



**Minutes**  
**Town Council Regular Session**  
Community Chambers, 20727 E. Civic Parkway  
Wednesday, March 2, 2022  
6:30 PM

**1) Call to Order:**

The meeting was called to order at 6:30 p.m.

**2) Roll Call:**

**PRESENT:**

Gail Barney, Mayor  
Jeff Brown, Vice Mayor  
Robin Benning, Council Member  
Leah Martineau, Council Member  
Dawn Oliphant, Council Member  
Emilena Turley, Council Member  
Julia Wheatley, Council Member

**3) Pledge of Allegiance:**

Led by Mayor Barney.

**4) Invocation/Moment of Silence:**

A moment of silence was observed for first responders and men and women in uniform that are keeping our country safe, as well as those in Ukraine fighting against an invasion and those in Russia opposing a war.

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

5.A) ALA Queen Creek High School Concert Choir (Performing the Star Spangled Banner and The Battle Hymn of the Republic)

Choir Director Dawnette Palmer, introduced the choir and noted their plans to represent Arizona at the 100th Anniversary of the Lincoln Memorial in Washington D.C. She noted that donations for their trip are welcomed and can be made at the Queen Creek ALA Campus.

**6) Committee Reports:**

6.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 summery unless the specific matter is properly noticed for legal action.

[Committee Reports - 03-02-2022.pdf](#)

6.B) Committee and outside agency reports (only as scheduled)

1. Economic Development Commission (February 23, 2022)

Shane Randall, Chairman of Economic Development Commission (EDC) provided a summary of the February 23rd EDC meeting where two new members (Aric Bopp and Nate Knight) were introduced. Ward Nichols, a long-time EDC member was thanked for his many years of service. Public Works Director Mohammed Youseff presented on the Small Area Transportation Study which will address the impact of population and job growth in the study influence area. The commission discussed ideas for the upcoming Economic Development Summit, which will highlight Economic Development in Queen Creek and future business opportunity growth within the Town. Staff finalizing the invites aimed at developers and prospective employers. The next EDC meeting will be held on March 23, 2022.

7) Public Comments:

Mr. Jason Comaianni, 22251 E Stone Crest Court, Queen Creek - addressed his concerns of oversized parking in residential areas. He expressed how great Town staff has been in their discussions. He noted the Town Code does not prohibit large vehicle parking, but the Zoning Ordinance does. He asked the Town Council to amend Article 9 of the Town Code to address the issue.

8) Consent Agenda:

8.A) Consideration and possible approval of the February 16, 2022 Regular Session minutes.

**Department:** Town Clerk's Office

[Staff Report](#)

[Draft Minutes 02-16-22.pdf](#)

8.B) Consideration and possible approval of Expenditures over \$25,000. (FY 21/22 Budgeted Items)

1. Arcosa Aggregates dba SW Rocks - Concrete Sand for Cutting Events: \$50,000 (HPEC) [PULLED FOR A SEPARATE VOTE]

2. Fleet Fueling - Town Wide Fuel Purchase: \$125,000 (Town-Wide)

3. Horrocks - Contract Administration and Inspection Services: \$274,000 (CIP)

**Department:** Finance

[Staff Report](#)

[March 2, 2022 Expenditures over \\$25k.pdf](#)

8.C) Consideration and possible approval of the appointment of Leah Gumm to the Planning and Zoning Commission.

**Department:** Development Services

[Staff Report](#)

[Leah Gumm Notice of Interest.pdf](#)

Planning and Zoning Commission Terms March 2022.pdf 

- 8.D) Consideration and possible approval of an Intergovernmental Agreement between the Queen Creek School District and The Town of Queen Creek for the construction of a traffic signal at the intersection of Gary Road and Grange Parkway in an amount estimated at \$650,000. (This is an FY 2021/22 Budgeted Item that includes funding from the Town in the amount of \$150,000; \$100,000 from QCUSD; \$250,000 from Pinal County; and \$150,000 from the Harvest/Developer)

**Department:** Capital Improvement Projects

Staff Report 

Site Map Location 

IGA with QCUSD for Traffic Signal at Gary Rd and Grange Parkway.pdf 

- 8.E) Consideration and possible approval of a Professional Services Project Order with Stanley Consultants Inc. for the engineering design to widen and improve Germann Road from Meridian Road to Kenworthy Road (CIP Project A2025) in an amount not to exceed \$801,507 and the necessary budget adjustments.

**Department:** Capital Improvement Projects

Staff Report 

Site Map Location 

Project Order 

- 8.F) Consideration and possible approval of a professional services project order with Stantec Consultancy Services, Inc. in an amount not to exceed \$664,780 for engineering design services for Power Road from Chandler Heights Road to Riggs Road, CIP Project A1405. (This is an FY 2021/22 Budgeted Item)

**Department:** Capital Improvement Projects

Staff Report 

Site Map Location 

Site Map 

Project Order 

- 8.G) Consideration and possible approval of a Cooperative Purchase Agreement with Sentinel Technologies, Inc for the purchase of services and equipment in the amount not to exceed \$350,000 to facilitate real-time monitoring, alerting, consulting, and management of critical systems. This solution will include an annual software maintenance agreement with Sentinel Technologies, Inc., renewable on an annual basis. (FY22 Budgeted Items)

**Department:** Workforce & Technology

Staff Report 


- 8.H) Consideration and possible approval of Delegation Resolution 1386-21 Amendment 3

authorizing and directing the Town Manager and/or Department Director to take any and all action necessary; and to sign any and all documents, contracts, or agreements for roadway construction, additional construction related services, and right-of-way costs for CIP Project A1505 Meridian Road: Cherrywood Drive to Combs Road and CIP Project A1507 Meridian Road: Queen Creek Road to Germann Road in an amount not to exceed \$3,171,306 and necessary budget adjustments to fully fund the project.

**Department:** Capital Improvement Projects

Staff Report 

Active Roadway Project Exhibit 


Resolution 1386-21 

DR 1386-21 Amendment 3 Estimated Costs- Construction Phase 

- 8.I) Consideration and possible approval of Resolution No. 1445-22 designating the Primary Election and General Election Dates and purposes of the elections; designating the deadlines for voter registration; designating the place and last date for candidates to file nomination petitions; identifying propositions; and authorizing the Town Clerk to enter into an Intergovernmental Agreement with the Maricopa County and Pinal County Elections Department for Election and Voter Registration services.

**Department:** Town Clerk's Office

Staff Report 


Resolution No. 1445-22 

Resolution No. 1445-22 Spanish 

- 8.J) Consideration and possible approval of Resolution 1446-22 proposing a permanent adjustment to the 1979-80 base expenditure limitation of the Town of Queen Creek to be submitted to the voters of the Town of Queen Creek at the Primary Election on August 2, 2022.

**Department:** Finance

Staff Report 

Resolution 1446-22 

Resolution No. 1446-22 Spanish 

- 8.K) Consideration and possible approval of Resolution No. 1447-22 granting of a franchise with Southwest Gas Corporation beneficial for the Town of Queen Creek and ordering that at the Primary Election to be held on August 2, 2022 there shall be submit to the voters of the Town of Queen Creek the questions as to whether or not said franchise shall be granted to Southwest Gas Corporation.

**Department:** Town Manager's Office

Staff Report 

Resolution No. 1447-22 

Resolution No. 1447-22 Spanish

Franchise Agreement

Territory Map

- 8.L) Consideration and possible approval of Resolution No. 1448-22 authorizing the Mayor, Town Manager, Town Clerk and Town Attorney to enter into Intergovernmental Agreements with Maricopa County and Pinal County for 2022 election and voter registration services.

**Department:** Town Clerk's Office

Staff Report

Resolution No. 1448-22

Resolution No. 1448-22 Spanish

IGA Pinal County

**MOTION:** To approve the Consent Agenda minus Item 8(B)(1).  
**RESULT:** Approved unanimously (7-0)  
**MOVER:** Jeff Brown, Vice Mayor  
**SECONDER:** Robin Benning, Council Member  
**AYES:** Jeff Brown, Vice Mayor, Robin Benning, Council Member, Leah Martineau, Council Member, Dawn Oliphant, Council Member, Emilena Turley, Council Member, Julia Wheatley, Council Member, Gail Barney, Mayor

**MOTION:** To approve Consent Agenda Item 8(B)(1) an Expenditure over \$25k: Arcosa Aggregates dba SW Rocks - Concrete Sand for Cutting Events: \$50,000 (HPEC)  
**RESULT:** Approved (5-2)  
**MOVER:** Jeff Brown, Vice Mayor  
**SECONDER:** Robin Benning, Council Member  
**AYES:** Jeff Brown, Vice Mayor, Robin Benning, Council Member, Dawn Oliphant, Council Member, Julia Wheatley, Council Member, Gail Barney, Mayor  
**NAYS:** Leah Martineau, Council Member, Emilena Turley, Council Member

9) **Items for Discussion:**

- 9.A) Presentation and update by J. Brian O'Neill, Executive Director of the Phoenix-Mesa Gateway Airport.

Mr. O'Neill provided a brief presentation which included information on the recovery of commercial passengers; an overview of nonstop routes, a comparison table of community noise calls (2020-2021); the terminal food, beverage & retail concessions program; the terminal modernization project; an update on the Air Traffic Control Tower; an update on SkyBridge Arizona and its facility, hangar, proposed hotel, and future industrial building sites; APS Hangar/Corporate HQ; Gateway Executive Airpark's Hangar Complex; Gulfstream Aerospace Service Center; Wetta Ventures/Gulfstream Hangar; Gateway East Development; and various Airport construction projects in the queue.

Council Member Benning inquired as to when there would be an update to the Gateway

2030 Plan, to which Mr. O'Neill noted that the Master Airport Plan Update supersedes the 2030 Plan, which was not sanctioned by the FAA, and is available on the Airport's website at [www.gatewayairport.com](http://www.gatewayairport.com).

Council Member Wheatley expressed her appreciation for Mr. O'Neill' acceptance of her invitation and presentation and inquired about what pathways would be offered at EVIT that will support the airport's growth? Mr. O'Neill indicated that Gulfstream invests in local education and EVIT has an aviation program that can be transitioned to Chandler-Gilbert Community College, and then into the job market.

**10) Public Hearing Consent Agenda:**

None.

**11) Public Hearings:**

- 11.A) Public Hearing and possible action on P22-0009 The Knotty Barn at Rockin R Farms Conditional Use Permit, a request by Ralph Pew, Pew & Lake, PLC, for a Conditional Use Permit for Public Assembly and Outdoor Recreation and Events, located at the southwest corner of 204th Street and Superstition Drive.

**Department:** Development Services

Staff presented on Planning Case P22-0009, followed by a presentation by the applicant, then public comments.

Erik Swanson, Planning Administrator for the Town noted the applicant's request is for a Conditional User Permit (CUP) for public assembly and outdoor recreation and events for 3-years. He briefed the Council on the site plan and shared that a neighborhood meeting was held on November 15, 2021 and had approximately 26 attendees. Concerns raised at the neighborhood meeting related to traffic, noise, clean-up, change to the neighborhood, and setting a precedent. Since the neighborhood meeting, staff received eight (8) emails/letters in support and on at the February 9th Planning & Zoning Commission meeting, there were 20 people that spoke in support and two (2) in opposition of the case. The Planning & Zoning Commission approved the P22-0009 5-2. Since then, staff received several more letters of support and closed his presentation by reviewing the Conditions of Approval (1-6) and the newly added conditions (7-9); 7) all event parking shall be provided onsite; 8) Up to a maximum of three (3) events per week. On the rare occasion of an unexpected circumstance (pandemic, death, illness or travel restrictions, etc), a rescheduled event may cause more than three (3) events in a week. Any exceptions (any additional events) need to be reviewed and approved by the Planning Administrator. No events shall occur onsite between May 15th and September 15th; and #9 Events shall have an end time of 10:00 p.m.

Mr. Ralph Pew attorney for the applicants (Mr/Mrs. Epps) provided an overview of the overview of the Epps property and highlighted the Knotty Barn, the outdoor ceremony area, Epps Residence and Bride's "Getting Ready" house. He introduced the evolution of the Knotty Barn, and noted the applicants request for approval of a CUP for a Place of Public Assembly and Outdoor Recreation and Events in the R1-43 Zoning District and noted the applicants acceptance of the revised conditions.

He referenced the various types of events that have been held, such as weddings, dance recitals, celebrations of life, family reunions, Christmas parties, scouting events, church events, and banquets. He added that the Knotty Barn is a destination for others to learn about a working farm, and that animals are incorporated into other events and ceremonies (agritainment use).

Mr. Pew indicated that property owners are and have been diligent in enforcing rules during events. He added that Knotty Barn was listed in the Top 10 Barn & Farm venues in the state, shared some online reviews and spoke of the positive impact the venue has on local businesses. A parking plan was shared and reviewed the conditions and commitments agreed upon. In response to Council Member Wheatley's question of when the venue will be in compliance, Mr. Pew anticipated by Fall 2022.

Council Member Benning shared his concerns about setting a precedence and expressed his frustration with the applicant for taking on a number of events, and frustration with staff for not issuing a cease and desist order.

Mayor Barney opened the Public Hearing at 7:50 p.m.

*The following spoke in favor of Case P22-0009:*

- 1) Regan Wright, 20645 E Germann Rd, Queen Creek
- 2) Ashley Baldwin, 20301 E Superstition Drive, Queen Creek
- 3) Nicholas Baldwin, 20301 E Superstition Drive, Queen Creek
- 4) Padmaja Potharaju, 20522 E Superstition Drive, Queen Creek
- 5) Kim Ferreira, formerly resided at 20026 E Superstition Drive
- 6) Blayne Wyler, 20001 E Germann Road, Queen Creek
- 7) Monica Kochari, 20432 E Superstition Drive, Queen Creek
- 8) Henry Juan, 20401 E Superstition Drive, Queen Creek
- 9) Victoria Kochari, 20432 E Superstition Drive, Queen Creek
- 10) Brittney Quig, 19148 E Via de Palmas, Queen Creek
- 11) Jordan Weeks, 20522 E Mayberry Road, Queen Creek
- 12) Julia Knapp, 20316 E Apalloosa Drive, Queen Creek
- 13) Kerry Stevenson, 20646 E Ryan Road, Queen Creek
- 14) Billy Stevenson, 20646 E Ryan Road, Queen Creek
- 15) Janiece Wilson, 20737 E Germann Road, Queen Creek
- 16) Dennis R. Bowden, 20325 E Germann Road, Queen Creek

*The following are in favor of Case P22-0009 and submitted a request to include their comments into the public record:*

- 17) Mat Curtner, 20022 E Germann Road, Queen Creek - "I approve of this use in our neighborhood. Ray Epps is doing a great job."
- 18) Bryce Hagen, 20633 E Superstition Road, Queen Creek - "I encourage the Council to approve the CUP for the Knotty Barn, it is a great addition to my neighborhood!"
- 19) Luis Ochoa, 20645 E Germann Road, Queen Creek - "In Favor"

*The following spoke in opposition of Case P22-0009:*

- 1) Eric Kerr, 20202 E Superstition Drive, Queen Creek
- 2) Ruben Valenzuela, 20301 E Superstition Drive, Queen Creek
- 3) Wendy Feldman-Kerr, 20202 E Superstition Drive, Queen Creek
- 4) Stephanie Sandoval 25875 S 227th Way, Queen Creek

Mayor Barney closed the Public Hearing at 8:32 p.m.

Council acknowledged the large number of residents in attendance and their support on this item and agreed that this is a difficult decision. They discussed concerns about setting precedence; accessibility requirements; onsite parking; and maximum capacity in the barn.

Council discussed the three-year term of the Conditional Use Permit (CUP) and had concerns that the CUP is tied to the property and not the business owner. They said that future landowners (if the property sold) might not be as conscientious as the Epps and enforcement mechanisms were discussed.

Planning Administrator Erik Swanson said Council has the ability to adjust the timing

/length of the CUP if desired and said staff could also provide regular updates throughout the term. Mr. Swanson explained the steps if an owner is in violation of the CUP. He said the conditions outlined in the CUP would apply to new owners as well and repeat offenses would have to come back before Council. He said unlike a zoning violation, which goes to court, Council could revoke a CUP for noncompliance.

Council had further discussion on types of events and the number of events allowed per week. They asked for clarification on the definition of an event and if it was determined by number of people in attendance or by type of event. They noted the difference between a large evening wedding in comparison to a family gathering, local school field trip or a gardening club event.

Applicant Robin Epps described the different type of events, overflow parking and number of people in attendance. Ms. Epps indicated there was no interest to do more than three events per week and that events will not exceed 150 people. She said that children's groups are typically 8-20 people and garden classes range from 10-15 people.

Council recommended that a definition for an event be established. Town Attorney Scott Holcomb said the definition could be part of the Conditions of Approval and concurred that amount of people and a commercial event with the exchange of money (rental fees) are good indicators. He said the Council has the ability to add conditions to the CUP if agreeable to the applicant, to which the applicant agreed.

[Staff Report](#) 

[Aerial Exhibit.pdf](#) 

[General Plan Exhibit.pdf](#) 

[Zoning Map Exhibit.pdf](#) 

[Narrative.pdf](#) 

[Site Plan.pdf](#) 

[Parking Plan.pdf](#) 

[Emails of Support.pdf](#) 

[Participation Map.pdf](#) 

**MOTION:** To approve as amended Move to approve P22-0009 The Knotty Barn at Rockin R Farms Conditional Use Permit, subject to the Conditions of Approval outlined in the staff report and to include #7 - All event parking shall be provided onsite; #8 - Up to a maximum of three (3) events per week (an event is considered any commercial activity with the exchanging of monies and/or groups involving thirty (30) or more patrons. On the rare occasion of an unexpected circumstance (pandemic, death, illness or travel restrictions, etc), a rescheduled event may cause more than three (3) events in a week. Any exceptions (any additional events) need to be reviewed and approved by the Planning Administrator. No events shall occur onsite between June 1st and September 15th; #9 - Events shall have an end time of 10:00 p.m.; and #10 - Maximum number of participants of an event shall be limited to 150 participants.

**RESULT:** Approved (5-2)



**MOVER:** Jeff Brown, Vice Mayor  
**SECONDER:** Emilena Turley, Council Member  
**AYES:** Leah Martineau, Council Member, Dawn Oliphant, Council Member, Emilena Turley, Council Member, Julia Wheatley, Council Member, Gail Barney, Mayor  
**NAYS:** Jeff Brown, Vice Mayor, Robin Benning, Council Member

**12) Final Action:**

None.

**13) Adjournment:**

The meeting adjourned at 9:43 p.m.

ATTEST:

  
\_\_\_\_\_  
Maria E. Gonzalez, Town Clerk  
TOWN OF QUEEN CREEK

  
\_\_\_\_\_  
Gail Barney, Mayor

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 Town Council Regular Session Minutes of the March 2, 2022 Town Council 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: March 16, 2022

## Council Committee Reports

- 02/17 – Valley Metro Board Meeting (Brown)
- 02/18 – North Pinal County Leadership Roundtable (Barney)
- 02/19 – International Mother Language Day Community Celebration (Benning)
- 02/22 – Gateway Airport Triennial Exercise (Brown)
- 02/22 – Queen Creek Unified School District Business Partner Breakfast (Oliphant, Wheatley)
- 02/23 – Maricopa Association of Governments Regional Council Meeting (Brown)
- 02/23 – Central Arizona Governments/Sun Corridor Metropolitan Planning Organization Legislative Day (Benning)
- 02/23 – Economic Development Commission Meeting (Wheatley)
- 02/25 & 02/26 – Town Council Strategic Planning Session (Barney, Benning, Brown, Martineau, Oliphant, Turley, Wheatley)

