mr. Kross for the numerous awards and achievements he has earned personally, for the Town, and at the regional and state level.

Mayor Barney also recognized Debbie Gomez, Public Works Operation Manager for celebrating 25 years of service with the Town.

6. Committee Reports:

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- 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. Transportation Advisory Committee (May 20, 2021)

Committee Member Cindy Barnes provided an update on the Committee Workplan; presentation from Development Services in regard to development requirements; presentation from Communications & Marketing on using social media to inform residents of traffic issues; and updates on Town projects. The next meeting is August 12, 2021.

2. Economic Development Commission (May 26, 2021)

Committee Chair Shane Randall provided details on a presentation from Banner Hospital CEO regarding hospital expansions. He said a Façade Improvement Application for 22027 S. Ellsworth Road was presented and approved by the Commission. The next meeting is Jun 23, 2021.

- 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 completing a Request to Speak Card and turn it into the Town Clerk, sending an email to PublicComment@queencreek.org by 6:30 p.m. on June 2, 2021 (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.*

The following items were removed from Consent for separate vote by Council Member Martineau: 8(C10), 8(C11), 8(C29), 8(C30), 8(L), 8(M), 8(N), 8(O) & 8(W).

| | |
|------------------|--|
| MOTION: | To approve the Consent Agenda less Items 8(C10), 8(C11), 8(C29), 8(C30), 8(L), 8(M), 8(N), 8(O) & 8(W) |
| RESULT: | Approved unanimously (7-0) |
| MOVER: | Robin Benning, Council Member |
| SECONDER: | Julia Wheatley, Council Member |
| AYES: | Barney, Oliphant, Benning, Brown, Martineau, Turley, Wheatley |

- A. Consideration and possible approval of the April 21, 2021 and May 5, 2021 Regular Session Minutes.
- B. Consideration and possible approval of the appointment of Jeremy Benson to the Board of Adjustment.
- C. Consideration and possible approval of Expenditures Over \$25,000. (FY 20/21 and FY21/22 Budgeted Items)

THE FOLLOWING EXPENDITURES ARE BUDGETED IN THE FY 20/21 BUDGET.

1. TruePoint Solutions - Technical/Consulting Service: \$40,000 (Workforce & Technology)
2. Heartfit for Duty; Dr. Jenni McCutcheon; Pass Investigations; L&D Investigations; Litchfield Tactical LLC - Pre-employment Services for Police: \$130,000 (Police/Human Resources)
3. Industrial Service and Supply - Water Treatment Equipment: \$105,000 Utilities)

THE FOLLOWING EXPENDITURES ARE BUDGETED IN THE FY 21/22 BUDGET.

4. ACRO - Temporary Service: \$500,000 (Town-Wide)
5. Dickinson Wright - Legal Services: \$1,122,500 (Town-Wide)
6. Makinen Professional Services - Public Outreach Services: \$376,500 (Town-Wide)
7. Queen Creek Unified School District - Town-Wide Fuel Purchases: \$653,000 (Town-Wide)

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8. Davidson & Belluso, Esser, Gould Evans, HAPI, Pat David Group, Small Giants, 2CT Media, Campbell Fisher, Complete Print Shop, Printing Specialists, Thomas Printworks, BC Graphics/Blank Canvas, Fast Signs, Kyrene Elementary School District - Printing, Graphic Design, and Signage Services: \$216,000 (Communications & Marketing / Town-Wide)
9. Infosend - Utility Bill Printing Services: \$225,000 (Communications & Marketing / Utilities)
10. Item Pulled from Consent
11. Item Pulled from Consent
12. ACCELA - Annual Support for Accela Civic Platform: \$200,000 (Workforce Technology)
13. Cartegraph Systems Inc. - Annual Support for Work and Asset Management, SeeClickFix Request Management Software: \$115,000 (Workforce Technology)
14. Citrix System - Annual Support and Maintenance for Virtual Desktop Appliance: \$55,000 (Workforce Technology)
15. DITO - Annual Google Licensing Renewal: \$110,000 (Workforce Technology)
16. E-Plan - Annual Support and Maintenance for E-plan Review: \$72,000 (Workforce Technology)
17. ESRI - Annual Support for GIS System Software Support: \$40,500 (Workforce Technology)
18. Granicus - Annual Support for Meeting Management Software and Town Website: \$35,000 (Workforce Technology)
19. CIP Planner - Annual Licensing fee for CIP Manager Software Maintenance: \$55,000 (Workforce Technology)
20. Sentinel Technologies - Annual Maintenance Agreement for Cisco Equipment and Security Operations: \$1,000,000 (Workforce Technology)
21. Custom Storage, Inc. dba CStor - Annual Support Cylance and Blackberry Protect Licensing Agreements: Fees associated with Amazon Web Service (Storage and Cloud Services): \$70,000 (Workforce Technology)

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22. SHI International Corp - Annual Software Support Fees for Network and Security & Cloud Collaboration and Storage Services; and purchase and implementation of NextRequest FOIA request management software: \$80,000 (Workforce Technology)
23. Thin Client Computing - Technical/Consulting Services: \$350,000 (Workforce Technology)
24. TruePoint Solutions - Technical/Consulting Services: \$40,000 (Workforce Technology)
25. Tyler Technologies - Annual Financial System (MUNIS) Support Renewal: \$200,000 (Workforce Technology)
26. Xerox Corporation - Annual Printer Fleet Agreement with Arizona Office Technologies (AOT): \$85,000 (Workforce Technology)
27. ICM/ViewCenter - Annual Support Renewal for Cloud Based Document Management System: \$30,000 (Workforce Technology)
28. Corporate Technology Solutions LLC (CTS) - Contract Cabling Services: \$75,000 (Workforce Technology)
29. Item Pulled from Consent
30. Item Pulled from Consent
31. Al Holler - Tax Audit Services: \$50,000 (Finance)
32. Public Trust Advisors, LLC - Investment Management Services: \$75,000 (Finance)
33. Arizona Department of Revenue (DOR) - Annual Assessment for Sales Tax: \$150,000 (Finance)
34. Sunrise Engineering - Civil Engineering Plan Review Services: \$200,000 (Development Services)
35. AZ Code Consultants, Brown & Associates, Bureau Veritas North America, Shums Coda Associates - Building Plan Review & Inspection Services: \$250,000 (Development Services)
36. Bound Tree - Medical Equipment & Supplies: \$80,000 (Fire & Medical)
37. City of Mesa - Fire Dispatch Services: \$203,500 (Fire & Medical)
38. City of Mesa - Handheld Radio Maintenance and Repair: \$50,000 (Fire & Medical)

39. L.N. Curtis - Personal Protective Equipment & Firefighting Equipment & Supplies: \$269,500 (Fire & Medical)
40. Supreme Oil Company - Fire Fleet Fueling: \$84,000 (Fire & Medical)
41. United Fire; Galls - Fire Uniforms: \$70,000 (Fire & Medical)
42. East Valley Wellness Center LLC - Annual Medical Exams Required for Fire Personnel: \$70,000 (Fire & Medical)
43. Hughes Fire Equipment - Fire Apparatus Repairs & Maintenance Services: \$200,000 (Fire & Medical)
44. ECMS, Inc. - Cleaning and Repair of Fire Personal Protective Equipment: \$25,000 (Fire & Medical)
45. Maricopa County Sheriff's Office (MCSO) - Law Enforcement Contract: \$3,925,000 (Police)
46. Discount Cell, Inc. - Modern/Antenna Equipment Services: \$40,000 (Police)
47. Carahsoft - Multi-Factor Authentication Subscription Services: \$30,000 (Police)
48. Versaterm, Inc. - Annual Maintenance for Police Records Management System: \$70,000 (Police)
49. ProForce Law Enforcement; San Diego Police Equipment Company - Ammunition and Firearms: \$100,000 (Police)
50. Heartfit for Duty; Dr. Jenni McCutcheon; Pass Investigations; L&D Investigations - Pre-employment Services for Police: \$75,000 (Police / Human Resources)
51. FX Tactical / Universal Police Supply - Police Uniforms / Ballistic Vests / Body Armor: \$200,000 (Police)
52. Dana Kepner - Meters, Meter Fittings and Service for Water; \$1,247,295 (Utilities)
53. Empire - Heavy Equipment Rental Services: \$75,000 (Utilities)
54. Instrumentation & Controls - Well Equipment: \$350,000 (Utilities)
55. MISCO - Well Equipment: \$200,000 (Utilities)

56. Valleywide Generator Service - Generator Maintenance Service and Repairs: \$100,000 (Utilities)
57. Westen Oilfields dba Rain for Rent - Wells: \$50,000 (Utilities)
58. Hill Brothers - Water Quality: \$57,500 (Utilities)
59. Gammage & Burnham - Legal Services: \$50,000 (Utilities)
60. Senergy Petroleum/SP Acquisition - Water Distribution: \$40,000 (Utilities)
61. Pumpman's dba Southwest Waterworks - Well Maintenance, Repairs and New Construction: \$2,000,000 (Utilities)
62. Allchem - Water Quality and Safety: \$200,000 (Utilities)
63. Kemira - Wastewater Treatment: \$50,000 (Utilities)
64. Phoenix Pumps - Utility Pumps: \$50,000 (Utilities)
65. Vertech - Well Equipment: \$350,000 (Utilities / Public Works)
66. Unifirst - Uniform Services: \$33,500 (Utilities / Public Works)
67. Cleanview - Sewer and Storm Drain Video Inspection Services: \$93,000 (Utility Services / Public Works / Development Services)
68. Epifini Landscaping - Contracted Roadside Landscape Maintenance Services: \$276,000 (Public Works / HPEC)
69. Roadrunner Paving - Paving & Asphalt Maintenance: \$450,000 (Public Works)
70. WIST Supply Equipment - Furniture: \$50,000 (Public Works)
71. Hillyard - Janitorial Supplies Equipment and Services: \$55,100 (Public Works)
72. SD Crane - General Contracting, Electrical, Plumbing Carpentry: \$250,000 (Public Works)
73. APL Access and Security - Facility Access Card System: \$100,000 (Public Works)
74. Day Auto Supply - Fleet Vehicle Maintenance Parts / Oil / Supplies: \$234,500 (Public Works)

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75. FuelMaster Shields, Harper & Co. - Aims Kits and New Modulares for Vehicles: \$38,000 (Public Works)
76. Goodyear Tire - Tires for Town Vehicles: \$30,000 (Public Works)
77. T-Mobile - GPS Tracking Service: \$44,000 (Public Works)
78. Cactus Transport Inc. - Apply F.A.S.T. to Selected Roads and Crack Seal Arterial Roads as Part of Preservation Program: \$475,000 (Public Works)
79. Holbrook Asphalt - Application of Pavement Preservation Material: \$225,000 (Public Works)
80. Craftco, Inc. - HP (High Performance) Cold Patching Products (Black & Gray), Hot-Applied Sealants, Silicone Sealants, Mastic Products and Crack Sealing, Sealcoating, and Patching Equipment: \$100,000 (Public Works)
81. MR Tanner Construction - Asphalt / Pavement Repairs: \$1,190,000 (Public Works)
82. Southwest Slurry - Pavement Preservation: \$900,000 (Public Works)
83. Morgan Industries - Pavement Preservation: \$330,000 (Public Works)
84. MRM Construction - Pavement Markings: \$200,000 (Public Works)
85. West Coast Arborists - Tree Services: \$45,000 (Public Works)
86. Target Specialty - Weed Chemical Supplies: \$29,000 (Public Works)
87. Toter/NIPA - Residential Trash & Recycle Cart Purchases: \$550,000 (Public Works)
88. Advanced Chemical Transports, Inc (ACT) - Hazardous Waste Management Materials / Supplies and Disposal Services: \$105,000 (Public Works)
89. Sonoran Stabilization Inc. - Dust Control Stabilizer: \$30,000 (Public Works)
90. Roadsafe - Traffic Control Supplies: \$30,000 (Public Works)
91. Seal Master - Road Surfacing Materials (Product Only): \$35,000 (Public Works)
92. Solar Traffic Controls, Sierra Transportation, Wesco dba Brown, Clark Transportation, Advanced Traffic, Traffic Parts, Econolite, Wesco, dba CSC - Traffic Signal Poles and Components: \$450,000 (Public Works)

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- 93. Contractors West - Traffic Signal Fiber / ITS Device Maintenance: \$80,000 (Public Works)
- 94. AJP Electric - Electrical Services: \$50,000 (Public Works)
- 95. Fluoresco Services - Street Light Maintenance: \$260,000 (Public Works)
- 96. Courtesy Chevrolet - Town-Wide Replacement and New Vehicles: \$1,165,177 (Public Works)
- 97. Sanderson Ford - Town-Wide Replacement and New Vehicles: \$128,000 (Public Works)
- D. Consideration and possible approval of a Professional Services Contract with MGT of America Consulting, LLC in an amount not to exceed \$207,500 to update the Town's impact and capacity fees.
- E. Consideration and possible approval for the purchase of Zoll Automated External Defibrillator's (AED) in the amount of \$94,031 with AED Everywhere through the State of AZ Contracts #CTR043456 & CTR042894 and related budget adjustments of the same amount.
- F. Consideration and possible approval of a revised Intergovernmental Agreement with the Chandler Unified School District for a School Resource Officer (SRO) to reflect the transition to the Queen Creek Police Department.
- G. Consideration and possible approval of a Contract with Queen Creek Irrigation District related to coordination, engineering, planning and construction of pipeline relocation improvements for Queen Creek Road - Ellsworth Road to 206th Place (CIP Project #A0210) in an amount not to exceed \$418,443 and the necessary budget adjustments.
- H. Consideration and possible approval of a Cooperative Purchase Agreement with Image Trend through the Town of Gilbert Contract #321000150 for Fire RMS-Records Management System and Electronic Patient Records (ePCR) in an amount not to exceed \$37,986.
- I. Consideration and possible approval of a Professional Services Contract with Westland Resources, Inc. in an amount not to exceed \$272,647 for the completion of an Environmental Assessment related to a proposed partial assignment and transfer of the GSC Farm, LLC Colorado River Water Delivery Contract Entitlement to the Town of Queen Creek, AZ, (FY 20/21 Budgeted Item).

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- J. Consideration and possible approval of Job Order Contract #6, using Town of Queen Creek Contract #2019-142 with SD Crane, in the amount not to exceed \$28,137 for floor replacement in the Recreation Annex. (FY 20/21 Budgeted Item)
- K. Consideration and possible approval of Intergovernmental Agreement with the City of Mesa for the construction of a natural gas line replacement in Meridian Road from Queen Creek Road to Germann Road (A1507) in an amount not to exceed \$121,777. (FY 20/21 Budgeted Item)
- L. Item Pulled from Consent
- M. Item Pulled from Consent
- N. Item Pulled from Consent
- O. Item Pulled from Consent
- P. Consideration and possible approval of a contract with CivicRec for Recreation Management Software in an amount not to exceed \$56,910 (FY 21/22 Budgeted Item).
- Q. Consideration and possible approval of a contract with Edwards & Amato, P.C. for legal services including but not limited to police specific real-time legal consultation, daily/annual training, policy development/management, and legal updates, in an amount not to exceed \$30,000. (FY 21/22 Budgeted Item)
- R. Consideration and possible approval of a one-year contract, with up to four possible one-year renewals, with Core & Main, Dana Kepner Company, and Winwater of Phoenix, for the purchase of Pipe and Associated Materials on an as-needed basis not to cumulatively exceed \$2,000,000 annually.
- S. Consideration and possible approval of an Intergovernmental Agreement with the Arizona Department of Transportation for crash data access and exchange.
- T. Consideration and possible approval of Resolution 1412-21 approving changes to the financial policies and governing guidance included with the FY 2021-22 Budget.
- U. Consideration and possible approval of Delegation Resolution 1413-21 authorizing and directing the Town Manager to take any and all action necessary; and to sign any and all documents, contracts and agreements related to construction and completion of the Municipal Services Building first floor reconfigure project MF014 in an amount not to exceed \$374,000. (FY 20/21 Budgeted Item)

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- V. Consideration and possible approval of Resolution 1414-21 and the Reimbursement Agreement with Woodside Homes Sales AZ LLC to reimburse for water #WA601 improvements with a total not to exceed of \$1,062,476; and necessary budget adjustments.

- W. Item Pulled from Consent

- X. Consideration and possible action on Ordinance 754-21 setting the secondary property tax levy for Streetlight Improvement Districts (SLIDS) for FY 2021/22.

- Y. Consideration and possible approval of the Pre-Annexation Development Agreement with Jorde Farms, Inc. and Jorde Farms 1, LLC to facilitate annexation and continuing development of approximately 747-acres, 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, adjacent to the Town limits.

- Z. Consideration and possible action on Ordinance 759-21, Case P19-0090 Jorde Farms South Annexation, a proposed annexation of approximately 586 Acres, generally located east and west of the future Crismon Road alignment, 2,600 feet north of Empire Road, west of Signal Butte Road, and south of Cloud Road in Maricopa County.

- AA. Consideration and possible approval of a motion to authorize the Town Manager to exercise his discretion to take such step as the Town Manager deems appropriate to file or join in an curiae brief in the Arizona Court of Appeals case Mountainside Mar, LLC, et al. v. City of Flagstaff, et al., 1 CA-CV 21-0002.

Items Pulled from Consent Agenda:

- 8(C10). Plan B - Temporary Labor Services: \$125,000 (Economic Development / HPEC)

- 8(C11). Climatec, LLC - Electrical Contractor: \$110,000 (Economic Development / HPEC)

- 8(C29). League of Arizona Cities and Towns - FY22 Annual Membership Dues: \$31,300 (Town Manager)

- 8(C30). Kutak Rock - Government Relations Services: \$60,000 (Town Manager)

- 8(L). Consideration and possible approval of the Annual Partnership Agreement between Visit Mesa and the Town in the amount of \$36,000 (FY 21/22 Budgeted Item)

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- 8(M). Consideration and possible approval of the Service and License Agreement between the Queen Creek Chamber of Commerce and the Town of Queen Creek in the amount of \$75,000 for FY 21/22.
- 8(N). Consideration and possible approval of the Agreement between the Greater Phoenix Economic Council and the Town of Queen Creek in the amount of \$31,786 for FY 21/22.
- 8(O). Consideration and possible approval of the Agreement between the Queen Creek Cultural Foundation (QCCF) and the Town of Queen Creek in the amount of \$135,000 for FY 21/22.
- 8(W). Consideration and possible action of Ordinance 753-21 to fix, levy and assess the Town's primary property tax for FY 2021/22.

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| MOTION: | To approve Consent Agenda Items C10, C11, C29, C30, L, M, N, O & W |
| RESULT: | Approved (5-2) |
| MOVER: | Robin Benning, Council Member |
| SECONDER: | Dawn Oliphant, Vice Mayor |
| AYES: | Barney, Oliphant, Benning, Brown, Wheatley |
| NAYS: | Martineau, Turley |

Discussion on items pulled from the Consent Agenda was in regard to responsibility to taxpayers, the tax levy for the Town's primary property tax, and subsidizing various interest groups.

9. 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 items on the Public Hearing Consent Agenda by completing a Request to Speak Card and turn it into the Town Clerk, 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.*

Mayor Barney declared a conflict and removed Item 9(B) for a separate vote.

Mayor Barney opened the Public Hearing for Items 9(A), (C) and (D). There were no public comments, and the Public Hearing was closed.

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| MOTION: | Motion to approve the Public Hearing Consent Agenda minus Item B |
| RESULT: | Approved unanimously (7-0) |
| MOVER: | Emilena Turley, Council Member |
| SECONDER: | Leah Martineau, Council Member |
| AYES: | Barney, Oliphant, Benning, Brown, Martineau, Turley, Wheatley |

- A. Public Hearing and possible approval of a Series 10 Beer and Wine Store application submitted by Kim Kenneth Kwiatkowski on behalf of Circle K Store #2709560, 22848 E. Riggs Road, Queen Creek, AZ 85142.
- B. Item Pulled from Public Hearing Consent Agenda for a separate vote.
- C. Public Hearing and possible action on Ordinance 758-21 Case P21-0087 Mobile Food Vendor Text Amendment. an amendment to the Zoning Ordinance and Town Code to conform with the recent approval to the Town Code addressing Mobile Food Vending.
- D. Public Hearing and Possible Action on Ordinance 760-21, 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.

Item(s) Pulled from Public Hearing Consent Agenda:

- 9(B) Public Hearing and possible action on Ordinance 757-21 Case 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.

Mayor Barney recused himself from this item. Vice Mayor Dawn Oliphant opened the Public Hearing for Item 9(B). There were no public comments, and the Public Hearing was closed.

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| MOTION: | To approve the Public Hearing Consent Agenda Item 9(B) |
| RESULT: | Approved (6-0) |
| MOVER: | Leah Martineau, Council Member |
| SECONDER: | Robin Benning, Council Member |
| AYES: | Oliphant, Benning, Brown, Martineau, Turley, Wheatley |
| ABSTAIN: | Barney |

10. 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 756-21 Case P19-0088 Jorde Farms South PAD Rezone, a request from Sean Lake (Pew and Lake, PLC) to rezone approximately 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.

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 pointed out that a separate element to this project is a potential future school site to accommodate the need for a new high school. Additionally, the applicant set aside land for the Town to potentially purchase for a future park site.

Ms. Clark provided details on design guidelines, landscaping, walls and signage, and said they are all oriented around an agrarian theme.

Ms. Clark gave an overview of the public participation, which included four neighborhood meetings that were well-attended by residents. Ms. Clark outlined the concerns and questions raised by residents. She said 15 people spoke in opposition at the May 12, 2021 Planning & Zoning Commission meeting and staff received 25 letters of opposition from residents regarding the case. The Planning Commission vote 6-1 in favor of the project.

Mayor Barney opened the public hearing. Assistant Town Manager Bruce Gardner read an email comment from Rondalyn Chestnut-See, 21220 E Vallejo Street. Additional public comments were received and included in the public record. (See attached).

The following spoke in-person at the meeting in opposition to Item 10(A):

- Lisa McBride, 21762 E Cloud Road
- Marcie Layton, Address not provided.
- Debbie Schneider, 21209 E Vallejo Street
- Bob Schneider, 21209 E Vallejo Street
- Chelsea Brandon, 22015 E Stoney Vista Drive
- Clyde Pace, 24523 S 221st Place
- Paul Stetka, 24520 S 211th Place
- Dusty Leavitt, 24515 S 213th Place
- Robbin McBride, 21730 E Cloud Rd
- Sonny Randall, 21207 E Cloud Rd
- Kim Randall, 21207 E Cloud Rd
- Heidi Petersen, 2241 E Cloud Rd
- Daniel Lyman, 22224 E Vallejo St
- Rondalyn Chesnut-See, 21220 E Vallejo St
- Sandra Dietze, 21669 E Arroyo Verde

The following noted their opposition to Item 10(A), but did not wish to speak:

- Ron (No last name provided)
- Christina Kathrein
- Jody Harrow

Mayor Barney closed the Public Hearing.

Applicant Sean Lake, Pew and Lake, PLC presented on behalf of the Jorde family and the State Land Department. He provided a history of the project and said the layout and planning for the project has been a long time effort with Town of Queen Creek, Queen Creek Unified School District, the State Land Department and the Jorde family.

Mr. Lake provided the following highlights of the project and said he would like to clarify issues that were misunderstood as follows:

There are no apartments included in this project (we capped our density).

- There are no dealerships proposed in this project.
- A high school is planned in this area (no matter the outcome of the Jorde project)
- Density is consistent with the General Plan; Jorde property is not designated as rural, nor has it ever been.
- Cloud Road will be three lanes and will continue to be a collector road (not an arterial road).
- Horse trails are planned for the project.
- Zoning - aligns with other zones; includes large buffers; exceeds surrounding areas.
- Intensity is planned for the center of the project.

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- Trails – the Jorde property is the finishing piece for the Town 11-mile trail plan; 1.7 miles of trail loop will be done on the Jorde property.

Mr. Lake provided additional information on perimeter designs; access points for the project and for the proposed high school; and major modifications to the project based on outreach efforts. Mr. Lake outlined the benefits to the Town and discussed details in the Development Agreement and the Master Plan.

The Council thanked the residents for their input and acknowledged their concerns regarding the project. Council said the major modifications were all a result of neighborhood participation, which resulted in a better project. Council recognized the planning efforts that went into the project over many years and said it is a difficult decision to make.

Council Member Benning asked if a traffic study was conducted. Deputy Public Works Director Mohamed Youssef said yes, it was part of the 2020 Master Transportation Plan Update. Mr. Youssef said that Cloud Road will be one lane in each direction with a center turn lane and Cloud Road falls within the acceptable level of service standards today and into 2040 in regard to projected traffic counts.

Council Member Benning asked Mr. Lake what the timeline was for the Jorde Farm project to begin. Mr. Lake indicated that unlike many projects that have a developer lined up ready to go, the Jorde's are not looking to sell and will hold the land for a very long time.

Council Member Brown commented that this is a good project that betters the town overall and appreciates the resident feedback and the improvements that were made by the developer.

Council Member Wheatley appreciated the modifications made by the developer. She discussed the importance of protecting our rural neighborhoods in Queen Creek. She is supportive of the development but said we can do better with buffers near the 1-acre homes. She suggested that Council consider asking the developer to work with the surrounding neighbors on this matter.

Council Member Wheatley asked when Riggs Road would be completed with five lanes as a road of regional significance. Mr. Youssef said it is not in our 10-year plan, most likely in the next 10-year plan. Council Member Wheatley asked what the repercussions would be if Crismon did not connect to Cloud Road as far as the high school traffic (would it be a nightmare). Mr. Youssef said yes, if not connected it would result in more traffic on other roads. He added that the connection would help curb school traffic and improve overall circulation in this area.

Council Member Martineau recognized the effects of growth on a community and the concerns of the residents. She appreciates the planning over the last two years in regard to the project and said that property rights are a very important role of government.

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Council Member Turley echoed the comments of Council regarding the resident's concerns. She said the process has been followed, and the community is growing, and she recognizes perspectives from both sides. She said the project falls within the General Plan and she will support the project.

Vice Mayor Oliphant spoke about responsible growth that works for both parties. She appreciated neighbors letting Council know about issues that impact them. She said the Council could help facilitate plans for traffic flow for the new high school. Vice Mayor Oliphant was in support of increased buffers around the 1-acre lots and asked Mr. Lake to speak to that.

Mr. Lake said the R1-18 (380 feet buffer) was chosen to accommodate two rows of housing with a road in between. If it was changed from R1-18 to R1-35, he doesn't know how it will lay out and how the transition to the next district would be. Mr. Lake said it is not known what will be built in the R1-18 at this time (it could be open space) and can be addressed when it is platted and sizing can be discussed.

Council Member Turley made a motion to approve Ordinance 756-21 Case P19-0088 Jorde Farms South PAD Rezone. Council Member Martineau seconded the motion.

Council Member Benning made an alternative motion to approve Ordinance 756-21 Case P19-0088 Jorde Farms South PAD Rezone, with the additional condition of approval that only one row of R1-35 be provided on the extreme exterior in the 400-foot buffer.

Council Member Wheatley said she did not want to put the developer in the position to make a decision like this on the fly and suggested that they come back at the next Council meeting after concerns are addressed.

Council Member Turley asked Mr. Lake for his comments on the alternative motion.

Mr. Lake outlined all the areas on the map where there is a 400-foot buffer and how the proposed change would apply in each area. He noted that the only area (where there is R1-18 adjacent to R1-43) that might make a difference would be near Pegasus and the applicant already agreed to single story houses in that area. Mr. Lake said they could make a note to work with staff during the platting process to address these issues.

Council Member Wheatley commented that the proposed change would be an assurance if the school project or the park site does not develop as planned. She added that the south side of Riggs Road was not addressed.

Council Member Brown said it is a courtesy to be upfront to staff, applicants, and neighbors if we are going to make changes at the last hour. He said, additionally, there is only one spot where the proposed change would apply, and it will not address all the concerns of this project. He said he is in support of the original motion.

There was no second on the alternative motion and Council voted on the original motion.

| | |
|------------------|--|
| MOTION: | To approve Ordinance 756-21 Case P19-0088 Jorde Farms South PAD Rezone |
| RESULT: | Approved (6-1) |
| MOVER: | Emilena Turley, Council Member |
| SECONDER: | Leah Martineau, Council Member |
| AYES: | Barney, Oliphant, Benning, Brown, Martineau, Turley |
| NAYS: | Wheatley |

11. 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 item regarding 1. creating a monthly bill cap for residential wastewater accounts and 2. the annual update to the residential wastewater winter average.

Finance Director Scott McCarty provided brief background information on residential and non-residential wastewater accounts. He said the residential rate structure does not have a water usage cap to calculate the average winter water consumption. Staff is looking for direction tonight to create a bill cap for residential accounts and to update the annual residential wastewater average.

Mr. McCarty explained the structure for the proposed wastewater cap and how it is calculated. Staff is proposing a 17,000-gallon water use cap with a 70% flow factor included. The cap will prevent customers using water for outdoor use, that is not going into the treatment plant, from being charged for that portion.

Mr. McCarty explained the calculation used to reset the winter average and said to reset the annual winter average no action is needed. However, if Council chooses to create a new wastewater cap an ordinance amending the Town Code with an emergency clause is required. The ordinance would be presented to Council for approval at the July 21, 2021, meeting and would require a supermajority approval. Mr. McCarty said if approved it will be effective on the July utility bill.

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 completing a Request to Speak Card and turn it into the Town Clerk, 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. Publish the Town’s Biennial Development Impact Fee Audit for fiscal years 2016-17 and 2017-18 and set a Public Hearing for July 21, 2021.

Mr. McCarty said development impact fees are subject to statutory requirements on how they are assessed, collected, used and reported on. State law also requires an audit, and the next audit is due for fiscal years 2016-17 and 2017-18. Mr. McCarty briefly reviewed the results of the audit and said \$20M was collected over the two years and approximately \$35M was spent. The outside audit will look at the collection and spending for each project and must be posted on the website.

Mr. McCarty introduced Jim Rebenar from Heinfield Meech to present the results of the FY 2016-17 and FY 2017-18 audit.

Mr. Rebenar explained the purpose of the audit and posting requirements. He said this audit was an Agreed Upon Procedures (AUP) Engagement audit, which differed from the Town’s last audit. He said it is a higher-level audit that follows specific guidance.

Mr. Rebenar said the audit included the progress of projects identified in the Infrastructure Improvement Plan (IIP); growth projections; a collection and use of impact fees using sample permits issued and sample expenditures.

Mr. Rebenar reported on the audit results and said the Town’s impact fee program and practices comply with State requirements. He reported one exception that was related to variances for growth projections for population, number of housing units and non-residential square footage as reported when compared to actual results. Mr. Rebenar said this is very common and staff responded to this exception. There were no other exceptions identified. Mr. Rebenar thanked the Finance Department for their assistance with the audit.

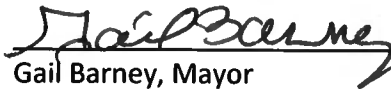
| | |
|------------------|--|
| MOTION: | To publish the Town’s Biennial Development Impact Fee Audit for fiscal years 2016-17 and 2017-18 and set a Public Hearing for July 21, 2021 |
| RESULT: | Approved unanimously (7-0) |
| MOVER: | Robin Benning, Council Member |
| SECONDER: | Julia Wheatley, Council Member |
| AYES: | Barney, Oliphant, Benning, Brown, Martineau, Turley, Wheatley |

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13. Adjournment

The Regular Session adjourned at 9:13 p.m.

TOWN OF QUEEN CREEK

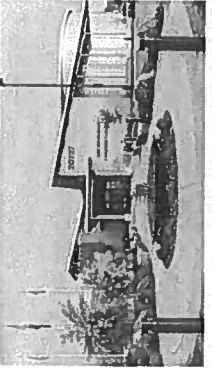
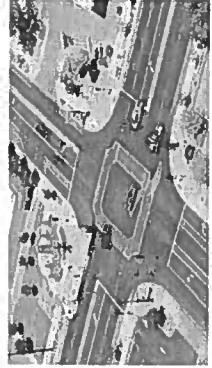

Gail Barney, Mayor

ATTEST:


Maria E. Gonzalez, Town Clerk

I, Maria E. Gonzalez, 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 the 6/2/2021 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:



Council Committee Reports

- 05/20 – Valley Metro Board of Directors Meeting (Brown)
- 05/20 – Arizona-Sonora: Transcendent Leadership Event (Barney)
- 05/20 – Queen Creek Transportation Advisory Committee Meeting (Martineau)
- 05/21 – Legislative Update Meeting with Arizona State Senator Warren Petersen (Barney)
- 05/21 – East Valley Transportation Infrastructure Action Subcommittee Meeting (Benning)
- 05/24 – State Budget Discussion with Arizona State Senator T.J. Shope (Barney)
- 05/26 – Rittenhouse Road Opening – (Barney, Brown, Martineau)
- 05/26 – MAG Regional Council Meeting (Barney)
- 05/26 – Washington Update Call with U.S. Senator Kyrsten Sinema (Barney)
- 05/27 – East Valley Transportation Infrastructure Stakeholder Meeting (Benning)
- 05/31 – San Tan Memorial Gardens at Schnepf Farms 5th Annual Memorial Day Celebration (Barney, Benning, Brown, Wheatley)
- 06/01 – League of Arizona Cities and Towns Neighborhoods, Sustainability and Quality of Life Committee Meeting (Benning)



Sarah Clark <sarah.clark@queencreekaz.gov>

<https://www.queencreekaz.gov/Home/Components/Calendar/Event/31684/17> ' JORDE FARMS'

RONDALYN CHESNUT <rondalync@msn.com>

Wed, May 12, 2021 at 9:15 AM

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

I AM ASKING THIS BE READ AT THE MEETING. THANK YOU

Dear Planning, Name: Rondalyn Chesnut-See and Michael See. 21220 E. Vallejo St. Queen Creek, AZ. 85142

Phone 480-721-3865

When I moved out here 2005 downtown Queen Creek was just a stop sign, with a few cafes and of coarse the famous Norton's.

If you rezone it is going to cause a lot more traffic , accidents, and animal accidents. My story of an accident, my husband and I were leaving and noticed the traffic was back up on Cloud and 213th. There was a girl on a horse trying to grab another horse with out a rider. This was all caused by the horse getting startled and car traffic. Just as she was reaching for the other horses reins, the horse with out a rider took off and started running down cloud, just as she started running her horse fell and she flew off hit the pavement rolled like a rag doll and cracked open her head bleeding profusely. I was the first one there, the horses were running down Cloud heading west towards Ellsworth and ran all the way to Target before they were able to be corralled. The girl was bleeding profusely from her head and knocked out completely, and gurgling. It was almost like a death rattle. If you have ever heard a death rattle then you know what I am talking about. I covered her with a blanket and another lady came over with one of those fabric shopping bags and got it under her head where she was bleeding from. But, after a 5 minutes she finally came too, and we were trying to keep her calm and for her to stay laying so she did not bleed more or aggravate any other injury's she might have. e She was disorientated and trying to get up and then remembered that she had been on a horse and was trying to get up to go after them. Then finally the Fire department and Ambulance got there. This was very scary, and I really thought she was going to die on us until she started to come around. These type of accidents are caused by an animal getting startled because of traffic.

As far as dealerships they are not a necessary business and if they are the dealership's of our neighbor on Ellsworth, why doesn't he get rid of some of his cattle and rezone his property and put the dealerships on his property. This also means people driving new cars and test driving new cars that will also add to traffic. We want to keep our county island quiet and country as Queen Creek was meant to be. We bought here because there were no houses on top of each other. We have had more and more suspicious looking people driving up down our streets. A neighbor just posted about one theft and some one messing with her tractor in the back yard. Vote no , on increased traffic, car and animal accidents and more theft. Vote no Rezoning.

Sent from Mail for Windows 10



Sarah Clark <sarah.clark@queencreekaz.gov>

Call to public-Opposition to Jorde Farms Rezone

Kevin Aikins <kev2709@hotmail.com>

Wed, May 12, 2021 at 5:32 PM

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

Kevin Aikins
24514 S. 210th Place
Queen Creek, AZ 85142

Mayor Barney, members of the town council. I am writing to you in opposition of the Jorde Farms rezone. This area should be left as R1-43 and RU-43. Many people in this area purchased and built homes here because of the surrounding zoning. We did our research to ensure where we were buying would fit our lifestyle. We also bought here because of the atmosphere of the south end of Queen Creek. This is supposed to be the rural end of town. Large lots with horses, ranch animals, or just space to support our dreams. With each passing Planning and Zoning meeting, and subsequent town council meeting, this is being changed. This town spent millions of dollars on creating an equestrian park that no one can now easily access because of the commercial rezoning as well as the high density housing being proposed. While we all understand the need for progress, it should not come at a price to those already living here or the character of this part of town. I also oppose this because traffic in this part of town will continually increase with high density homes. Ellsworth Road is already a high traffic volume road with people from neighboring towns using it in conjunction with Queen Creek residence. This increase in high density homes will exacerbate the situation leading to more accidents, more congestion, and more unhappy citizens. I support building homes here, but not high density neighborhoods. Homes with large lots and space. Thank you.

Kevin Aikins



Sarah Clark <sarah.clark@queencreekaz.gov>

Jorde farms

'Christina Allen' via publiccomment <publiccomment@queencreek.org>

Tue, May 11, 2021 at 5:39 PM

Reply-To: Christina Allen <rodeomom03@icloud.com>

To: PublicComment@queencreek.org

I am against rezoning of the rural farm land. Against any apartments, condos, etc. We are already getting a school in our backyard. Leave the rest alone and rural.

Do not widen Cloud Rd. If access is to be off of Riggs then what's the need. You keep saying that the traffic will not increase then why the need to widen Cloud?

So sad that our Queen Creek leaders are taking the country out of Queen Creek!!!! Leave some land!

Sent from my iPhone



Sarah Clark <sarah.clark@queencreek.org>

Concerns and objections with the land-use plan for Jorde farms

1 message

Chelsea Brandon <radiantfaces11@gmail.com>

Wed, May 12, 2021 at 10:17 AM

To: "alex.matheson@queencreek.org" <alex.matheson@queencreek.org>, "david.gillette@queencreek.org" <david.gillette@queencreek.org>, "distapley@pewandlake.com" <distapley@pewandlake.com>, "jeremy.benson@queencreek.org" <jeremy.benson@queencreek.org>, "lea.spall@queencreek.org" <lea.spall@queencreek.org>, "matt.mcwilliams@queencreek.org" <matt.mcwilliams@queencreek.org>, "sarah.clark@queencreek.org" <sarah.clark@queencreek.org>, "seanlake@pewandlake.com" <seanlake@pewandlake.com>, "stephen.sossaman@queencreek.org" <stephen.sossaman@queencreek.org>, "towncouncil@queencreekaz.gov" <towncouncil@queencreekaz.gov>, "troy.young@queencreek.org" <troy.young@queencreek.org>

To the town of Queen Creek counsel,
 To the planning commission town counsel,
 To Sean Lake @ Pew and Lake,

We have lived In Queen Creek for 15yrs and have enjoyed living here. Up until about a year ago with all the changes being made makes us have several concerns. Queen Creek is not the Queen Creek that we once knew, loved and promised by the town it would be. I get there is always going to be growth but we feel like the town is just stuffing Queen creek full of homes on top of each other with no consideration of what we were told queen Creek was supposed be. That was Queen creek was to stay a farm horse community. We are all told to be at these meetings so that we can have a say and for our voices to be heard! Every meeting we voice our concerns and opinions but feel like the town does the complete opposite of what The residence would like.

We agreed and didn't give a hard time with the high school/middle school Going right next to our property. With that being said I feel like there should be some kind of give and take. I don't feel like we as residence of Queen Creek our being heard. Really we feel like it's very one side with what you as a counsel want to do.

if I was told correctly by the town there's supposed to be 2193 Single units planned to be built on this area of land +448 rental units, townhomes or condos. So if that's true and you put two drivers per household that will be a total of 4386 more cars and drivers on the road here just in Queen Creek. I really want to know how do you think our roads can handle this many more cars and drivers and how safe this is going to be for Queen Creek.

Here is an interesting piece of information I found on governing.com. It states among the hundred largest metro areas, faster growth rates were associated with lower incomes, greater income declines and more people in poverty. The 25 slowest growing areas across all three measures. I definitely feel the rate queen Creek is growing and the type of zoning and building we are doing here is going to have such a negative impact now and in the future.

- we are very concerned for all of the growth and with how many homes they want to shove on all these properties. We really feel like the road system in Queen Creek

cannot handle these new proposed home developments and all of the traffic it will bring. Ellsworth is already insane with traffic and very unsafe. I can't even image if all this gets approved how much more dangerous our roads are going to be. You can't Widen Ellsworth anymore and that road is an outlet in and out of Santan. With all that traffic coming into Queen Creek, plus just Queen Creek residence trying to get in and out of Queen Creek is already so congested. So we feel very strongly that they need to put less density homes on an acre to cut down on overcrowding our town. Queen creek moved way too fast with building all of these high density communities without focusing on our roads and due to that we now have overcrowded roads that are very unsafe. If you drive through Mesa Chandler or Gilbert pretty much every single main road you go on north and south is all four to six lanes plus a turning lane. You can tell that they're flow of traffic is way better and then you come to Queen Creek and it's the complete opposite. I know that the new freeway is going in but I really don't think that that's going to cut down on the traffic that is flowing on Ellsworth north and south, Rittenhouse north and south, cloud east and west, and Riggs east and west.

- We are also very against the red highlighted zoning area C-2 and brown highlighted zoning area MDR that are going so close to our property/home. We feel like our little area of horse farming properties are being trapped and surrounded with higher density neighborhoods and rental, condos. We feel like this area should be kept more horse farming community feel. Queen Creek already has plenty of high density home options for people. We feel like Queen Creek is only doing this Because the land owners and developers are proposing these plans but we are asking for you to please listen to the residence of Queen Creek.
- right now all the communities surrounding the Jorde Farm land are half 1 million to over 1 million dollar properties and homes. We are very concerned with the commercial properties going in and the rental properties going in and feel like it will bring down the value of properties in our area and have such a negative impact now and in the future.

We are voting NO against rezoning action on p19-0088 Jorde Farms South pad to MDR, C-2, R1-5, R1-7. We are totally against having medium density and general commercial behind our property or on the side of the school. We feel this will have a very very negative impact on our value of our home, the traffic, and the town of Queen Creek. We are asking for you to please listen to us and to all our Neighbors and community that I was reaching out to you about their concerns.

Thanks,

Jeff and Chelsea

Jeff and Chelsea Brandon living at 22015 E Stoney Vista Dr. Queen Creek Az 85142



Sarah Clark <sarah.clark@queencreekaz.gov>

Vote NO for Jorde Farms South pad rezone (P19-0088)

1 message

Chelsea Brandon <radiantfaces11@gmail.com>

Wed, Jun 2, 2021 at 6:02 PM

To: "Bob.adelfson@queencreekaz.gov" <Bob.adelfson@queencreekaz.gov>, Jeff Brown <jeff.brown@queencreekaz.gov>, "PublicComment@QueenCreek.org" <PublicComment@queencreekaz.gov>, Sarah Clark <sarah.clark@queencreekaz.gov>, "Spencer.hale@queencreekaz.gov" <Spencer.hale@queencreekaz.gov>, "TownCouncil@QueenCreekAZ.gov" <TownCouncil@queencreekaz.gov>, "alex.matheson@queencreekaz.gov" <alex.matheson@queencreekaz.gov>, "christine.sheehy@queencreekaz.gov" <christine.sheehy@queencreekaz.gov>, "david.gillette@queencreekaz.gov" <david.gillette@queencreekaz.gov>, "dawn.oliphant@queencreekaz.gov" <dawn.oliphant@queencreekaz.gov>, "emilena.turley@queencreekaz.gov" <emilena.turley@queencreekaz.gov>, "erik.swanson@queencreekaz.gov" <erik.swanson@queencreekaz.gov>, "julia.wheatley@queencreekaz.gov" <julia.wheatley@queencreekaz.gov>, "lea.spall@queencreekaz.gov" <lea.spall@queencreekaz.gov>, "leah.martineau@queencreekaz.gov" <leah.martineau@queencreekaz.gov>, "matt.mcwilliams@queencreekaz.gov" <matt.mcwilliams@queencreekaz.gov>, "randy.brice@queencreekaz.gov" <randy.brice@queencreekaz.gov>, "robin.benning@queencreekaz.gov" <robin.benning@queencreekaz.gov>, "stephen.sossaman@queencreekaz.gov" <stephen.sossaman@queencreekaz.gov>, "steven.ester@queencreekaz.gov" <steven.ester@queencreekaz.gov>, "traffic@queencreekaz.gov" <traffic@queencreekaz.gov>, "troy.young@queencreekaz.gov" <troy.young@queencreekaz.gov>

Vote NO for Jorde Farms South pad rezone (P19-0088)

Town Council Members and all others added, please realize this plan has not been created responsibly. With the rental units by Fry's that have recently been approved, in addition to what is being proposed in Jorde Farms, as well as the Schnepf rental units, we would have FIVE separate areas of Multi dwelling Residential units, within a 2 mile stretch. Add a Jr. High/High School and you have created the perfect storm! Five MDR units will not only increase traffic (this is a matter of fact), but this number of MDR units will increase crime potential and car accidents as well. We have already had a man hit a killed right behind out property when Riggs had just opened up to go all the way through. I can't even imagine the deaths or Accidents that will occur due to the very very high volume of traffic after putting in a high school, junior high 3000+ homes and over 600 MDR dwellings. As a mother to teenage kids, this is completely unacceptable in the least! We are not required to change the zoning and we are not required to provide MDR units in our area of Queen Creek. On the other hand, we have a huge responsibility to provide the best locations for our future schools and provide the most safety to the kids and adults of our Community. If you pass this rezoning and allow 5 Multi Dwelling Residential units within a two mile radius of a Jr High/High School, you will most definitely create a scenario where our children, our new drivers, will get into more accidents, our children will be more vulnerable to crime, and you will have more parents knocking on your door demanding change than you know what to do with. The opportunity to provide a safe and responsible area for the school and your Queen Creek community is now! DO NOT allow the Multi Dwelling Residential units to be part of this area! The well being and safety of all our children is in your hands tonight! VOTE NO on this proposal! I am opposing this proposal.

Thank you, Chelsea Brandon
 Address
 22015 E Stoney Vista Dr.
 Queen Creek Az 85142



Kyle Barichello <kyle.barichello@queencreek.org>

Re: Pegasus Airpark

1 message

Erik Swanson <erik.swanson@queencreek.org>

Thu, Feb 6, 2020 at 2:34 PM

To: Ed C <redbirdman@msn.com>

Cc: Kyle Barichello <kyle.barichello@queencreek.org>

Ed,

Thank you for the email. I will disagree with you and say 'yes' 50 years of flight experience pretty much makes you an expert in my book.

To the issue you raise: While we believe having the open space area is generally responsible since it is an approach zone, we are open to how that area is actually treated. My understanding is that the development team heard from some residents of Pegasus that they would like the cottonwood trees to remain as they become a reference point, but other than that, we're open to suggestions.

Sincerely,

On Wed, Feb 5, 2020 at 10:20 PM Ed C <redbirdman@msn.com> wrote:

Hello Eric,

It's Ed Cardinal from Pegasus.

I wonder if you would be so kind as to pass on a bit of information to your staff (who have been very receptive to PEGASUS) or whoever you think might be the best suited to look into this.

First, let me say I have been on the BOD's of the Hangar Association since day one. An original Flight Board Member, one of the first Airport Managers and was voted onto my second term on the HOA just last night.

I have been a pilot over 50 years and retired as a NJ Fire Captain 30 years ago. Does that make me an expert? No, but I trust that you are. I have only made observations over the years that I think can help ward off disaster, or would have done so if enacted upon beforehand.

One disaster that I noted last evening, (just waiting to happen) was presented to the HOA membership regarding the proposed development of Jordie Farms South. While I have no comment on the size of the houses or lots or anything but safety, I happened to note one item you may want to consider that no-one else noticed or mentioned.

We had asked a while back to have some form of green belt area designated extending out from our runway to serve as a safety area in case an aircraft lost power on landing or taking off. While this need is very rare, I had noted (both while airport manager, and since) a half dozen times training aircraft from Mesa Gateway use Pegasus in a safety manner when something sounded amiss during one of their flights. They were usually just something simple like a vibration, a miss or an oil leak.

That issue itself is not the problem. It becomes a problem when the public learns of an issue and overreacts.

In a New Jersey airport where I worked and in a NYC heliport that my wife worked, just a simple overflight prior to landing set major complaints because "children were scared". In one case in NY a boy fell off his bicycle looking 'up', and let to 1/4 m lawsuit.

Which brings me to my point:

In the preliminary plan for Jordie Farms they show a green belt that would suffice as a safety area, extending eastward from runway 08. All well and good except they show 'a proposed large public play area' exactly off the end of the runway. In the worst possible place children should be assembled! I have learned over the years it is far better to have the experts 'you and the staff' to look at things like this and simply, if warranted, have it quietly moved to a safer area then for us (or someone else) bring up an issue like this in a public forum.

Sorry, if I took to much of your time ,

Ed Cardinal

908-407-5409

21268 E. Pegasus



Erik Swanson, AICP | Interim Planning Administrator, Development Services Department

Town of Queen Creek | 22358 S. Ellsworth Road | Queen Creek, AZ 85142 | www.queencreek.org

Phone: 480-358-3013 | Email: erik.swanson@queencreek.org | Office Hours: Monday--Thursday, 7 a.m.- 6 p.m., closed on Fridays



Sarah Clark <sarah.clark@queencreek.org>

Fwd: JORDE Farms

3 messages

Erik Swanson <erik.swanson@queencreek.org>
To: Sarah Clark <sarah.clark@queencreek.org>

Wed, Nov 18, 2020 at 2:33 PM

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

From: **Cindi DeWine** <cindidb@gmail.com>
Date: Wed, Nov 18, 2020 at 12:33 PM
Subject: JORDE Farms
To: <erik.swanson@queencreek.org>

Erik,

It has been called my attention you are the contact to the voice of reason. Below is my letter that was a follow up to last nite meeting with Pew and Lake. Please note I have not addressed any of the financial stress this has caused on the existing homes. But I will send it to you if required. When I contacted my insurance agent at what was going on in the area , I increased my coverage to 3 million. At my expense. The dangerous area I live in and proposed to get worse , I can not afford to have any liability in the area of being underinsured. Cindi DeWine

Hello!

Thank you for the Zoom meeting. I truly feel this is the best way to interact in 2020 and quite frankly could be our new future, the interaction is greater once those are educated to use it.

Here are some thoughts and I try to keep in mind those that oversee proposals don't live there and gain insight from those that do.

Changes can be made and then usually the greater good happens and then the "should have thought of that or should not have done that " doesn't occur.

This is a large parcel off what is the main artery of Queen Creek, Ellsworth. We need to deal with what has already been done and those " Should have thought of that " can now not be changed.

QC Horseshoe park. What a mess with trucks and trailers. Ever get behind a shiny trailer and the sun bounces off and literally " blinds " you? Not a good match when behind the wheel of a car. Let's put Fat Cats next to it! Not even close those two types

of drivers on the same day. Heck we have 1200 horse stalls but yet we don't even have a fenced in facility to avoid death and destruction. Another " Should have thought of that".

Let's put custom homes in a Pecan Grove next to a landfill. There is some fine thinking... Have we even addressed how to deal with the landfill future? There is yet another crop of cars past those trailers past those Fat Cat family cars. Oh my I built a home behind a 25 ft wall of an entertainment center. Nice location, well thought out. Let's put a Private Airpark flying directly over a HORSE event and have that noise hurt riders and better yet have a crash during an event. " Should have thought of that".

Let's take a small artery road Cloud whom you take your vehicle and oh those darn trailers again when turning West and tick everyone off and there is a race up and down that street and put HIGH SCHOOL DRIVERS and BUSES on it. Let's add the proven fact of crime rate to increase with open fencing of acreage homes with animals to the mix and yes we can put in a class action lawsuit for the stupidity of that thought process.

Let's build the largest box Fry's store and all the delivery trucks , we can on the 2nd biggest intersection of Riggs and Ellsworth so we can be blinded by those darn trailers again and those sweet families at Fat Cats and put in rentals ... you know those cute little cars they drive because they park under a tight covered space or on a street? Yes, that is a police report a day morning and night. How are you going to reroute those cars? Can't unless you go down Cloud Rd with your High Schoolers and buses and those darn shiny trailers.

No doubt you don't need anymore of my thoughts of changing zoning of residential acreage and well thought out for pure GREED. I can call an elephant out when I see it.

I would have thought 2020 would have proven Money is the root of all evils to all of us now. Money gives us choices and freedoms so it should be used with care.

Let's sit back and rethink this... What is a disaster for the future of Chandler Heights /Ellsworth to Empire and Cloud to Rittenhouse in the works now, you just took a bad situation and made it horrific. I will 100% hold you and all involved responsible. You have been warned in writing to the disasters to take place. Pray it isn't your Mother, Father, Child, Grandchild, Wife and or husband involved.

Count your blessings, we all need to hope for common sense to prevail in this proposal. Rethink your land use.

I will end this email with one proposal of my own. My IQ isn't Einstein but I do know neighborhoods and people who live in them, that is what I do day in and day out for 19 years as a RE broker.

When you have the current neighborhoods that you have now, Pecans, Hastings Farm, New development, on the corner of CH and Ellsworth, Orchard Ranchettes, Pegasus ,Custom Homes on Cloud all the way to Rittenhouse... Look up the demographics , look up the economic incomes/ ages. Guess what they all need in the future? The need will be there to put their parents/ aunt/ uncles in a Senior living facility. They will want to visit each day very close, they will pay and can pay good dollars for it. Every look at Las Sendas and The Bridges ? Well thought out Mr. Blanford.

Guess what , none of those people DRIVE , they will not add to the disaster Ellsworth is. Guess what ... they are hard of hearing! So noise from Ellsworth is not even an issue. Guess what ? The beautiful facilities built today that we are paying \$4,000.00+ a month for our elderly family members take very nice care of the grounds.

Sean, appreciate you and DJ for hosting the meeting. I appreciate that you valued our thoughts and I hope you see the seriousness I have put in this email. I consider this a working meeting and as I stated above , when the greater good of all people come together, magic can happen. Disasters have been happening with these decisions made in the past. Let's not repeat history of how to grow QC along Ellsworth Road. Goodness we want the town to grow and grow in the right ways, not at the cost of those existing here and paid dearly along the way. Not at the cost of the future residents who know no better when they chose to live here.

With Gratitude for your time,
Cindi DeWine



SEARCH for HOMES on my website: www.cindisellsaz.com

--

Erik Swanson, AICP | Planning Administrator, Development Services Department

Town of Queen Creek | 22358 S. Ellsworth Road | Queen Creek, AZ 85142 | www.queencreek.org

Phone: 480-358-3013 | Email: erik.swanson@queencreek.org | Office Hours: Monday--Thursday, 7 a.m.- 6 p.m., closed on Fridays

11/25/2020

Town of Queen Creek Mail - Fwd: JORDE Farms

To: Cindi DeWine <cindidb@gmail.com>
Bcc: sarah.clark@queencreek.org

Ms. DeWine,

I apologize for the delay in getting back to you.

Thank you for sharing your concerns and the information that you have provided to the applicant. At this time the development proposal is still in its early planning stages and we have been discussing concerns with the applicant. As we continue with discussions and refinement to the plan I will make sure the applicant keeps the community updated. In the meantime, please feel free to reach out to me with any questions or concerns. Additionally, you are more than welcome to share my contact information with your neighbors.

Sincerely,
[Quoted text hidden]

Erik Swanson <erik.swanson@queencreek.org>
To: Cindi DeWine <cindidb@gmail.com>
Bcc: sarah.clark@queencreek.org

Wed, Nov 25, 2020 at 8:01 AM

Thank you Cindi for the follow up, I will add this to the record as well.

I hope you and your family have a wonderful Thanksgiving.

Sincerely,

On Wed, Nov 25, 2020 at 7:08 AM Cindi DeWine <cindidb@gmail.com> wrote:

Erik,

Due to additional research I would also like to add to the reason why I am 100% high school and those apartments are not being committed to a PAD zoning change which in my understanding would mean the exact project , type, look could be changed. So please add to my reason why I will commit to the Town or County not to allow this to happen.

Thank you.
Cindi DeWine

Russ Lyon Sotheby's
INTERNATIONAL REALTY

Cindi DeWine
Associate Broker | Top 1% REALTOR® in Arizona

c 480.703.7997
f 480.907.6305
cindi.dewine@russlyon.com
cindisellsaz.com



SEARCH for HOMES on my website: www.cindisellsaz.com

[Quoted text hidden]

[Quoted text hidden]

Emails generated by council members, members of Town commissions and committees and by staff and that pertain to Town business are public records. These emails are preserved as required by law and generally are available for public inspection. Email correspondence is regularly reviewed by members of the public, media outlets and reporters.



Maria Gonzalez <maria.gonzalez@queencreekaz.gov>

Please hear us.

1 message

Taffee Eagar <taffee22@msn.com>

Sat, May 29, 2021 at 11:02 AM

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

We understand changes are coming. However, the changes proposed on Jorde Farms is not going to be good and I'm afraid you guys (town council and all involved with project). will not see it until it's too late. So please hear us!!

Traffic and accidents will be terrible and not just traffic but young drivers due to the proposed Highschool.

Highschoolers along with all the proposed high density housing trying to navigate through the area. The proposed plan with extending Crismond IS NOT THE SOLUTION that will help all this added density. As I mentioned in the last meeting but was completely ignored by all council members and the Jorde farms lawyer that presented the proposal. The only people that will use crimson rd will be people from Hastings farms which is a small percentage of people that rely on cloud road in the first place. No one else will take a road with multiple roundabouts and winds through a neighborhood to get to their home or school. And if the town and Jorde family moves forward with this plan it will be a disaster and will wish they had done something different.

Sincerely

Taffee Eagar

24706 s 223rd pl.

Queen Creek az 85142

Sent from my iPhone

5/10/2021

Town of Queen Creek Mail - land re-zone



Sarah Clark <sarah.clark@queencreek.org>

land re-zone

2 messages

bceberhard9@gmail.com <bceberhard9@gmail.com>
To: sarah.clark@queencreek.org

Mon, May 10, 2021 at 3:48 PM

1. I did not receive any mailing notifications for the upcoming proposed development on the land by my neighborhood. I live in the neighborhood next to the LDS church off of Cloud Rd. This is next to where the new High School is going to be built.
2. I saw the map of the rezoning that is being proposed for the land near the new Frys Grocery Store on Ellsworth and Riggs that also extends down to where the new High School will be built. I object to the areas that are showing build to rent dwelling units or apartments/condos in the planning. I would like for this area to remain more rural. Ellsworth road is already crowded with more homes coming in on the corner of Chandler Heights and Ellsworth that will add to the busy roads. If apartment/condo type housing were to be built off of Riggs road then the traffic on Ellsworth would be way too much. We moved out to Queen Creek and to this area because we liked the quiet rural feeling. Please consider not re-zoning to put in the apartment/condo type living in this area.

Thanks, Crystal Eberhard

Sarah Clark <sarah.clark@queencreek.org>
To: bceberhard9@gmail.com

Hi Crystal,

Thank you for your email. I will add your comments to the official case record. If you have any additional questions, please let me know.

Thank you,
[Quoted text hidden]
--

Sarah Clark, AICP | Senior Planner/Project Manager, Development Services Department | Town of Queen Creek |
phone: 480-358-3020 | fax: 480-358-3105 | e-mail: sarah.clark@queencreek.org |
22358 S. Ellsworth Road, Queen Creek, AZ 85142 | www.queencreek.org | Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



Sarah Clark <sarah.clark@queencreekaz.gov>

Fwd: Please Help Mitigate Traffic Impact on Cloud Road from Jorde Farm and Schnepf projects

Brett Burningham <brett.burningham@queencreekaz.gov>

Tue, Jun 1, 2021 at 6:49 AM

To: Sarah Clark <sarah.clark@queencreek.org>, Erik Swanson <erik.swanson@queencreek.org>

For the record...

Brett Burningham, AICP
Development Services Director
p: (480) 358-3097

e: brett.burningham@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



Emails generated by council members, members of Town commissions and committees and by staff and that pertain to Town business are public records. These emails are preserved as required by law and generally are available for public inspection. Email correspondence is regularly reviewed by members of the public, media outlets and reporters. To ensure compliance with the Open Meeting Law, members of the Town Council, Commissions and Committees should not forward or copy e-mail correspondence to other members of the Council, boards or commissions and should not use reply all when responding to this message. Any questions should be directed to the Town Attorney: (602) 285-5000.

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

From: **Gail Barney** <gail.barney@queencreekaz.gov>
Date: Sun, May 30, 2021 at 4:55 AM
Subject: Fwd: Please Help Mitigate Traffic Impact on Cloud Road from Jorde Farm and Schnepf projects
To: Mohamed Youssef <mohamed.youssef@queencreek.org>, Brett Burningham <brett.burningham@queencreek.org>

FYI

Sent from my iPad

Begin forwarded message:

Gail Barney
Mayor

e: gail.barney@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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From: Scott Ellsworth <spellsworth@msn.com>

Date: May 29, 2021 at 11:16:49 PM MST

To: gail.barney@queencreekaz.gov, dawn.oliphant@queencreekaz.gov, robin.benning@queencreekaz.gov, jeff.brown@queencreekaz.gov, leah.martineau@queencreekaz.gov, Emilena.Turley@queencreekaz.gov, julia.wheatley@queencreekaz.gov

Cc: Marcina Layton <mkskyline1@gmail.com>, alskylene3@gmail.com, ellsworthals@live.com

Subject: Please Help Mitigate Traffic Impact on Cloud Road from Jorde Farm and Schnepf projects

Dear Mayor and Council Members,

We need your help!

The Jorde Farms and the Schnepf proposals, together with other future growth, will drastically affect traffic on Cloud Rd. It is estimated that without mitigation, it will increase traffic tenfold (see Table 1 below). This will, at least, create a miserable experience for all who use Cloud (especially for those whose driveways connect directly to Cloud Rd), and at worst, could cause the Town of Queen Creek to be put in a situation where they will need to declare EMINENT DOMAIN to widen the road to handle the increased traffic.

We ask that you vote NO on the Jorde Farms proposal and NO on the Schnepf proposal of 144 rental units as presently constituted. Please send both proposals back to the Planning and Zoning Commission so that they can be revised to achieve a Level of Service (LOS) 'B' or better for Cloud Rd when all land on Cloud Rd is developed. (See Table 2 below for definition of LOS Levels).

Rather than widening Cloud Road to accommodate this increase in traffic, it would make more sense to act now to divert as much traffic as possible away from Cloud Road (a collector road) to arterial roads (Riggs Road and Rittenhouse Road). The Jorde Farms development and Schnepf developments can do this, if you act to make stipulations. The rest of the undeveloped land on Cloud Road cannot divert to Riggs or Rittenhouse; they must use Cloud Road.

The Jorde Farms traffic, including the high school, along with the 144 Schnepf rental units account for half of the future traffic expected. If they were entirely diverted to Riggs and Rittenhouse, the Cloud Rd traffic could easily stay Level of Service B. There are other possible solutions of course, such as not allowing R1-7 and R1-9 up against Cloud, lowering the density to R1-18 for instance. Or move the Schnepf rental units somewhere else, as that entire area of future agritainment development will also further burden Cloud.

The Schnepf rental units plan for 278 parking spaces. The cars will all be routed down Cloud Rd to Ellsworth because they cannot turn left onto Rittenhouse to go north. A comment in the May 12 Planning and Zoning meeting was made that the cars will probably just turn left onto Cloud, then left onto Rittenhouse and go north, but honestly who will take two left turns instead of two right turns? Realistically most of those vehicles will be coming down Cloud Rd to Ellsworth to go north and west.

When talking with Mohamed Youssef from Traffic Engineering, he said we were not wrong in our concern about the future of Cloud Rd. He stated that it cannot be widened without the Town declaring eminent domain. At the narrowest point, the Cloud Road right of way is only 66 feet. To widen Cloud Road from its current two lanes to four lanes, your standards require a 110 foot right of way. This additional right of way would have to be obtained through the eminent domain process.

We ask that you request your Traffic Engineering department to develop a traffic plan that includes future growth along Cloud Road, including the traffic burden Jorde Farms and Schnepf proposals would add. Then add whatever stipulations are necessary so that only an acceptable amount of traffic volume is allowed on Cloud Road, keeping it at a Level of Service B.

If you act with foresight and wisdom, you can ensure that the traffic volume will conform with your goals for QC, that the look and feel of Cloud Rd will stay the same, and will never need to be widened by eminent

6/1/2021

Town of Queen Creek Mail - Fwd: Please Help Mitigate Traffic Impact on Cloud Road from Jorde Farm and Schnepf projects

domain. Without your swift action, forces will be set in motion that will result in the traffic on Cloud Rd soon being miserable for all, especially those who live right on Cloud Rd.

As you clearly think through this Cloud Rd traffic issue, you will be in keeping with your stated vision for Queen Creek, to "manage growth while fulfilling residents' dreams for the community." We dream of safe streets and a rural feel, that's why we and so many others moved to QC!!

I have personally talked with many residents along Cloud Rd who are just heartsick about the proposals being made, especially two of my friends who live directly facing Cloud Rd and will have to back out of their driveways onto a road full of at least 10,000-11,000 each day. They are more than extremely concerned!!

You declared that you "seek residents' involvement... as decisions are made," so we are pleading for your thoughtful understanding!! We love Queen Creek and plan to stay here for the rest of our lives. Thank you!!

Aaron and Marcina Layton
Scott and Annalisa Ellsworth

24106 S. Cloud Creek Trl
Queen Creek, AZ 85142

Table 1 - Cloud Road Traffic Volume Increase with All Land Developed¹
Vehicles per Day (Estimated)

| Property Owner or Description ¹ | Acres | Homes | Daily Vehicle Volume per Day |
|---|-------|----------|------------------------------|
| Cindy Barnes Family Trust (future) | 32 | 80 | 800 |
| Hastings Farms homes built since traffic study ² | - | 243 | 2,430 |
| Caleda | - | 94 | 940 |
| Northern portion of Jorde Farms (proposed) ² | 51 | 128 | 1280 |
| Cloud Creek Development (future) | 24 | 60 | 600 |
| High School ⁴ | - | - | 2,000 |
| Schnepf Apts (proposed) ³ | - | 144 | 675 |
| Schnepf agritainment (future) ⁵ | 26.6 | 100 | 1,000 |
| | | Total => | 9,725 |

Footnote:

1. Traffic count conducted in September 2019 reported 1,000 vehicles per day on Cloud Road.
2. Only those new dwellings likely to access Ellsworth and Rittenhouse Roads via Cloud Road are included
3. Estimate based on two-thirds of drivers use Cloud Road instead of Rittenhouse.
4. If homes are built instead of a high school, the vehicle volume on Cloud Road from the homes would be approximately 750 vehicles per day.
5. Many options are possible for the agritainment. Its impact on traffic cannot be known at this time. However, one of the possible options is residential: single and multiple family units. Until more is known, its impact will be shown as residential with 3.76 dwelling units per acre. This is the value the Jorde Farms is proposing for their mixed density residential project.

Assumptions:

1. 2.5 Dwelling Units per acre for undeveloped land (based on actual Caleda and recent Hasting Farms densities)
2. 10 trips per day per single family home and 7 trips per day per apartment unit.

TABLE 2 – LOS DEFINITIONS AND V/C RATIOS

| LOS | Definition | V/C Ratio Range |
|-----|---|-----------------|
| A | Free flow conditions; virtually no delay | 0.0 to 0.50 |
| B | In the range of stable flow, but the presence of other users in the traffic stream begins to be noticeable. | 0.51 to 0.60 |
| C | Still in the range of stable flow, but marks the beginning of the range in which the operation of individual users becomes significantly affected by others | 0.61 to 0.70 |
| D | High-density but still stable flow. Speed and freedom to maneuver are severely restricted, and the driver or pedestrian experiences a generally poor level of comfort and convenience | 0.71 to 0.85 |
| E | Represents operating conditions at or near the capacity level. All speeds are reduced to a low but relatively uniform value | 0.86 to 1.00 |
| F | Traffic stream is defined as forced or breakdown flow. This condition exists wherever the amount of traffic approaching a point exceeds the amount which can traverse the point | > 1.00 |

Source: Highway Capacity Manual 2010, Transportation Research Board

LOS = Roadway Level of Service

6/1/2021

Town of Queen Creek Mail - Fwd: Please Help Mitigate Traffic Impact on Cloud Road from Jorde Farm and Schnepf projects

V/C Ratio = Volume / Capacity Ratio: the actual volume of vehicles using the roadway divided by the maximum number of vehicles that the roadway can handle.



Sarah Clark <sarah.clark@queencreekaz.gov>

Jorde Farms - Zoning Proposal

1 message

Rita Feyk <feykbills@gmail.com>

Wed, May 12, 2021 at 6:08 PM

To: PublicComment@queencreek.org

Planning and Zoning Commission,

We are residents of Hastings Farms, and live just across the street from where the proposed development for Jorde Farms will be. While we understand the desire to develop the property, we are very upset with the changes from the original plan. When it was first proposed, we were told it was only going to be large acre-plus lots with single family homes. We were fine with that, but now understand that they are zoning for a high school and townhomes.

We are adamantly opposed to a high school in the space between Cloud and Riggs.

We are also very opposed to multi-residence lots like townhomes and condos.

If a high school is needed, please look to land farther south where homes haven't been purchased and built yet, that way the future residents know exactly what they are buying into.

It feels like when the attorneys pitched zoning for apartments a few months ago they were just doing it for show so they could say they were willing to "compromise" with residents by only zoning for townhomes. That's not a compromise, that feels like a manipulation and feels fraudulent.

Rita Feyk
21539 E Sunset Dr.
Queen Creek, 85142



Kyle Barichello <kyle.barichello@queencreek.org>

Fwd: New development to the East

1 message

Brett Burningham <brett.burningham@queencreek.org>
To: Erik Swanson <erik.swanson@queencreek.org>, Kyle Barichello <kyle.barichello@queencreek.org>

Mon, Feb 10, 2020 at 5:12 PM

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

From: **Nelson Garrison** <aznelson@gmail.com>
Date: Mon, Feb 10, 2020 at 5:08 PM
Subject: Fwd: New development to the East
To: Sean Lake <Sean.Lake@pewandlake.com>
CC: Brett Burningham <brett.burningham@queencreek.org>, Vanessa Macdonald <Vanessa.Macdonald@pewandlake.com>

Sean,

One of the items we talked about in our zoning process was the clear area along the path of the runway to the east. Having playground equipment in that area isn't a clear path. That could lead to an engine out after take off becoming much more serious for anyone on the ground. I'm hopeful that the town is taking that into consideration.

I would appreciate Pegasus Flight association being included in the discussion.

Thank you,
Nelson

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

From: **Ed C** <redbirdman@msn.com>
Date: Mon, Feb 10, 2020, 9:01 AM
Subject: Fwd: New development to the East
To: Nelson Garrison <aznelson@gmail.com>

I told Debbie I would pass this on to you to deal with from Flight.
Jordie Farms Development has sent out a flyer proposing their development to our East.
The three things I see as a problem are:
1. They propose trails all through the development that connect to the trail behind PEGASUS. However, they do not allow horses. Therefore we are giving them easy access with quads and dirt bikes.
2. It looks like the East and North East wall could be bounded with R2 zoning which could be 2story condos.
3. Most important to Flight, they show a (somewhat) clear path over-run strip leading from 08 Eastbound. HOWEVER.....they show playground equipment in the clear path! Right up near the wall.
I already sent a note about the playground to QC and they responded they will look into it.



Ed C

Begin forwarded message:

From: **DEBBIE Wagner** <dwagner@comcast.net>
Date: February 10, 2020 at 5:41:05 AM MST
To: Linda Kellogg <Linda@metropropertyservicesaz.com>, Ed C <redbirdman@msn.com>, "paramedic402 ." <paramedic402@gmail.com>, Brian Fox <foxphotopilot@gmail.com>, rjbrown409@gmail.com
Subject: **Re: New development to the East**
Reply-To: DEBBIE Wagner <dwagner@comcast.net>

Hello
any thoughts on the below? I'd like to get back to Sean Lake on a date for a meeting. Let me know if it would work out combining with Flight. Also, would we be able to use a hangar for a meeting?

thanks
Debbie

On February 5, 2020 at 2:56 PM DEBBIE Wagner <dwagner@comcast.net> wrote:

thank you Linda

2/10/2020

Town of Queen Creek Mail - Fwd: New development to the East

i just spoke with Sean Lake @ Pew and Lake Law office. They are interested in having a meeting with Pegasus. i would suggest that we combine HOA and Flight and have one meeting.

All single family homes (no two stories)
all residential - no commerical buildings

He requested that i send him three dates and he'll work with the Jorde Family to see what works. he did confirm that getting a meeting in February or march would be great

I think we should gather up questions and i can email them to him in advance of the meeting

questions/comments so far

1. can the lot sizes be increased? right now they are planning 3.5 homes/acre, this is somewhat firm, but might be able to suggest that those to our immediate east are larger
2. add an Equestrian gate on the trail between Pegasus and Orchard Ranch to prevent motorized vehicles using a wide open trail as a speedway. Sean thought that made sense
3. Homes/Park to the immediate east of Pegasus

Ed/Randy/Brian
can you please bring this up to flight so we can coordinate a date?

just throwing out dates to get started:

Feb 27
march 12
march 19

once we have a date, I'll solicit thru facebook for questions/suggestions

regards

Debbie

On February 5, 2020 at 11:02 AM Linda Kellogg <Linda@metropropertyservicesaz.com> wrote:

Hi Board. I talked to the Town of Queen Creek. The name of the project is Jordie Farms South. It will be from Pegasus to Signal Butte, from Empire to Cloud. The Planning and Zoning project manager is Kyle Barichello (480-358-3094). The neighborhood meeting was held on January 14, 2020. Only one is required. The attorney for Jordie Farms is Shawn Lake. He can be reached at 480-461-4670.

Kyle said that he was not aware of any additional planned meetings for this project. He also said that there were a fair number of people in attendance from Pegasus. He said that Shawn would welcome any calls and input from Pegasus owners regarding the project.

Let me know if I can obtain any additional information.

Linda Kellogg
Metro Property Services
150 E. Alamo Dr., #3
Chandler, AZ 85225
480-967-7182
480-921-9031 (f)

--



Sarah Clark <sarah.clark@queencreek.org>

Re: Jorde Development-High School

Erik Swanson <erik.swanson@queencreek.org>
To: Sarah Clark <sarah.clark@queencreek.org>

Tue, May 4, 2021 at 1:14 PM

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

From: **Erik Swanson** <erik.swanson@queencreek.org>
Date: Tue, Nov 24, 2020 at 5:42 PM
Subject: Re: Jorde Development-High School
To: Bonnie Jewell <ttbjewell@cox.net>

Ms. Jewell,

Thank you for sharing your concerns. Please note that I will add your concerns to the public record and include it as an attachment to the future Planning Commission and Town Council memos.

On Tue, Nov 24, 2020 at 4:54 PM Bonnie Jewell <ttbjewell@cox.net> wrote:

Mr. Berry,

As a 30+ year Queen Creek resident I am sending this to voice my concern for the proposed new Queen Creek high school location. It is amongst several homeowners that own horses and/or live on acreage with custom homes. We have been fighting against multi-family proposals going in next to the upcoming Frys development on Riggs and Ellsworth too. On the zoom calls last week several homeowners spoke their concerns. We don't feel like our voices are being heard.

The SE part of Queen Creek was supposed to be designated for larger lot sizes to go along with the multi-million dollar horse facility located on Riggs/Ellsworth. The traffic flow on Ellsworth is increasing daily has gotten very noisy. Last week at 6:30 AM it took me 5+ minutes to make a left hand turn out of Orchard Ranch subdivision to go hiking at the Santan Mountains. The higher density housing and traffic in the proposed Jorde Development is going to increase traffic immensely on Cloud Rd and surrounding areas. Our road infrastructure is so far behind the growth and the Town officials don't seem to care.

Please consider the high school in a non-developed area so homeowners who move in, know and understand where the high school is located. It is not fair to put it next to well established neighborhoods, who will have to deal with the extra traffic, sport field bright lights, and increased possible crime from high schoolers.

A Concerned QC resident,

Bonnie Jewell
20872 E Mewes Rd
Queen Creek AZ 85141
602-686-4981 cell

--

Erik Swanson, AICP | Planning Administrator, Development Services Department

Town of Queen Creek | 22358 S. Ellsworth Road | Queen Creek, AZ 85142 | www.queencreek.org

Phone: 480-358-3013 | Email: erik.swanson@queencreek.org | Office Hours: Monday--Thursday, 7 a.m.- 6 p.m., closed on Fridays

5/4/2021

Town of Queen Creek Mail - Re: Jorde Development-High School

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Erik Swanson, AICP | Planning Administrator, Development Services Department

Town of Queen Creek | 22358 S. Ellsworth Road | Queen Creek, AZ 85142 | www.queencreek.org

Phone: 480-358-3013 | Email: erik.swanson@queencreek.org | Office Hours: Monday--Thursday, 7 a.m.- 6 p.m., closed on Fridays



Sarah Clark <sarah.clark@queencreek.org>

Jorde Farms Development

Danielle Johnson <bndjohnson@gmail.com>
Bcc: sarah.clark@queencreek.org

Mon, May 10, 2021 at 1:35 PM

Hello!

My name is Danielle Johnson and I live in the South Creek Ranch Community over by the Schnepf Farms Cemetery. We just found out from neighbors that there are plans to put in apartments, rentals and condos in the land behind the new Frys going in. We strongly oppose any such structures. We strongly oppose any rezoning to include that highly dense of residency. We moved to Queen Creek in 2013 for the open spaces and the feel that this beautiful town provides. Most of the homes in this area sit on 1-5 acres and many are multi million dollar homes, this is not the area for such crowded structures. The traffic, crime rate, light pollution that arises from congested housing and lack of ownership is just not welcome in this area. When we lived in Mesa we saw a police copter every night, one thing I brag about to my family that still lives there is that I have never seen one in Queen Creek. That will be changing with all the rezoning to smaller lots and more congestion. Please note that none of the residents that live in this area are happy about this zoning and changes or happy about the awful traffic that plagues Queen Creek. I wasn't notified about any such zoning changes and was only aware of such things due to a neighbor.

Thank you for your time.

Danielle Johnson 4808811356



Sarah Clark <sarah.clark@queencreekaz.gov>

Opposition to the rezoning

Danielle Johnson <bndjohnson@gmail.com>
To: PublicComment@queencreek.org

Wed, May 12, 2021 at 6:38 PM

Hello,

My name is Danielle Johnson. I am not able to make comments on the meeting, so I guess this is the place to make a comment? I am able to watch only at <https://video.ibm.com/councilmeeting>. Either way, I am strongly opposed to rezoning the area from RU-43 of Jorde Farms to anything of high density. MDR is a hard no. The traffic here is so awful. I know you think you have done an excellent job of applying a buffer, but it is currently zoned as RU-43. We want to keep it RU-43. I am supportive of the park site. I am strongly opposed to High Density rental apartments on Cloud and Riggs on Schnepfs land. That would bring in crime, traffic, and destroy the feel and area of the wash and this beautiful area. I am strongly opposed to widening Cloud Rd.

5/12/2021

Town of Queen Creek Mail - URGENT for May 12 meeting



Sarah Clark <sarah.clark@queencreek.org>

URGENT for May 12 meeting

Marcina L <miskyline1@gmail.com>
To: publiccomment@queencreek.org

Wed, May 12, 2021 at 12:49 PM

We DO NOT want Cloud Road to be widened beyond two lanes and the turning lane!!

I have friends who live right on Cloud Rd, who will probably lose most of their front yards, and others who will lose most of their side yard. Please have compassion, check out the situation with your own eyes and DON'T do anything that will necessitate Cloud Road to be widened!!!

If that means Jorde Farms needs to be zoned for less density, or no apartments on Cloud and Rittenhouse, or whatever else necessary, then make it so. If that means the entrances into Jorde Farms or the high school, off of Cloud Road are limited, then make sure that happens.

Please do everything in your power to ensure that Cloud Road doesn't need to be widened to accommodate the proposed housing for Jorde Farms, the apartments at the corner of Rittenhouse and Cloud, or the high school! There are plenty of other high traffic roads; Ellsworth, Riggs, and Rittenhouse. PLEASE keep Cloud Rd a smaller road!

Thank you!

Marcina Layton
24106 S Cloud Creek Trail
Queen Creek, AZ 85142

Sent from my iPad

Vote NO for Jorde Farms South PAD Rezone (P19-0088)

Lisa McBride <lisaimcb2017@gmail.com>
To: PublicComment@queencreek.org

Wed, Jun 2, 2021 at 3:35 PM

To Whom it May Concern,

My name is Lisa McBride
Address is: 21762 E Cloud Rd, Queen Creek AZ 85142

I am a 30 year PLUS resident of this community. We owned the land where we built our first custom home here just after we were married 33+ years ago, and then built our dream home about 7 years after that on 4 acres on 196th St just north of Ocotillo Rd. The open space, the farm land, the equestrian feel was the main draw that brought us here. We lived in that home for nearly 18 years as we raised our 5 boys, then moved from that dream home into a couple rentals in the Montelena neighborhood as we made plans to build our forever home on Cloud Rd.

We have now resided on Cloud Rd for the past 4 years. When we purchased our property the seller stated that we were to be surrounded by Circle G (although unbeknownst to us they knew that Circle G had actually already sold to Lennar Homes/Hastings Farms). We were promised an equestrian access to the back of our property to access the wash (a buffer of sorts between our fence and Circle G) that would run along the perimeter of the lot adjacent to us to the west, across the back of our fence extending to the north, along the back of the lot that is adjacent to us to the east, to Melinda Kowalski's property and then directly north to the wash. We placed our fence accordingly. Lennar broke ground on their project literally weeks after we moved in. As they got further into the project they approached us telling us our fence had to be moved....long story short, the Town did not require them to provide ANY KIND OF BUFFER between our 2 acre equestrian lot and the higher density homes they were building adjacent to our property. After battling with them for nearly 2 years the concession they made was either they will build their block wall exactly on the property line and will pay to move our fence further in to our property to create the buffer/equestrian access OR they will 'give' us 3 feet and we can pay to move our fence the distance needed to get a horse through there. We took the 3 feet since we didn't feel we had a better choice. Their stance was that we could access the trail (that they had MOVED on their plans that ran around the perimeter of our lot and adjacent lots to the east along Melinda Kowalski's property without any input from us...a private deal they made with her) out the front of our property along Cloud. We took issue with this because we cannot safely ride our horse along Cloud with it's proximity to the road side and the amount of traffic that has been brought to the area due to the development. So we were left to have to move our pipe fencing if we want access to the back. The Town failed us in this situation. They didn't want to get involved and basically told us to battle it out ourselves. They did not require this developer/builder to provide any kind of buffer in their proposals/planning of the development. We are aware that NOW the Town is requiring some kind of buffer from developers, but that left us as the guinea pigs and they refused to change it when they knew it was an issue in our situation.

Fast forward to today...

Jorde Farms has proposed a master planned community requesting zoning changes that would change the current 1 acre zoning to much denser lots, along with a high school, apartments, condos, other commercial shops, etc. not to mention the apartments that Schnepf has planned for at the end of Cloud/Rittenhouse, and the car dealership proposed at Cloud and Ellsworth.

We understand that growth and change will come...it is inevitable. It is the better management of that growth that we are so adamantly pleading for. There are projects submitted and considered for areas that would be much better suited for other areas of our town. We don't need all of that right here on Cloud Rd in the middle of and surrounding MANY equestrian properties on larger lots.

The root cause of the items we take issue with is the DENSITY. From that increased density comes MORE traffic, MORE crime, MORE of the things we don't want here and came out here to AVOID.

*I am proposing that this project go BACK to Planning and Zoning, and they reconsider the effect the traffic alone will impact Cloud and the homes and community members already here. I would propose that they keep the current zoning of 1 acre lots around the perimeter of their master plan including along Cloud Rd, and then transition GRADUALLY to smaller lots WITHIN their own neighborhood they are planning. It was stated at one point that keeping the 1 acre zoning was not feasible because there isn't a big enough market for that size of lot. I beg to differ. I know MANY people that have a desire to find a lot at 1 acre MINIMUM to build a home and have horses on. We ourselves were hard pressed to find the lot we ended up purchasing where we live now because there was an extremely limited availability of that size of lot.

*Jorde Farms presented Crismon as an access point through Hastings Farms south to the High School. I would ask for NO ACCESS from Crismon onto Cloud Rd from the High School and definitely not a through street from Hastings Farms to the south. Jorde Farms should divert all traffic from their neighborhood to Riggs and Ellsworth. Cloud will not be able to handle the additional traffic...there is barely room for 2 lanes with a turning lane that they have said was planned for Cloud Rd already. We currently have so many vehicles using Cloud as a speedway and that will only be exacerbated by high school kids trying to get to school on time using Cloud as their access.

*Concerning the MDR areas on the proposal (in addition to others proposed), it doesn't make sense to have 5 within less than a 2 mile radius. It is my feeling that there are most definitely other areas that would be better suited for that type of housing.

*Another concern is how Jorde Farms plans to incorporate equestrian access around their community and how it ties into the Master Plan for equestrian access and trails. It is my understanding that there is supposed to be an 'Equestrian Loop', but it doesn't seem that any of their renderings show how they plan to tie that in. This is important to me as well as many others that do have horses and would like to be able to access those trails without having to ride on a main thoroughfare for safety's sake.

Please consider the things I have noted here. I am not a lawyer or a developer...I'm just a lay person. I don't know all the zoning lingo or legal jargon. I am a loyal and very active member of this community that has worked hard alongside my husband to raise 5 good hard working honest boys to be stand up citizens of whatever community they decide to settle into. I am grateful we have been able to raise our boys here. I am one that has been here for the long haul watching the growth, investing in this community and helping to make it the kind of community that we want to stay in for the rest of our lifetime. I've even encouraged other family members to come this way who have followed. Please don't disregard people like us who love this town and run us off to make room for those that don't understand what Queen Creek was meant to be and may not be as invested in this great community.

Thank you for your thoughtful consideration and your time.

--

Lisa McBride



Sarah Clark <sarah.clark@queencreekaz.gov>

Latest QC residence plans

'Lawana Mortensen' via publiccomment <publiccomment@queencreek.org>

Wed, May 12, 2021 at 5:09 PM

Reply-To: Lawana Mortensen <lmortensen@yahoo.com>

To: PublicComment@queencreek.org

Everyone—

I am writing in regards to both the Village at Schnepf Farms as well as the Jorde Farms proposal. I have been a resident of Queen Creek since 2003 and have loved being a member of the community. I have loved that QC has always had a "down home/country/small town" feel to it. However, lately it has felt more like the town of QC is more interested in cramming as many houses into as little space as possible. My concern regarding these proposed communities is that I currently live in the Orchard Ranch subdivision. We moved here because of the access to the equestrian arena and that this area of QC had been planned as farming/animal access. I believe that these plans are in direct conflict with prior planning and zoning and will change the feel as well as the significant traffic increase that makes it non conducive to the purpose that this area of QC was designed for. Please consider all the current and long term residents that such a decision to approve such high density housing in this area will drastically impact. Thank you, Lawana Mortensen

Sent from my iPhone



Sarah Clark <sarah.clark@queencreek.org>

Jorde Farms Development

1 message

RONDALEE PACE <rjljuvmykids@msn.com>

Tue, May 11, 2021 at 4:20 PM

To: "sarah.clark@queencreek.org" <sarah.clark@queencreek.org>

Dear Sarah Clark,

My name is Rondalee Lamb Pace. I have lived with my family at 24523 S. 221st Pl, Queen Creek, AZ 85142 for the past 20 and a half years. My parents, Jerry and Nygra Lamb and my brother Wayne Lamb and his wife Chea Lamb have lived across the street from us for the same number of years. (We developed and built our homes on five acres.) We have loved raising our children here in this "small" town and have felt safe and happy here throughout the years. (There were 5,000 people here when we first moved to Queen Creek.) As a single mother for twelve of those years, I have worked very hard to keep my home and property, as I love my neighborhood and space for my family and for our horses and other farm animals. These are the reasons I sacrificed EVERYTHING to live here in this beautiful town. For these reasons, the growth and traffic has been very frustrating and sad for my family and I. Please don't get me wrong, I LOVE people! And I understand that growth is inevitable. But I believe there are better ideas for the residents out here in our area in order to keep our rural feel.

I am writing to voice my disapproval and my concerns regarding the development called Jorde Farms and other development being considered specifically the parcel south of Riggs and west of Signal Butte. I understand there is a church, a school, an assisted living facility, and an apartment/build to rent complex being considered at the south east corner of this parcel. I have several concerns mostly related to the school and the apartment complex. I had NO idea about the Frys going in until it was too late to voice my concerns on it. I feel a school with entrances, either for buses or parent pick up will create more traffic issues along Riggs Rd. and that could also divert traffic to Cloud Rd, which is only two lanes. A school ideally should be within a neighborhood as to limit speed and to make it more accessible for students who walk or ride bikes. The apartment/"build to rent" complex just opens the door for more crime, more overcrowding and MUCH more traffic congestion. I feel that Queen Creek does not have the infrastructure to accommodate more cars on Ellsworth Road, Riggs Rd or anywhere else in the town. The homes that surround this parcel are in the price range which makes them targets for break-ins and theft. To add a school and apartment/build to rent" complex in there, you are asking for more crime. I wish you as the town council would protect the rural nature of Queen Creek and especially the corridor from Cloud Rd to Empire and from Gary to Ellsworth. We need this to be equestrian friendly horse property, like we were promised years ago. I also would like to have an answer as to why the town has said that Queen Creek should be economically diverse. WHY? We moved out here for horse property and space. Why does there NEED to be rental property/apartment mixed in with our established horse property neighborhoods. I think it is just the greediness of the town for impact fees. I know that my concerns will probably never be addressed and you will develop the land according to your wishes but I at least want my disapproval heard.

Thank you for your time and for listening to me.

Rondalee Lamb Pace
480-292-0855



Sarah Clark <sarah.clark@queencreekaz.gov>

URGENT for May 12th Meeting: CALL TO THE PUBLIC

'Heidi Petersen' via publiccomment <publiccomment@queencreek.org>

Wed, May 12, 2021 at 5:45 PM

Reply-To: Heidi Petersen <heidiandmaxwell@yahoo.com>

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

Max and Heidi Petersen family

22041 East Cloud Road
Queen Creek, Arizona
85142**CALL TO THE PUBLIC**

To whom it may concern:

Two and a half years ago, we purchased our home directly off Cloud Road due to the quiet, small town feel. We understood that there was potential to grow and believe some growth is beneficial. With the existing growth approved, we are already experiencing an increase in large haul truck, dump truck, and other massive vehicles traveling the span of Cloud Road, between Rittenhouse and Ellsworth. These vehicles are not specific to the ongoing construction, and flout the posted signs stating "No Large Vehicles, Local deliveries only", thus Cloud Road has become a convenient pass-through for these unauthorized, OVERSIZED vehicles. These vehicles often travel well over the posted speed limit, as denoted by the introduction of a speed limit sign registering the speeds of passing vehicles. The completion of Riggs Road was thought to alleviate the high number of vehicles using Cloud Road as a cut-through, this has not been the case. If this body were to allow the widening of Cloud Road, the drivers, at these speeds, would literally be moving directly through our front yard. Additionally, this would force our teenage children, who are new drivers, to pull out directly into 3-4 lanes of traffic increasing the potential for accidents. We understand there is an existing easement, that allows for a widening, but easements don't take into consideration the safety factors associated with the addition of a "freeway" (we term it this due to trucks already passing at over 65 miles per hour regularly) into citizens front yards.

In addition to the safety factors, the property values along Cloud Road and adjoining streets will be significantly and negatively, affected by the widening of the road and the addition of high-density housing. High-Density housing has been studied and proven many times over to decrease the value of single-family dwellings, increase crime statistics, as well as increase traffic. Simply put, if this board approves the widening of the road and the addition of a high density housing complex, money and value will come directly out of the pockets of the tax paying citizens along Cloud Rd, and into the pockets of the developers who will do their project and leave the citizens dealing with the mess each and every day.

So, truly the only question before the board is what type of government do you want to represent, a government for the people; or a redistributionist government taking money and value from the citizens and giving to deep pocketed donors and corporations? It is our fervent request that this board Vote AGAINST the widening of Cloud Road and AGAINST the approval of High density housing off Cloud Road.

Thank you,

Max and Heidi Petersen



Sarah Clark <sarah.clark@queencreek.org>

Jorde Farms South PAD Rezone

SONNY RANDALL <sonny.arizona@gmail.com>
To: PublicComment@queencreek.org

Wed, May 12, 2021 at 2:01 PM

Call to the public

Sonny Randall
21207 E. Cloud Road

My family recently moved to Queen Creek as we were fortunate enough to purchase a vacant lot just off of Cloud road and build our home that we had been planning for a few years. One of the reasons we moved to Queen Creek was to have a little more space and area for our kids to play and enjoy life. Shortly after we moved here, we started hearing talk about a new development, high school and other amenities coming to the area south of us. Not too long ago, we received a letter from the school district about a meeting regarding the high school, but that was the only notice we received in the mail up to that point in time. I was surprised we did not receive other notices of hearings as we would have welcomed the opportunity to voice our opinions and concerns. As luck would have it, we received a piece of mail from the office of Pew and Lake last week but it was sent to our old address in another city. I read through the provided materials and meeting minutes from previous hearings and I have major concerns about Cloud road being widened.

I have read the comments and minutes regarding this particular proposal which is supposed to help alleviate the traffic congestion from the Jorde Farms development. While that may be the intent, bringing two more lanes onto our property will bring the road noise of a Queen Creek autoban (Cloud road) even closer to our front door. This is very concerning to me! It is not ideal living next to a major street anyway, but then to have that street moved ~30 feet closer to our home will not only impact our quality of life but will have a negative impact on our property value as well. From the comments I have read regarding Cloud road, the concerns seemed to be focused on heavy traffic issues rather than disrupting the lives and property of those living on Cloud road. I realize the majority of individuals that have been involved in this process may not be adversely affected by this part of the proposal, but I have serious concerns with the extra two lanes and shoulder being built on the south side of Cloud and coming onto our property.

Adding more lanes also invites more speeding and 'street racing' within our community. I regularly see cars racing side by side down Ellsworth road and that is on a major street with many traffic lights. I can only imagine what it will be like if Cloud is built out with minimal traffic lights, as it is currently proposed. It will only continue to invite that behavior down Cloud road. While speeding and racing are serious concerns, because we hear those cars all the time now, I am mainly concerned about Cloud road encroaching onto our property and bringing traffic that much closer to our home. We built here for a reason, to enjoy our space, so you can understand our concern in hearing that two more lanes and a shoulder will be added to the south side of Cloud.

I am not against improving the area if that is what is best for the community, but I have to wonder if the widening of Cloud road has been fully assessed to determine the impact to those living right off of Cloud? I know I have not been part of those conversations. Proposals on paper and real world investigations are two very different things, and I would hope this particular aspect of the proposal is looked over carefully so those living off Cloud road will be able to enjoy their intended purpose of moving here in the first place.

Thank you for your time.



Sarah Clark <sarah.clark@queencreekaz.gov>

Jorde Farms South PAD rezoning

Shanda Riggs <shandariggs@hotmail.com>

Wed, May 12, 2021 at 5:39 PM

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

Please vote no on this rezoning proposal. I particularly oppose the commercial and multi family dwelling sections of the proposal. The applicant says multi family use near the commercial parcels will benefit and support the commercial venues. The applicant also admits that these days are a very different commercial environment. The applicant admits with more online sales, it is more challenging for commercial development. So one needs the other. Multi family housing needs commercial options within walking distance, and commercial developments need higher density housing to be successful. Well, the residents in the area highly object to both!

Also, traffic is obviously a great concern. Ellsworth is infamous for its traffic delays, and this nearby section is no different. The applicant tries to calm concerns of residents saying they will expand and build roads to accommodate more population. But we want neither larger roads nor more traffic.

Furthermore, there currently is virtually no significant lighting in the area. The dark and the quiet nature of the residences in this vicinity are nearly unmatched. This project would greatly pollute the nearby residences.

This development would drastically change the character of the area, lower quality of life for surrounding residents, create less open space, and take away the uniqueness of Queen Creek. Each of those are elements that the town self-proclaims as goals. While this project may indeed be meeting the goals of the land owners, this is not meeting the goals of the town. Please preserve this corridor of low density residential options! We are running out of rural residential areas in Queen Creek! Please vote no on the Jorde Farms South PAD rezoning proposal!

-Shanda Riggs
21535 East Excelsior Avenue



Sarah Clark <sarah.clark@queencreekaz.gov>

Fwd: Vote NO on Jorde Farms South PAD rezone

Brett Burningham <brett.burningham@queencreekaz.gov>

Tue, May 25, 2021 at 11:40 AM

To: Erik Swanson <erik.swanson@queencreekaz.gov>, Sarah Clark <sarah.clark@queencreekaz.gov>

Brett Burningham, AICP
Development Services Director
p: (480) 358-3097

e: brett.burningham@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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

From: Gail Barney <gail.barney@queencreekaz.gov>
Date: Tue, May 25, 2021 at 11:39 AM
Subject: Fwd: Vote NO on Jorde Farms South PAD rezone
To: Brett Burningham <brett.burningham@queencreek.org>

FYI

Sent from my iPad

Begin forwarded message:

Gail Barney
Mayor

e: gail.barney@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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From: Shanda Riggs <shandariggs@hotmail.com>

Date: May 25, 2021 at 11:28:01 AM MST

To: TownCouncil@queencreekaz.gov

Subject: Vote NO on Jorde Farms South PAD rezone

Dear Council members,

On Wednesday, June 2, you will be voting on yet another master planned community. **I beg of you to please vote NO on the Jorde Farms South PAD rezone proposal.** I have been waiting for this meeting for about a year and a half. And unfortunately, I will be out of town for the meeting and unable to speak during the public comment portion of the meeting.

While some may say that the Jorde Farms South meets our general plan, I disagree. At least three of the parcels will be changed from what the 2018 general plan shows as 1-2 dwelling units per acre, to R1-7, multi family complex, and commercial. That is a vast deviation from the plan for those parcels. Furthermore, the 2018 general plan repeatedly lists such terms as quality of life, agricultural character, rural heritage, etc. The land use map classifies 35% of the land for rural development of one dwelling unit per acre. This project will change the percentage. The general plan also says it will 'ensure that rural and equestrian areas will remain a significant feature of the town even as the population' increases over the next decade.

The general plan also repeatedly maintains that Queen Creek be a unique community. Because of the careful growth mindsets of previous councils, that has largely been true! However, the character traits that set Queen Creek apart have vastly been eroding. While I commend the commission and council on requiring developments to have a western style, I disagree with the premise that keeping our 'small town feel' is predicated primarily on the design style of our various neighborhoods. It is imperative that some of the best elements of a small town is actually rural residential lots.

The General Plan also mentions a primary goal is the quality of life for its residents and maintaining the unique characteristics of Queen Creek. What makes Queen Creek different is how open we have been, and how many rural residential options we have had in Queen Creek. *The reason this is unique is only because of how other cities in the valley have chosen to grow and develop.* They too used to have rural residential options for families. But rural residential options in the Phoenix area have largely disappeared for medium and high density options. For many years the town has opted to preserve our rural residential areas and has been very select in how we went about growth and development. However, if we

continue to develop our rural areas for commercial and higher density projects, we will certainly lose that small town feel, and we will certainly no longer be unique. **We will be like every other city in the valley, random pockets of acre lots, surrounded by higher density, commercialized zones. The only difference is ours will have a rural design element.**

My husband and I researched the vicinity before purchasing our acre lot in 2004. I opposed the General Plan proposals in both 2008 and 2018, for the changes in my specific area. However, the General Plan promotes having adequate transitions when changing zoning in residential areas. In meeting with Pew and Lake, some neighbors suggested IF rezoning were to happen, to have a transition that maintains the current zoning at the buffer, and then increase with density as you move to the more central portions of the project. To rezone what is currently acre lots, into the varied densities being proposed, it is not adequate to have a small section of R 1-18 as the transition or buffer.

It is impossible to dismiss the financial benefit to the current land owners, developers, and potential tax source for the town. While I honor property rights of land owners, and the need for the council to consider such proposals, the surrounding property owners' wishes should also be of top priority, especially when it does not align with what the town says are its goals. As of yet, I haven't spoken to one nearby resident that desires this project to be approved. Please don't push out your long term residents for new residents in higher densities.

There is sufficient land elsewhere for higher density residential use. I urge the council to wait for proposals in other vicinities of Queen Creek to bring in higher density projects. And when considering such proposals, please preserve, wherever possible, the rural residential areas of Queen Creek that have typified our beloved town for generations. There are so few left! The council is charged with developing and maintaining the general plan. While approving this proposal might be considered developing the general plan, I ask you to **maintain the general plan** for this vicinity. Please do NOT rezone!

I do welcome the development of this area, as it is currently zone. If the proposal was a smaller section of land, with fewer parcels, and less rezoning requests, it might be easier to compromise on some areas of rezoning. But that is not the situation we are in. I most emphatically oppose the MDR and C-2 parcels. As such, I oppose the proposal and ask that the council vote no. This project would not add economic value to our current rural residential area. This proposal would greatly alter the character of this region of Queen Creek, most specifically in adding population, traffic, noise and light pollution, and safety concerns. Each of those would greatly lessen the quality of life of the hundreds of residents in this

area. This project does NOT meet the goals outlined in the general plan. I object to this proposal and ask that you do as well.

-Shanda Riggs
21535 East Excelsior
(Orchard Ranch)

--

Brett Burningham, AICP
Development Services Director
p: (480) 358-3097

e: brett.burningham@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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Sarah Clark <sarah.clark@queencreekaz.gov>

Fwd: Dealership and school traffic

Jeff Brown <jeff.brown@queencreekaz.gov>
To: Sarah Clark <sarah.clark@queencreekaz.gov>

Wed, Jun 2, 2021 at 5:44 PM

For the public record

Jeff Brown
Council Member

e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



TOWN OF
QUEEN CREEK
ARIZONA

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

From: **JULIE SACCHETTA** <jwsacchetta@msn.com>
Date: Wed, Jun 2, 2021, 7:33 PM
Subject: Dealership and school traffic
To: TownCouncil@queencreekaz.gov <TownCouncil@queencreekaz.gov>

Have you ever driven by any of the schools in QC at drop off or pick up times? Long lines of cars and lots of kids walking in the crosswalk- a dangerous situation at best. Please find another location for the school- which I know is needed in QC. Keep our children safe!

Secondly, a car dealership does not belong at Ellsworth & Cloud alongside the nice neighborhood of Hastings Farms and the custom homes on the East end of that lot. The additional traffic it would bring as well as the whirring of the air tools and banging of other tools used by mechanics would certainly affect the occupants of the homes adjacent to this property.

Thank you for your time!

Sent from my iPhone



Sarah Clark <sarah.clark@queencreek.org>

Fwd: Feedback for Queen Creek, AZ

1 message

Erik Swanson <erik.swanson@queencreek.org>

Wed, May 12, 2021 at 11:15 AM

To: Sarah Clark <sarah.clark@queencreek.org>

FYI

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

From: **Brett Burningham** <brett.burningham@queencreek.org>

Date: Wed, May 12, 2021 at 10:48 AM

Subject: Re: Feedback for Queen Creek, AZ

To: Marnie Schubert <marnie.schubert@queencreek.org>

Cc: Constance Wilson <constance.wilson@queencreek.org>, Erik Swanson <erik.swanson@queencreek.org>

Thank you Marnie.

On Wed, May 12, 2021 at 10:47 AM Marnie Schubert <marnie.schubert@queencreek.org> wrote:

Marnie Schubert | Communications, Marketing & Recreation Director | Town of Queen Creek | phone: 480-358-3196 | cell: 480-797-8691 | fax: 480-987-0109 | e-mail: marnie.schubert@queencreek.org | 22358 S. Ellsworth Road, Queen Creek, AZ 85142 | QueenCreek.org

Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

Begin forwarded message:

From: Town of Queen Creek <queencreek@enotify.visioninternet.com>**Date:** May 12, 2021 at 10:58:32 AM MDT**To:** Town of Queen Creek <communication@queencreek.org>**Subject:** Feedback for Queen Creek, AZ**Reply-To:** Philomena Van Etten <abodawee1@gmail.com>

You have received this feedback from Philomena Van Etten < abodawee1@gmail.com > for the following page:

https://www.queencreekaz.gov/Home/Components/Calendar/Event/31684/17?fbclid=IwAR1hM-upGs_POw8vTpSQzDBewFLIHWn88BQ2WJOWw0Y5VSQD3cSRmhw9jPs

I am opposed to the rezoning of the Jorde Farm PAD. When we purchased our property, that back to Cloud Road, we were aware of the County Island, and zoning for Residential Property (its current zoning), and we would like to see that maintained. It would hurt property values to put in commercial properties in this area, as well as being a potential eyesore. We have no parks on this side of town, and I think this would be a perfect location. Please consider keeping the area residential, and put the commercial buildings where they would have less of an impact.

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Brett Burningham, AICP | Development Services Director, Development Services Department | Town of Queen Creek |
phone: 480-358-3097 | e-mail: brett.burningham@queencreek.org |

5/12/2021

Town of Queen Creek Mail - Fwd: Feedback for Queen Creek, AZ

22358 S. Ellsworth Road, Queen Creek, AZ 85142 | www.queencreek.org Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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Erik Swanson, AICP | Planning Administrator, Development Services Department

Town of Queen Creek | 22358 S. Ellsworth Road | Queen Creek, AZ 85142 | www.queencreek.org

Phone: 480-358-3013 | Email: erik.swanson@queencreek.org | Office Hours: Monday--Thursday, 7 a.m.- 6 p.m., closed on Fridays



Sarah Clark <sarah.clark@queencreek.org>

Jorde farms development

skwheatley877@gmail.com <skwheatley877@gmail.com>
To: PublicComment@queencreek.org

Mon, May 10, 2021 at 5:02 PM

Hello my name is Susan Wheatley and my address is 22248 E Riggs Rd Queen Creek AZ 85142.

I am writing to voice my disapproval and my concerns regarding the development called Jorde Farms and other development being considered specifically the parcel south of Riggs and west of Signal Butte. I understand there is a church, a school, an assisted living facility, and an apartment complex being considered at the south east corner of this parcel. I have several concerns mostly related to the school and the apartment complex. I feel a school with entrances, either for buses or parent pick up will create more traffic issues along Riggs Rd and also that my frontage road on the north side of Riggs will be used even though it is marked private road. A school ideally should be within a neighborhood as to limit speed and to make it more accessible for students who walk or ride bikes. The apartment complex just opens the door for more crime, more over crowding and much more traffic congestion. I feel that Queen Creek does not have the infrastructure to accommodate more cars on Riggs Rd or anywhere else in the town. The homes that surround this parcel are in the price range which makes them targets for break ins and theft. And throw a school and apartment complex in there and you are asking for more crime. I wish you as the town council would protect the rural nature of Queen Creek and especially the corridor from Cloud Rd to Empire and from Gary to Ellsworth. We need this to be equestrian friendly horse property. I know the customary response is that one acre lots don't sell but I don't believe that for one minute. I think it is just the greediness of the town for impact fees. I realize my concerns will never truly be addressed and you will develop the land according to your wishes but I at least want my disapproval heard.

Susan Wheatley
480-560-4579

Sent from my iPhone



Sarah Clark <sarah.clark@queencreekaz.gov>

Public Hearing and Possible Action on P19-0088 Jorde Farms South PAD Rezone - Comments

Kris Young <k.ray.young@gmail.com>
To: PublicComment@queencreek.org

Wed, May 12, 2021 at 7:01 PM

Good evening,

My wife, mother-in-law, father-in-law and I are the homeowners located at 21229 E Cedar Waxwing Dr, Queen Creek, AZ 85142, an irrigated RU-43 lot within the Maricopa county island. Our parcel borders the northern boundary of the 119 acre State Land currently listed as Special District 3 in the Jorde Farms proposed development.

This land has historically been zoned as a Public/Quasi Public District, designated for governmental, public utility, recreational, and educational use. I am not opposed to transitioning this use to residential, but request a few items be kept under consideration.

1. As irrigated lots, it is valuable and at times imperative to our health/safety and that of our neighbors (in case of line damage) to have access to the ports/weirs that control our irrigation supply and level. We were recently required to manually adjust these in conjunction with the farm in order to repair a riser and avoid flooding the neighborhood. These are exterior to our lots on the south side. It would be extremely useful to keep the current road or have a greenbelt or equestrian trail between our lot and the proposed Jorde Farms Development in order to access these ports from the eastern supply all the way to Ellsworth or as far as possible. Additionally, the way to balance the supply and relieve irrigation pressure is through an exit port that exists in the irrigation canal on the south side of the current ingress/egress easement or farm road (north side of the state land).

2. I would request that the city planners and council please review the outcome of a similar case of drastic zoning density increase in the Sossaman Estates West (at the SWC of Power and Ocotillo) development. This development similarly proposed a change from a low density zoning to a medium/high density zoning and it was determined that significant buffer be provided (50' of green space) followed by incremental increase in density, eg. RU-43 to R1-35 to R1-18 to R1-15 to R1-9 and so forth. This has been explained to me by Greg Davis of iPlanConsulting and Circle G as Queen Creeks documented standard practice. I would ask that Queen Creek follow this standard practice and properly transition from RU-43 to R1-35 to R1-18 and so forth. This will provide the proper buffer between developments and would be considered a fair compromise of transitioning the general plan from Public / Quasi Public to Medium/High Density. The current recommendation transitions directly from RU-43 to R1-18 with no clearly defined buffer. The plan suggests 400' of R1-18, but does not indicate how soon that R1-18 will begin.

Thank you very much for taking these points into consideration. I am a part of a local builder developer organization that works with Greg of iPlanConsulting. We respect growth and Queen Creek's need to accommodate demand of homeowners in all stages. As long as this is done according to established General Plans, with proper infrastructure in place prior to vertical construction or in conjunction with the development, and density transition practices, I am in support of proper development.

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Best Regards,
Kris Young