



**MINUTES OF THE WORK STUDY MEETING OF THE QUEEN CREEK  
PLANNING AND ZONING COMMISSION**

**Wednesday, November 12, 2008 6:00 P.M.**

**Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85242**

1. **CALL TO ORDER** The meeting was called to order at 6:00 p.m.

2. **ROLL CALL**

**Present**

Chairman Ingram  
Vice-Chairman Trapp-Jackson  
Commissioner Perry  
Commissioner Fehlan  
Commissioner Atkinson  
Commissioner Sossaman  
Commissioner Moore

**Staff**

**Present**

Community Development Director Tom Condit  
Planning Manager Wayne Balmer  
Principal Planner Fred Brittingham  
Principal Planner Mike McCauley  
Planner Dave Williams  
Community Development Senior Administrative Assistant Regina Murella

3. **Discussion on Schnepf Farms Request for Conditional Use Permit/CU07-074/SP08-073**

A request by Mark Schnepf for approval of a Site Plan and Conditional Use Permit to allow outdoor live musical events with ending times of 11 pm; and allowing the measurement of sound levels to be made from the property line. The property is located at the southwest corner of Cloud and Rittenhouse roads. *This item was continued from the August 13, 2008 Commission Meeting.*

Planner Williams provided data and analysis of the Edgefest concert as directed by the Commission during the August 13 Planning Commission Meeting. The Concert was held at Schnepf Farms on September 27 and approximately 13,000 people attended.

**Light** – Light level readings were conducted along Signal Butte Road on September 26, the day before the concert and measured 0.01 to 0.1 foot candles. This was done as a manner of comparison to establish readings on the day of the Edgefest concert, September 27 which measured 0.1 to 0.2 foot candles. Light level readings are below the allowable levels.

**Noise** – Sound level readings were conducted on three separate sites by Joe D’Onofrio (of DM Environmental), the sound engineer hired by the applicant. The sites are Rittenhouse Road to the east of the farm where the reading registered at 65 decibels; Signal Butte Road to the west at 60 decibels; and approximately ½ miles south of the Riggs Road alignment to the south with readings registering at 55 decibels. Sound engineer D’Onofrio attributed the highest reading of 65 decibels on Rittenhouse Road to the traffic noise and not to the concert.

In line with the sound management, Planner Williams stated that sound/noise levels will be measured on the Schnepf Farm property line.

Commissioner Perry inquired that even with sound management within limits of accepted levels, would ‘Vibration’ be an issue. In addition to this, Commissioner Moore suggested that off-site readings should also be conducted on the premise that “sound travels”, could bounce off the walls and can cause vibration/rattling. It was suggested that this should be looked into more thoroughly.

**Dust** – Minor dust issues were resolved with water trucks on the site as ordered by applicant Mark Schnepf.

### **Others Matters**

In cooperation with the Sherriff’s Department and Fire Department traffic went smoothly. There were minor issues on dehydration which was addressed even before the concert started and a few arrests which the Sheriff stated were within normal limits considering the event of this magnitude.

Planner Williams reiterated that in event that the Conditional Use Permit (CU03-01) is approved, the Town will still require the applicant to get a Special Events Permit for any event of over 500 persons. In line with this Commissioner Moore suggested that the stipulation regarding “500 people” be more specific.

Planner Williams also mentioned that the applicant will be responsible for expenses that will cover the Public Safety staffing (Fire and Sherriff Departments). Chairman Ingram inquired about the cost and Planner Williams stated that there are no specific numbers at the moment but will be taken into consideration more in detail as the Town comes across major events of this scale.

Commissioner Sossaman inquired on what steps the Town would undertake when policies are not complied with. Planner Williams responded that the Special Events Permit covers these measures with the Sheriff having the ultimate decision regarding the operations of the event.

Planner Williams informed the Commission of the applicant's request for additional signage to be placed in strategic locations on the day of the event. A total of four (4) banners are being requested. Chairman Ingram recommended the timeframe for use of the banners should be specified.

Vice-Chairman Trapp Jackson inquired about the applicant's request for the Town to review the Building Safety stipulation on the ratio of portable bathrooms being one (1) portable bathroom per 150 attendees. Planner Williams conveyed that the Town will stay firm on this as required on the Town Building Code.

Commissioner Perry asked about the possibility of having an 'off-site parking' then shuttle people to the concert venue to reduce traffic congestion. Planner Williams highlighted the Exhibit showing the parking lay-out, staggered parking and VIP RV Parking.

In consideration of the above comments, Planner Williams stated that Town Staff recommends approval of SP08-073, CU08-074, Schnepf Farms Outdoor Musical Events", subject to the Conditions of Approval outlined by staff. It was highlighted that Town Staff recommends a maximum of 12 calendar days instead of the applicant's request of 15 calendar days.

Commissioner Perry inquired if the applicant can still apply for a Special Use Permit aside from the 12 Days Conditional Use Permit. Planner Williams affirmed this contention but reiterated that Town Staff has the right to revoke the permit if policies and procedures are not met.

#### **ADMINISTRATIVE ITEMS**

4. **Review** of next month's agenda items.  
A copy of the Current Applications – Pre-Council Report was distributed to everyone.
5. **Report** on Town Council Action  
Community Development Director Condit advised the Commission that the December Council Meeting is canceled.
6. **Communication** from members of the Commission and Staff

Planning Manager Balmer notified the Commission that the Economic Development Commission is forming an Economic Development Plan Advisory group and is welcoming volunteers from the Transportation Board and the Planning Commission. Commissioner Perry volunteered.

8. **Adjournment**

**Motion:**            **Commissioner Sossaman**

**To adjourn.**

**2<sup>nd</sup>:**                **Commissioner Perry**

**The Work Study Session adjourned at 6:55 p.m.**

**PLANNING AND ZONING COMMISSION**

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Steve Ingram, Chairman

ATTEST:

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Regina Murella, Senior Administrative Assistant, Community Development

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I, Regina Murella, do hereby certify that, to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the October 8, 2008 Work Study of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 12<sup>th</sup> day of November, 2008

Passed and Approved this \_\_\_\_ day of \_\_\_\_\_, 2008.